

ETNA TOWNSHIP – PLANNING for OUR FUTURE



Etna Township – Planning for Our Future

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EXECUTIVE SUMMARY

Etna Township-Planning For Our Future is a comprehensive land use plan that has been developed to guide growth in this community over the next 20 years. This document is necessary due to increased development pressure from the Columbus Metropolitan Area to the west. The expansion outward from the core of Columbus has led to a great deal of urbanization along its periphery. Etna Township, as well as much of western Licking County, has seen substantial change over the past decade due to this outward expansion. Through this document, Etna Township leaders hope to mitigate the effects of future development on the township while maintaining the rural and agricultural nature that community residents want to protect.

At times, the future vision for a community contrasts with an individual property owner's view of the highest and best use of their land. The planning committee responsible for creating this document is aware of these issues and has worked very hard to strike a well-conceived balance between the two.

Public participation has played a large role in the development of this document. Residents of Etna Township were asked to fill out a survey to offer their thoughts and opinions concerning

"Etna Township should maintain its rural atmosphere through balance and common sense." - Etna Township Community Survey Respondent

future development; further input was gathered at three public meetings hosted by the Etna Township Planning Committee, and planning committee meetings were held monthly, where community members were encouraged to comment. The information gathered through this process served as the primary guide for decisions made during this planning effort.

Within the body of this document, goals and strategies to achieve them have been developed. The information in this document will provide direction for township officials to follow to achieve those goals. Additionally, a future land use plan has been developed that



Figure 1: Maintaining a rural atmosphere is very important to Etna Township residents.

describes how the township should grow over the next 20 years. This plan will help the township trustees and other community members make important development and zoning decisions for years to come.

The plan has been organized into the following sections:

- Introduction
- Community Character
- Community Involvement
- Plan Chapter
- Appendices



INTRODUCTION

PURPOSE

Not only will this plan supply decision makers with information, it will also provide an overall view of the township in twenty years. The comprehensive plan should be used as a guide when deciding on future development within Etna Township. Provided in this document are facts, figures, maps, goals and objectives that the township trustees, zoning inspector, zoning commission, zoning appeals board, developers, and citizens should use in evaluating decisions that will impact the township tomorrow and into the future. The Ohio Revised Code, Section 519.02, empowers the township board of trustees to establish zoning regulations in the interest of public health and safety, in accordance with a comprehensive plan. This document will serve as the basis and rationale for future zoning decisions that are made in this community.

A major objective of this plan is to provide an overall policy guide and statement of goals for the future development of Etna Township. This plan provides a development blueprint, not only for community officials, but also for developers

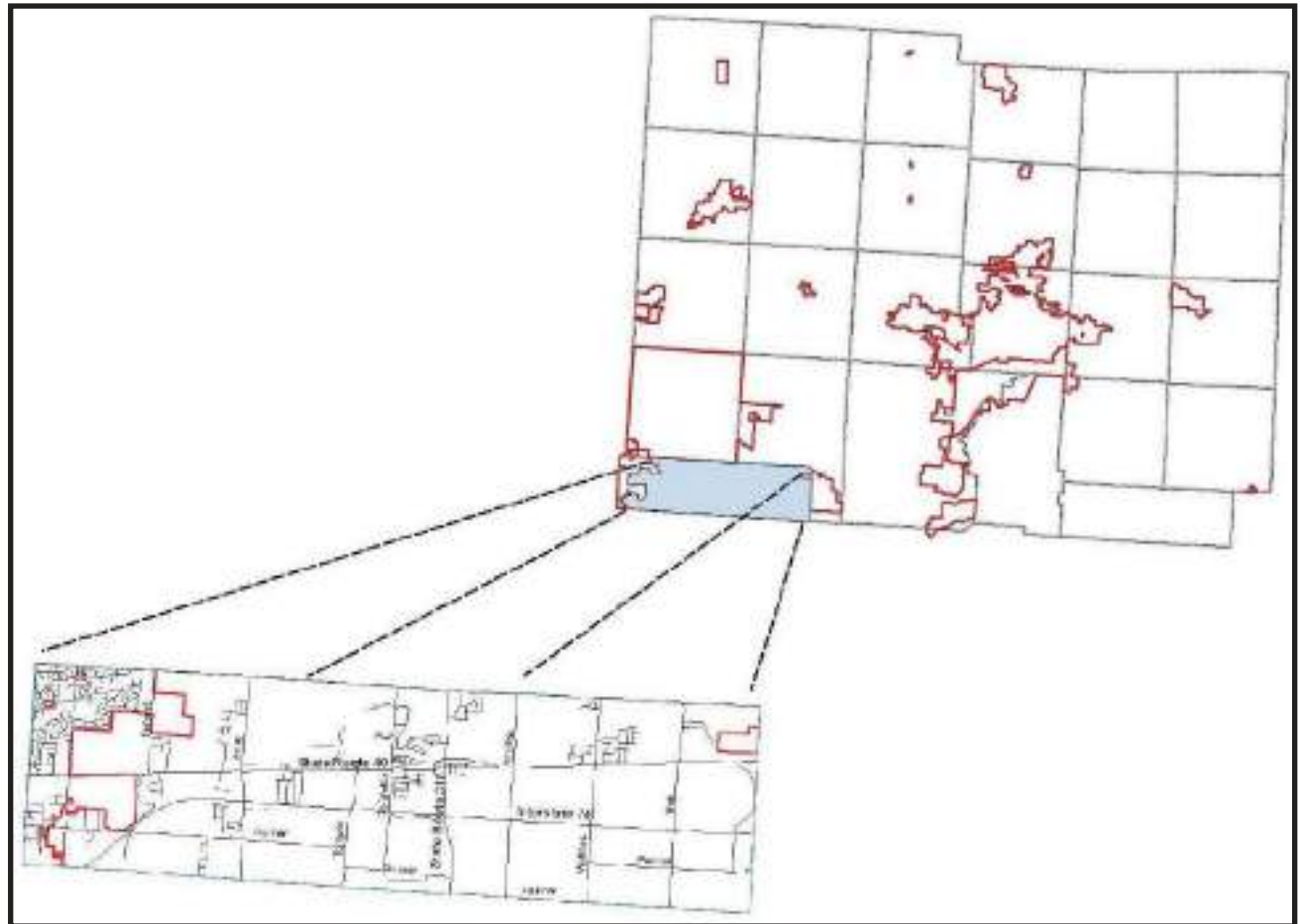
and businesses interested in locating in the community.

STUDY AREA

This plan is designed with the unincorporated Etna Township in mind. Small sections of the City of Reynoldsburg and the Village of Kirkersville like within the

township, but are separate entities with their own governing structure.

The boundaries of the planning area are more or less Refugee Road to the north, the Kirkersville municipal boundary to the east, the Fairfield County line to the south and the Reynoldsburg corporation line to the west



Map 1: Etna Township Comprehensive Plan study area.



(see Map 1 on page two for boundaries).

PROCESS

In early 2008, the township trustees assembled a group of citizen volunteers to develop an update to the Etna Township Comprehensive Plan. The township trustees also contracted with the Licking County Planning Commission to help facilitate this process and give technical assistance when needed. Before this project, comprehensive planning documents were completed in 2003, 1996 and 1989. As the landscape of Etna Township has changed, so have the thoughts and opinions surrounding the future of the township and its development.

In August of 2008, a comprehensive plan kickoff meeting was held at Etna United Methodist Church to inform the

community that this project was taking place, as well as to educate residents on the effects that a comprehensive plan can have on the community. Following that meeting, the planning committee met to discuss the plan of attack for this project and began doing preliminary background research. One of the first tasks that the committee accomplished was to develop a community survey to send to area residents. The surveys were sent in late 2008 and were returned for review in February of 2009.

In early 2009, the planning committee reviewed the community surveys for insight about how the rest of the community would like to see Etna Township develop over the next 20 years. In April of 2009, the results of the survey were revealed to the community in a public meeting at the newly opened Etna Township Hall. During that meeting,

citizens participated in a question-and-answer session and split into small groups to further discuss their expectations for the comprehensive plan.

Following the information gathering exercises, the planning committee analyzed the data to pick out major themes that existed within the data received. Thereafter, the committee was able to develop a vision statement for the future of the community. Based upon that vision, the committee used the second half of 2009 to formulate a draft future land use map, as well as goals, objectives and plan implementation guidelines for community leaders to use.

In early 2010, the focus of the plan shifted to the State Route 310 corridor section of the community. A group of community members wanted to revisit a SR 310 corridor plan that was developed by the



Figure 2: Project timeline.



Figure 3: Township residents discuss the future land use map at a public meeting.

Columbus-based MSI planning and design firm. Their support for that plan prompted several community meetings about the SR 310 corridor. At the request of the trustees, the planning committee reviewed this document and compared it with the work that had been done so far regarding that section of the township. Based upon that review and numerous planning committee meetings, a SR 310 Corridor Focus Area Plan was developed and approved by the township trustees. It was later adopted by the Licking County Board of Commissioners in late summer 2010.

In February and March of 2011, final corrections and edits were made to the draft of the full comprehensive plan

document. In April of 2011, the comprehensive plan draft was submitted to the township trustees for their review. In July 2011, the township trustees approved the draft plan and recommended its approval to the Licking County Board of Commissioners. In the summer of 2011, the final comprehensive plan document was reviewed and adopted by the Licking County Board of Commissioners.

PEOPLE

Committee Members

This plan is the result of the hard work of the Etna Township Comprehensive Planning Committee made up of township residents, township officials and staff members, as well as the Licking County Planning Commission. The following people played important roles in the development of this document.

Members Appointed by Township Trustees

- Sally Mellon
- Mark Schaff
- Sharon Place
- Bill Wright
- Jeff Abbott
- Rick Masa
- Roger Digel-Barrett
- Claudette VanDyne
- Roger Pickering
- David Goll
- Bill Young
- Jeff Johnson
- John Needham

Township Trustees

- John Carlisle
- Randy Foor
- Jeff Johnson

Etna Township Staff

- Chris Harkness, Etna Township Zoning Administrator
- Laura Brown, Etna Township Clerk

Licking County Planning Commission Staff

- Jerry Brems, Director
- Brad Mercer, Planning Manager
- Ryan Edwards, Planner
- Jim Lenner, Planner
- Corinne Johnson, Administrative Assistant

*A special thanks is also given to former Township Trustees Dick Knapp and Paul George for taking the initiative to start this process.

Citizen Involvement

The basis for the decisions made within this document is a combination of citizen input collected from a series of public meetings and also a community survey.

Public Meetings

- August 18, 2008 – Project Kickoff Meeting
- May 4, 2009 – Survey Results and Group Breakout Discussions
- May 25, 2010 – Public Meeting – State Route 310 Public Input Session
- April 12, 2011 – Public Meeting – Final Draft Document

Community Survey Statistics

January 2009 – A total of 3,500 surveys were sent to all households in the township that have a registered voter living in the home.

823 surveys were returned to be analyzed
220 surveys were returned as undeliverable.



COMMUNITY CHARACTER

ETNA TOWNSHIP: A BRIEF HISTORY

Before the township's formation, the towns of Carthage (Etna Proper) and Wagram (Intersection of National Road and Mink Street) were surveyed and platted in anticipation of the National Road being constructed from Cumberland, MD west to Vandalia, IL. The town of Carthage was later renamed Etna in reference to the volcanic peak, Mount Etna, in Italy. The platted town was found to be the land of highest elevation between Jacksontown and Columbus. This name, Etna, was then used when the township was formed in 1833 as the last township in Licking County. Etna would prove to be a unique name, as it is the only township named Etna in the state.

In the same year the township was formed, construction began on the National Road in the township and it was finished in 1834. The new road brought many travelers through Etna Township, including settlers moving west and businessmen transporting goods back to the east. Many businesses and homes were built in Etna Township, especially in the town of Etna, because of the opportunities the National Road provided. The first



Figure 4: The construction of US 40 through Etna Township.

census after the formation of the township was in 1840, which counted a population of 803.

For the next half century, life in the township centered around the transportation-oriented pike towns of Etna, Wagram and the surrounding agricultural community. However, the

late 1800s birthed the railroads and the major growth was redirected to pursue the railroad lines. Communities with railroad lines, such as Pataskala, prospered during the railroad era, but Etna had no such lines. During this period, the National Road became less and less essential because the bulk of products and passengers were using



Figure 5: Mile markers commemorate the history of the National Road.

the rail system. By 1895, the road fell into disrepair throughout the country, and in Etna, the tollgate between Etna and Wagram (near present day Tollgate Road) was abandoned.

The dawning of the twentieth century brought prosperity and growth back to the township with the introduction of interurban trains and the automobile. The interurban railway was constructed through Etna Township as part of Columbus, Buckeye Lake, and Newark Traction Company rail line, which later became known as the Columbus, Newark, & Zanesville line. These interurban lines served mainly as commuter trains to carry passengers from city to city. The line that traversed

Etna went along the National Road from Columbus to Hebron. This line carried many Etna Township residents to work in other communities, especially in Columbus.

During this Interurban Rail period, many inventors and businessmen were busy perfecting the automobile. In the second and third decades of the twentieth century, the mass production of the automobile by businessmen such as Henry Ford began to replace reliance on the interurban rail. Thus began our country's reliance on the automobile, and the rail that ran through Etna Township was abandoned by the 1930s. However, the extensive use of the automobile brought the National Road back to life. The road was repaired and even paved in Etna Township in 1917. The United States government extended the road from Illinois to San Francisco, California. This shift in transportation brought new life to old businesses and communities that once served the travelers of the National Road. Life in Etna Township again centered around the opportunity the National Road travelers brought, and the surrounding agricultural community. By the 1950s, the National Road was widened to four lanes with a grass median strip. When the road was widened, a bypass around Etna Proper was constructed as well.

The 1960s gave rise to the interstate system, including Interstate 70, which

was opened through Etna Township in 1966. Interstate 70 is generally parallel to the existing National Road, and is located no more than one mile away from National Road (US 40) within Etna Township. The limited-access interstate highway transformed the dynamic of the National Road by relegating it to almost exclusively local traffic. Suddenly, businesses had to adjust to serving the needs of the local population rather than highway travelers. Etna Township's history is rich in transportation and that tradition has carried over, with the importance that highways such as US 40, SR 310, and I-70 continue to play in the township.

The transportation pattern over the last forty years has continued relatively unchanged in Etna Township. However, other factors over the last 40 years have altered Etna Township's history and future. One of those factors has been the aggressive annexations of Etna and Lima Township land by Reynoldsburg. The majority of the annexations occurred in a twenty-year span from the mid 1970s to the mid 1990s. These annexations, in aggregate, have taken over 1,600 acres of land on the western end of Etna Township. North of Etna Township, Reynoldsburg annexed nearly 300 acres in Lima Township. These annexations and development pressures from Reynoldsburg encouraged Lima Township and the Village of Pataskala to merge and become the City of Pataskala **6**



in 1996. Not only did this merger modify the relationship with one of Etna Township's neighboring jurisdictions, it helped steer the identity of the region with the addition of a legitimate city in western Licking County. Annexation will continue to be a major factor in shaping the future of Etna Township when considering the neighboring political jurisdictions of Reynoldsburg to the west, Pataskala to the north, and Kirkersville to the east.

Another factor that has helped shape Etna Township is the formation of the Southwest Licking Community Water & Sewer District (SWLCW&S District). The SWLCW&S District was formed in October of 1989 in order to eliminate environmental pollution problems in Etna, Harrison, and Lima Townships. Many water and sewer lines were installed along the main roads in these jurisdictions in the early- to mid-1990s. The installation of and connection to these lines allowed for the dismantling of several neighborhood treatment plants, such as Russell Heights and Royal Acres. The establishment of the water and sewer district has encouraged growth in the township and has allowed for higher density development. Today, water and sewer are available to over two-thirds of the township.

For the majority of its existence, Etna



Figure 6: Road maintenance is an important function of the township.

Township has existed as an agricultural community, with a few bustling pike towns to service National Road travelers. In the last half of the twentieth century, the township began transitioning into a suburban bedroom community with a strong agricultural presence. Due to the influx of more than a dozen new residential neighborhoods, the township grew from a population of 1,250 in 1950 to an estimated population of around 7,500 in 2010. The township is at a point in history where strong residential, agricultural, and business contingents all exist in the township and the goal is to balance them to form a self-sustaining viable community that we all can be proud to call home.

COMMUNITY SERVICES

Township Roads

Care and maintenance of the township road system is the largest function of townships today. The Etna Township

Road Department maintains 49 miles of roadway. The maintenance of these roads and road right-of-ways includes paving, repairs, snow/ice removal, ditching, and mowing.

Police Protection

A board of township trustees has the authority to employ local police officers and set up a police district. Today, Ohio township police have, in general, the same authority and power the law grants to the sheriff. They are required to apprehend law-breakers in the township and county. Township police also execute warrants, writs and other legal processes throughout the county. Etna Township currently uses the Licking County Sheriff's Department for police protection and coverage.

Fire Protection

Ohio law permits townships to provide fire protection directly or by contract with townships, municipalities and other jurisdictions in order to protect lives and property efficiently. Etna Township



Figure 7: The West Licking Joint Fire District.



Figure 8: Etna Township operates and maintains High Point Park.

contracts with five other local jurisdictions (Pataskala, Reynoldsburg, Kirkersville, Jersey, and Harrison Townships) to operate the West Licking Joint Fire District for fire protection and EMS services.

Parks and Recreation

A board of township trustees may purchase, appropriate, construct, enlarge, improve, repair or equip a township park. The board may buy suitable land and material, accept a gift, use township funds or levy a tax. If an additional tax is required, it must be submitted to the voters for approval. A township park district may also be established, although the district must be approved by electors of the township, and when established, is

run by an appointed board of park commissioners. A park district is a separate political subdivision with taxing authority. Etna Township currently operates one park, High Point Park. This facility, located between SR 310 and the new township hall, features a walking path, a gazebo, an open field play area, and beautiful landscaping.

Zoning

Zoning is the regulation of the use of land and buildings that permit a community to control the development of its territory. It provides for orderly growth by protecting homes and property from harmful use on neighboring properties. Any zoning restriction must have a reasonable relationship to public health, safety, comfort, convenience, prosperity or general welfare. Ohio law provides for the submission of a zoning plan to the electors of a township and also provides for the administration, enforcement and amendment of the zoning plan if it is adopted. Etna Township has used zoning authority since 1960 when zoning was approved by township voters.

Waste Disposal

Due to the tremendous increase in population, government units across Ohio face a waste disposal problem. Townships are authorized to provide waste disposal services to residents. It may collect and dispose of garbage or it may contract with other political

subdivisions for such services. Etna Township typically contracts with one waste disposal service provider for a certain number of years.

Cemeteries

Townships in Ohio manage more than 1,800 cemeteries. Voters must approve the purchase or appropriation of land for a cemetery, but once it is established, the township trustees have the authority and obligation to sell plots, set up service fees, maintain the cemetery and provide for expansion. Etna Township currently maintains three cemeteries. The Etna Cemetery, the only active cemetery of the three, is located between the Orchard Glen and Peppertree subdivisions on the south side of Pike Street. St. Jacob Cemetery is on Palmer Road east of Watkins Road. Parkinson-



Figure 9: Etna Township is one of 20 zoned townships in Licking County. 8



Babcock Cemetery is on National Road east of Watkins Road.

Other Township Functions

Township trustees also have responsibility for ditches, drains and other surface water; line fences between adjacent properties; township hospitals or township hospital districts; and the control of weeds and brush. Trustees also have authority to erect monuments to commemorate those who died in the service of their country. The Board of Township Trustees may provide artificial lighting when it is determined that public safety requires such lighting. The township may install its own lighting system or contract with an electric company.

TOWNSHIP GOVERNMENT

Township Revenue

Townships receive revenue from local property taxes (although raises in property tax must be approved by voters) and from the gasoline and motor vehicle license taxes, as well as local government money from the state.

Ohio Home Rule

Townships possess only those powers expressly delegated to them by statute, or those which are reasonably implied from those delegated, which include the powers previously mentioned. In general, townships do not possess broad

police powers or the ability to provide for public health. An exception to this general rule is found in Chapter 504 of the Ohio Revised Code, which permits townships with at least 5,000 residents in the unincorporated area to adopt a limited home rule government. If adopted, limited home rule townships may exercise “all powers of local self-government,” subject to certain exceptions. Such authority is limited to the unincorporated areas of the township and resolutions of the township may only be enforced by civil fines up to \$1,000.

Township Facilities

The Etna Township Hall, located at 81 Liberty Street, is a 3,727 sq. ft. building with a meeting room, zoning office, reception area, fiscal officer’s office, conference room, kitchen, and bathrooms on 0.2 acres.

The Etna Township Garage, located at 1145 South Street, is a 3,600 sq. ft. building used for storage of equipment, with an office. There is also a 2,000 sq. ft. open shed used for storage of materials, a 1,000 sq. ft. salt bin, an area used to store mulch and debris, recycling bins, and storage of materials such as dirt and concrete on 4.263 acres.

Another property owned by the township includes 483 Laurel Drive (Reserve A of Jardin Manor), which is 4.41 acres of vacant land.



Figure 10: The Etna Township Community Center, established April 25, 2009.

Township Functions, Equipment, and Employees

The Etna Township Road Department has three full-time employees and one part-time employee during the summer. Responsibilities include paving, berming, and ditching the township roads; mowing township right-of-way and grounds; snow/ice removal; removal of debris (trees, animals, etc.) from roads; and other physical labor needed by the township. Department equipment includes a backhoe, transit, pressure washer, ditcher head, chain saw, mowers, welding torch, spreader/augers, roller, street sweeper, pallet fork, front end loader, snow plows, crack seal unit, generator, and a Ford F350 township truck.

The Etna Township Zoning Department has one full-time administrator, whose responsibilities include zoning plan reviews; inspections and enforcement

of the zoning resolution; staff reports and guidance to the BZA, Zoning Commission, and Township Trustees regarding land-use planning and zoning; zoning text writing and review. Equipment in the zoning office includes a laptop computer, zoning software, and digital camera.

Working in the Etna Township Hall are the zoning administrator and one part-time employee, whose responsibilities include all secretarial duties for the township, including filing, record-keeping, typing, phone messages, direction to various inquiries, etc.; as well as acting as clerk of the BZA, zoning commission, and township trustees. Office equipment includes two desktop computers, a laptop computer, a projector, a color printer, a fax/copier/printer, CD and MP3 audio recording equipment, and various office furniture (chairs, desks, filing cabinets, tables, etc.).

Joint Functions:

- Fire protection is supplied by West Licking Fire District, which covers Etna, Harrison, and Jersey Townships; Pataskala, Kirkersville, New Albany, and Reynoldsburg.
- Police Protection is supplied by the

- Licking County Sheriff's Department.
- Water and sewer is supplied to more than half of the township by the Southwest Licking Water & Sewer District, which provides centralized water and sewer to Etna Township, Harrison Township, and the City of Pataskala.
- Maintenance of Refugee Road is divided into segments between Etna and Harrison Townships and the City of Pataskala.

Township Trustee Appointed Committees and their Function(s)

Boards Comprised of Township Appointees Only:

Zoning Commission: Section 504, Duties of the Zoning Commission
The Commission's duties include:

1. Initiate proposed amendments of the zoning resolution.
2. Review all proposed amendments to this resolution and make recommendations to the board of township trustees as specified in Article 6.
3. Review all planned unit developments and make recommendations to the board of township trustees as provided in this resolution.
4. Review all proposed changes to the official zoning map and make recommendations to the board of township trustees as specified in Article 6.

5. Review all proposed changes to the Comprehensive Land Use Plan and Future Land Use Map and make recommendations to the board of township trustees.
6. Serve as an architectural review commission to enforce compliance with any zoning standards adopted and pertaining to landscaping or architectural elements as delegated by the board of trustees per O.R.C. 519.171. **Resolution 07-07-10-02.**

Board of Zoning Appeals: In exercising its duties, the board may, as long as such action is in conformity with the terms of the zoning resolution, reverse or affirm, wholly or partly, or modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the zoning inspector from whom the appeal is taken. A quorum of the board and the concurring vote of a majority of the board in attendance shall be necessary to reverse any order, requirement, decision, or determination of the zoning inspector, or to decide in favor of the applicant on any matter upon which it is required to pass under this resolution or to effect any variation in the application of this resolution. For the purpose of this resolution, that board has the following specific responsibilities:

1. To hear and decide appeals where it



is alleged there is an error in any order, requirement, decision, interpretation, or determination made by the zoning inspector.

2. To authorize such variances from the terms of this resolution as will not be contrary to the public interest, where, owing to the special conditions, a literal enforcement of this resolution will result in practical difficulties and so that the spirit (intent) of this resolution shall be observed and substantial justice done.
3. To grant conditional use permits as specified in the official schedule of district regulations and under the conditions specified in Article 9 of such additional safeguards as will uphold the intent of this resolution.

Economic Development Committee: An advisory committee made up of one township trustee and four Etna Township residents. The committee's goal is to attract and promote businesses to Etna Township. The committee pursues the types of business they believe are best suited for the township and facilitates communication between interested businesses and property owners.

Parks Committee: A township trustees-appointed committee that writes the rules for and use of Highpoint Park. The committee also discusses possibilities of additional parks in the township.

Etna Transportation Task Force: A committee created to explore upgrades and solutions to the transportation network with Etna Township. Originally the committee was composed of one Etna Township Trustee and four at-large members, however, the committee has broadened its focus on transportation and has correspondingly added members from Pataskala and Violet Township.

Other Boards in which trustees appoint at least one member

Joint Economic Development Zone 1 (JEDZ 1) Committee: Township trustees appoint three members to this board, including one trustee. The committee oversees the JEDZ 1 development and the generation and distribution of all funds generated through the JEDZ, which is located north of US 40 in the Etna Corporate Park.

Joint Economic Development Zone 2 (JEDZ 2) Committee: The committee oversees the JEDZ 2 development and the generation/distribution of all funds generated through the JEDZ, which is located south of US 40 in the Etna Corporate Park.

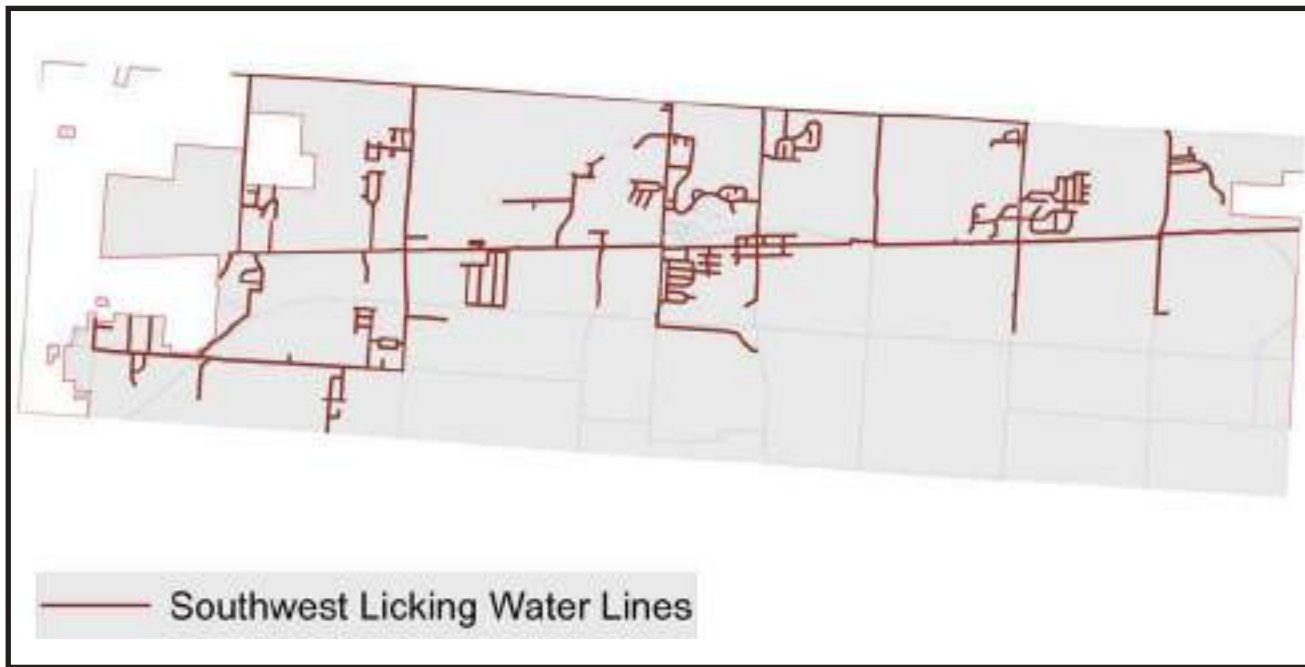
Tax Abatement Committee: Township trustees appoint one trustee to sit on this committee when a property tax abatement has been requested to review the details of the request and relay

information to their individual boards. The committee is comprised of representatives from the township trustees, the appropriate school board, and Licking County.

Tax Incentive Review Committee: The township trustees appoint two representatives to this committee. Once a tax incentive (i.e. tax abatement) has been granted to a business, this committee continually reviews the status of the abatement and whether the business has met their goals, and can also recommend removal of the incentives to the township trustees if necessary.

Pataskala Area Chamber of Commerce: All three township trustees are members, but the board typically appoints one trustee to attend the meetings. The chamber is a nonprofit organization financed by annual dues and provides information and support for area businesses. The Pataskala Area Chamber of Commerce exists to represent and promote the economic development of the Pataskala area (Southwest Licking County) through a proactive voice for its business community with meaningful benefits and leadership to its members.

Southwest Licking Water & Sewer Board: The township trustees appoint one member to this board, which oversees the legislative functions involving water and sewer facilities



Map 2: Southwest Licking Water and Sewer District's water lines in Etna Township.

in the Southwest Licking Water & Sewer District.

West Licking Joint Fire District Board:

The township trustees appoint one trustee to sit on the fire board, which has legislative authority of the joint fire district. The West Licking Joint Fire District is comprised of several government entities. Each entity appoints an elected public official to sit on the fire board, so that each entity is represented in the management of the fire district.

Mid-Ohio Regional Planning Policy and Commission Committees: The trustees appoint one person to serve as the Mid-Ohio Regional Planning Commission (MORPC) representative on these committees. MORPC includes 44 local governments that represent over 1.6 million citizens in the Central Ohio region. MORPC works for the overall improvement of the region, discussing regional issues and developing collaborative partnerships to address them. MORPC also serves as the federally-designated Metropolitan Planning Organization (MPO) for Franklin, Delaware, and parts of Fairfield and Licking Counties. In this role, MORPC develops regional plans

and policies to enhance mobility, reduce congestion, and meet air quality standards.

WATER AND SEWER SERVICES

About two-thirds of the residents of Etna Township are served by central water and sewer services provided by the Southwest Licking Community Water & Sewer District. The district was established in 1989 to eliminate environmental pollution problems present in Etna Township and other surrounding communities.

The goals of the district are to 1) Provide environmentally compliant water and wastewater services to the residents of western Licking County, 2) Provide economical water and wastewater services to the residents of western Licking County, and 3) Position the district to meet the anticipated water and wastewater needs of future commercial, industrial and residential development in western Licking County.

The district's water system currently has one water treatment facility, located at 69 Zellers Lane, which serves Etna and Harrison Townships and parts of Pataskala. The treatment facility can produce 2.4 million gallons per day by utilizing the gravity filtration ion exchange water treatment process. The source water is groundwater supply



withdrawn from the adjacent well field. The groundwater supply is delivered to the treatment facility by five wells located in the wellfield. The district currently treats and delivers some 1.1 million gallons per day to about 6,000 customers.

The water treatment process uses two 800-gpm iron and manganese removal filters, three 225-gpm ion exchange units, and one 450-gpm ion exchange unit. Chlorine is added to the filtered water to protect against possible contamination from outside influences. The water is also enhanced by the addition of a poly-orthophosphate blend. Orthophosphate forms a protective coating on the inside of pipes in the distribution system and in customer homes. The coating helps prevent copper and lead from leaching into drinking water, particularly in homes that have pipes or fixtures containing lead. Poly-orthophosphate is approved by the U.S. Environmental Protection Agency (EPA) and is commonly used to improve water quality and protect water distribution systems. The district also adds a small amount of hydrofluorosilicic acid to the already naturally occurring fluoride in the groundwater to meet the minimum fluoride levels required by state law.

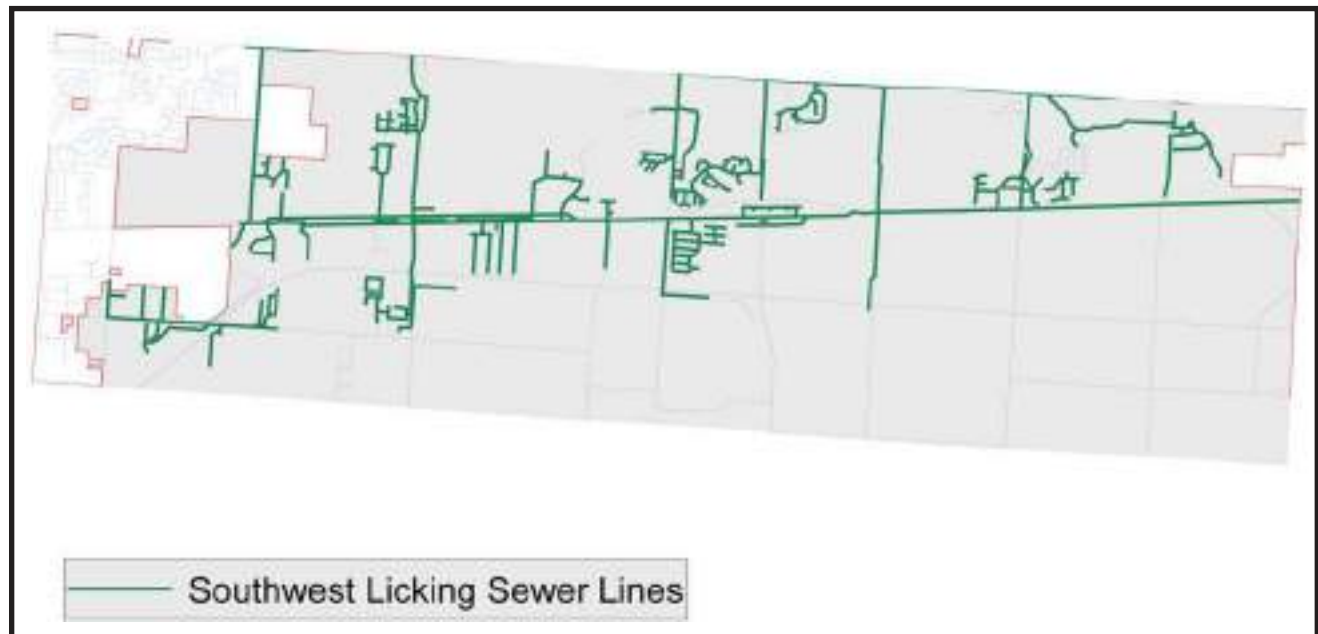
The water distribution system has five elevated water storage tanks (four at 400,000 gallons each and one at 1,000,000 gallons [Prologis]) and four water booster

stations, which provide water storage capacity and system pressure for fire protection. Currently the district owns property that contains more than 4.0 million gallons of water per day in undeveloped groundwater supply. The district's wastewater treatment facility is located at 8720 Gale Road. This facility has a permitted capacity of 2.65 million gallons per day and discharges to the South Fork of the Licking River. The facility consists of an influent pump station, influent screen facility, oxidation ditch/extended aeration basin, four final clarifiers, two return activated sludge pump stations, post aeration, UV disinfection and sludge processing and storage facilities. The wastewater collection system consists of over 160 miles of

sanitary sewers with manholes located about every 400 feet. The district also operates and maintains 43 wastewater pump stations (*source: www.swlcws.com*). The remainder of the community obtain their water and sewer through onsite well and septic systems.

SCHOOL SYSTEMS

Within Etna Township there is primarily one school district that serves the students of this community. South West Licking Local School District is responsible for educating a vast majority of the students living within Etna Township. A few homes within the township are located in the Licking Heights Local School District and the Reynoldsburg City School District. Additionally, Career and



Map 3: Southwest Licking Water and Sewer District's sewer lines in Etna Township.



Figure 11: Licking Heights High School.

Technology Education Centers of Licking County (C-TEC) offers area students the opportunity to gain career-specific training as an alternative to traditional high school education. School district boundaries do not change with annexation of land, those boundaries stay fixed.

Licking Heights Local School District

The Licking Heights Local School District is the home to approximately 3,169 students (2009-2010). It has experienced an enrollment increase of some 67 percent over the past decade. An increase of this magnitude prompted the District to initiate the process of a Facilities Plan that will layout the framework of new building needs for the future. The plan was presented to the Licking Heights School Board in November 2009. A strategic plan commenced in the spring of



2010. In 2010 a District Facility Assessment and Energy Audit was completed and made available on the district's website. The district's graduation rate of 94.1 percent and the attendance rate of 94.8 percent both exceed the state standards. Licking Heights has received an Effective designation by the State of Ohio Department of Education. Licking Heights School District operates five schools, West Elementary, Licking Heights South (2nd - 4th grades), Licking Heights North (4th -5th grades), Central Middle School, and Licking Heights High School.

Southwest Licking Local School District

The Southwest Licking Local School District is the home to approximately 3923 students (2009-2010). They have experienced an enrollment increase of approximately 32.5 percent over the past decade. The district's graduation rate of 91.1 percent and the attendance rate of 94.4 percent both exceed the state



Figure 12: Watkins Memorial High School.



Figure 13: Reynoldsburg High School.

standards. Southwest Licking Local School District operates seven schools, the Kindergarten Center, Etna Elementary School, Kirkersville Elementary, Pataskala Elementary, Watkins Middle School, Watkins Memorial High School and the SWL Digital Academy.

Reynoldsburg City Schools

The Reynoldsburg City School District is the home to approximately 5905 students (2009-2010). They have experienced an enrollment increase of approximately 6.89 percent over the past decade. The district's graduation rate of 91.6 percent and the attendance rate of 94.5 percent both exceed the state standards. Reynoldsburg City School District operates ten schools, French Run Elementary, Rose Hill Elementary, Slate Ridge Elementary, Taylor Road Elementary, Hannah J Ashton Middle School, Waggoner Road Middle School, Baldwin Road Junior High School, Waggoner Road Junior High School, and Reynoldsburg High School (source: The Ohio Department of Education). **14**

ECONOMIC DEVELOPMENT

Some of the most exciting economic development projects in Licking County are taking place in Etna Township. Its proximity to Columbus as well as Interstate 70 and U.S. Route 40 make it an ideal location for major industries and employers. Included is a brief summary of some of the economic development that has taken place in this community over the past decade.

Etna Corporate Park

Etna Corporate Park has developed rapidly and become home to several new employers while bringing jobs and revenue to the township.

The two main developers of the corporate park have been Southgate Corporation and ProLogis. Both entities have had significant impacts on the success of the park, including Southgate's marketing of their real estate and ProLogis' construction and leasing of three enormous warehouse buildings.



Figure 14: The Etna Corporate Park.



Figure 15: The future Etna Parkway and Jobs Ready Site.

Companies operating in the park range from those that own buildings and properties, such as Too Inc., Ridge Corporation, Joules Angstrom, Best Lighting, Progressive Flooring, Best Supply, and Shank Racing; to those that lease space in the ProLogis buildings, such as Menlo Worldwide Logistics, Speed FC, Jeld-Wen Windows & Doors, Genco Marketplace, and Coty Beauty Inc.

Though the park has been quite successful there is still plenty of room to grow and develop. Southgate Corporation still owns nearly 75 acres of land that could be developed within the park, and ProLogis owns 125 acres within the park and another 87 acres on the south side of U.S. Route 40. In total, ProLogis has plans to construct four more warehouse buildings, in addition to the three existing buildings. On top of this available land there is more than 500 acres north of the corporate park that is zoned Light Manufacturing (M-1) or Manufacturing (M-2) and will be accessible from Refugee Road or the planned extension of Etna Parkway.



Figure 16: The future Etna Parkway and Jobs Ready Site.

After many years of planning and months of delays, construction on the extension of Etna Parkway in Pataskala began in July of 2009. This part of the project includes adding turn lanes on Broad Street, improving Refugee Road where it will intersect with Etna Parkway, laying almost 10,000 feet of 16-inch waterline and actual construction of the new roadway between Broad Street and Refugee Road.

This project was possible because the county was awarded a \$3.4 million grant from the Ohio Department of Development's "Jobs Ready Site" (JRS) program. The total cost of the waterline and roadway extension is estimated at \$5 million. The costs not covered by the grant will initially be provided by Licking County. These funds will be repaid to the county through the use of Tax Increment Financing (TIF) and an income tax which has been enacted through the creation of a Joint Economic Development District (JEDD).

Some of the challenges encountered along the way included the expansion of “high quality” wetlands across the proposed right-of-way. This made the original alignment unusable, according to the Ohio Environmental Protection Agency (OEPA). It took months of new survey work, wetland determinations and negotiations with the OEPA before a solution was reached with the assistance of then Governor Ted Strickland.

During the archeological field review, a large number of flint chips were found near the wetland area along the newly designated right-of-way. This find piqued the interest of the Ohio Historical Society and a “Phase II” environmental analysis needs to be completed.

Phase II of the project, which will finish the road from Refuge Road to the Etna Industrial Park, was bid in April of 2010. Work began that same year. Once Etna Parkway is completed, it will make available some 1,200 acres of land for industrial development. This resource will ultimately provide for the creation of hundreds of jobs and strengthen the local and county tax base.

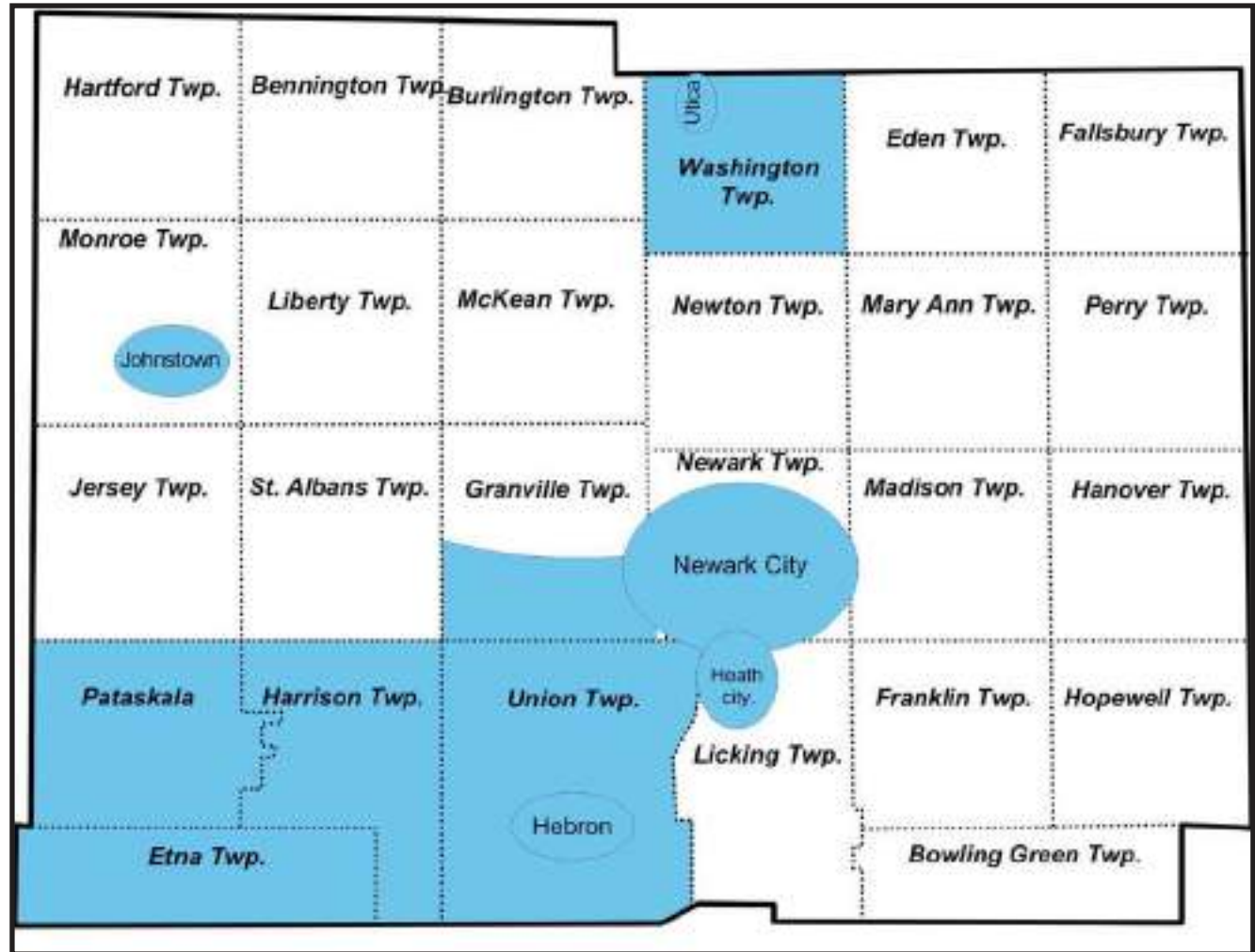
Tax Increment Financing

Tax Increment Financing (TIF) is an



economic development mechanism available to local governments in Ohio to finance public infrastructure improvements. Local governments may authorize TIFs to fund a number of infrastructure needs, including public roads and highways, water and sewer lines, remediation, land acquisition, demolition, the provision of gas, electric and communications service facilities.

The value of real property improvements in TIF zones are exempted from taxes through local TIF authorizing legislation enacted by the municipality, township or county. A taxpayer whose operations are located in a TIF zone continues to make payments to the jurisdiction in an amount equal to the real property tax liability that otherwise would have been due had the property not been exempted. These



Map 4: Enterprise Zones within Licking County.

payments in lieu of taxes, or service payments, are deposited into a separate public improvement fund.

Enterprise Zone Program

The Licking County Planning Commission staff administers the Enterprise Zone Program in Licking County. The enterprise zone law in the State of Ohio allows tax abatements of up to 75% for 10 years for enterprises locating or expanding in cities and villages, and 60% for those locating in unincorporated areas without school board approval. Currently there are six designated enterprise zones in Licking County, including the Cities of Heath and Newark; the villages of Hebron, Utica, and Johnstown; and the townships of Union, Harrison, Etna, and Washington, as well as part of Granville Township (see Map 4 on page 16). The most active zones have been Etna Township, the Village of Hebron, the Cities of Heath and Newark, and Union Township.

Since the beginning of the Enterprise Zone Program in 1988, there have been over \$593 million dollars of real and personal property investment made by private enterprises located in the zones. In return for their investment and job creation, the enterprises were granted partial tax abatements on the new investment in real and personal property. The average abatement is about 68% of new real and personal property taxes for

a period of nine years. These enterprises promised to create 4,785 new jobs when petitioning for the abatements. In reality, they exceeded this mark, creating over 5,998 new jobs with a corresponding annual payroll of over \$215 million. The percentage of abatements granted and length of terms are negotiated locally by a county commissioner, one representative of the local political jurisdiction (i.e., city, village or township), a local school board representative, and a representative of Career and Technology Centers of Licking County (C-TEC).

Licking County was one of the first counties in Ohio to involve the local school boards in the negotiation of enterprise zone agreements. The county views the Enterprise Zone Program as an important tool in the process of economic development, and will continue to do its best to administer the program in a responsible manner. The success of current program participants is testimony to the value of the incentives in assisting current employers with retention and expansion, as well as attracting new industry to Licking County.

Joint Economic Development Districts

Under Ohio Revised Code, sections 715.69 and 715.90, a Joint Economic Development District (JEDD) is set up by a contract approved by the legislative authorities of one or more contiguous corporations and one or more contiguous

townships. Legislative authorities enter into such contracts to facilitate economic development, to create or preserve jobs and employment opportunities, and to improve the economic welfare of the people in the area. The JEDD program is designed to encourage cooperation among local communities, and it is considered by many to be a mutually beneficial economic development tool. This cooperation takes the form of tax revenue sharing among municipalities and townships (*source: OSU Extension Fact Sheet CDFS-1560-07*).

Joint Economic Development Zones JEDZ #1: Etna Corporate Park

ProLogis is developing a 220-acre industrial site in Etna Township that will generate roughly 1,000 new jobs and \$30 million in annual payroll. ProLogis eagerly supported creating a Joint Economic Development Zone (JEDZ) – a multi-party deal that overlays the site and allows the township to employ an income tax specific to that site only.

The ECP JEDZ is one of the first fully functional JEDZs in Ohio, which allows shared municipal-township boundaries to be “leap-frogged” to create a cooperative development entity. With foresight, Etna officials partnered with Newark, whose participation secured the final piece of this complex arrangement.

Seven organizations joined to endorse the JEDZ. Pursuant to their endorsement,

Newark will administer an income tax estimated at over \$20 million in revenue over 30 years, which will be distributed to JEDZ partners Etna Township, Southwest Licking School District, the City of Newark, Licking County, and C-TEC.

The ECP JEDZ is a vital economic development measure. By sharing the costs and benefits of infrastructure improvements, Licking County attracted major private investment. It's unlikely that adequate infrastructure improvements could be constructed without the JEDZ. This unique, multi-party and multi-incentive development approach is a visionary way to facilitate development that enriches our economy.

This JEDZ will directly benefit the participating township and schools while giving incoming manufacturing and/or warehouse companies the benefit of tax abatement. The amount collected for 2009 was \$164,484, and approximate disbursements through September 2009 were \$22,350 to the JEDZ Improvements Account, \$33,526 to Etna Township, \$33,526 to Southwest Licking Schools, \$11,175 to the City of Newark, \$5,028 to the Newark Income Tax Dept, \$5,587 to Licking County, and \$558 to C-TEC. In 2010, \$190,118 was collected; disbursements were not available

at the completion of this document.

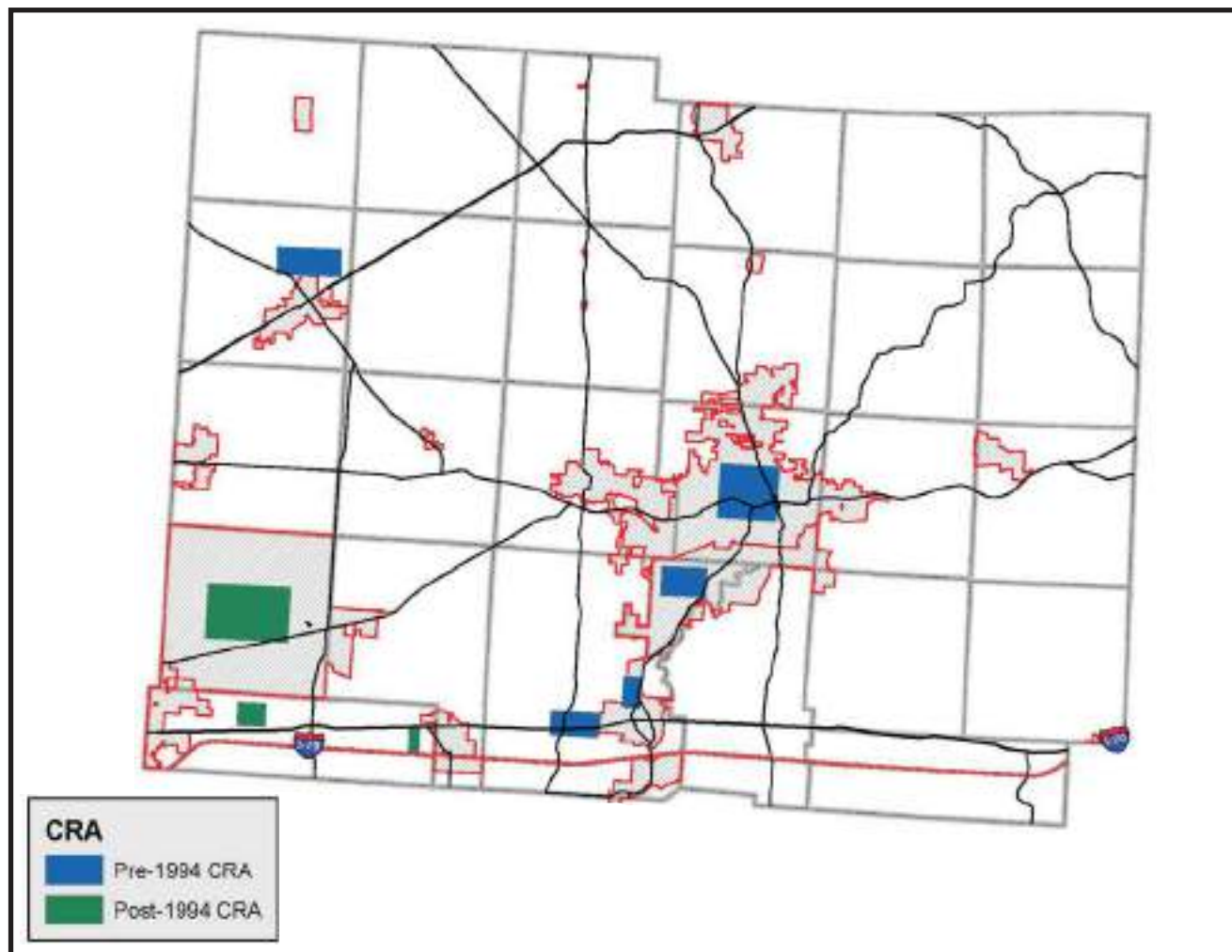
JEDZ #2: Jobs Ready Site

This JEDZ was approved in 2009 between Etna and Newark, and a JEDD was formed with Pataskala and Newark for the Job Ready Site. Pataskala did not have an income tax at that time, and the JEDD was formed with Newark to collect tax from employees on the Job Ready Site. JEDZ #2

and JEDD had no activity other than formation in 2009.

Community Reinvestment Area

The Ohio Community Reinvestment Area (CRA) program is an economic development tool administered by municipal and county governments that provides real property tax exemptions to businesses making investments in Ohio.



Map 5: CRA Agreements within Licking County.



In order to use the CRA program, a city, village, or county petitions to the Ohio Department of Development for confirmation of a geographical area in which investment in housing has traditionally been discouraged. Part of the petition reviewed by the department is a housing survey performed by the respective city, village, or county. Once an area is confirmed, communities may offer real-property tax exemptions to taxpayers that invest in the area. (Source: Ohio Department of Development)

The existing CRA areas within Licking County are shown in Map 5 on page 18.

Etna Township Postal Identity

For many years the identity of Etna Township has been linked to larger neighboring jurisdictions such as Pataskala and Reynoldsburg. Due to this linkage and the desire to create a unique community and economic identity for the township, the Etna Township Economic Development Committee has undertaken the Etna Postal Identity Project. The goal of the project is to allow businesses and citizens within the unincorporated

Population			
	1990	2000	% Increase
Etna Township	6,439	5,410	-16%
Harrison Township	5,041	6,494	29%
Pataskala	7,454*	10,249	37%
Reynoldsburg	25,748	32,069	25%

*Some population of Otisville Village and Linn Township

Figure 17: Community population increase comparison.

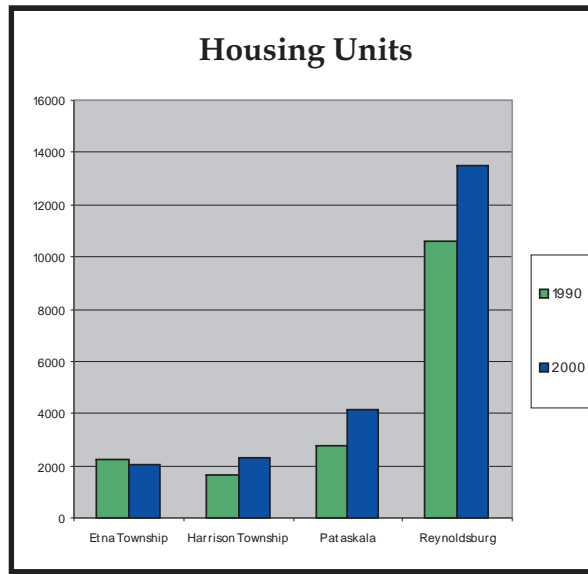


Figure 18: Community housing unit comparison.

portions of township the ability to use "Etna, OH" as their mailing address, without changing their current zip codes. The project will be in full swing during spring and summer of 2011. Soon the mailing option of "Etna, OH" will be a reality, and the use of the option by businesses and residents will help establish a business- and resident-friendly identity and awareness of the Etna community.

DEMOGRAPHICS

A demographic analysis is important when planning for the future needs of a community. This type of analysis helps the community to identify demographic trends between its borders and anticipate future needs that may arise due to these changes. This analysis has helped determine the goals and objectives of this plan.

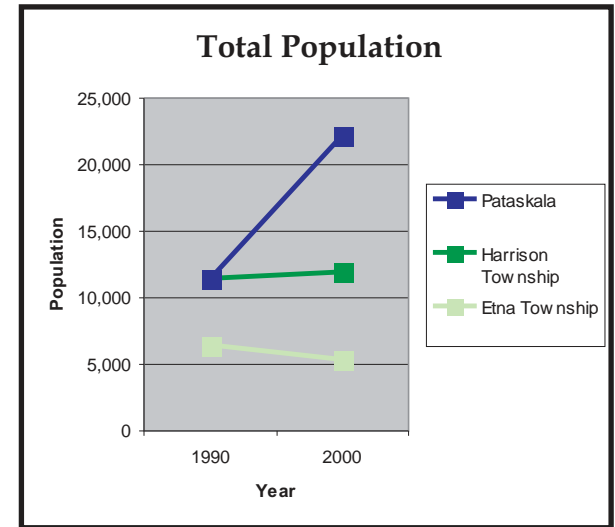


Figure 19: Community total population comparison.

The most reliable way to gather demographic data is to use information collected by the United States Census Bureau. The Census is conducted every ten years and its data serves as the basis for the following analysis. This analysis primarily uses the 1990 and 2000 Census data to show how the township has changed in recent years. It includes not only data pertaining to Etna Township, but also data from surrounding communities as well as Licking County as a whole. Including data from numerous entities will show how the growth in Etna Township compares with growth in other locations.

Population data made available by the United States Census Bureau is broken out into three sets of data: census tracts, census block groups and census blocks. Census tracts are made up of block groups.



Figure 20: Annexations out of Etna Township, 1990-2000.

Block groups are then broken down into census blocks. The boundaries of Etna Township include U.S. Census Tracts 7559, 7562, and 7574. Tracts are split out into block groups consisting of multiple census blocks. This analysis looks at data from each level to better understand changes that are going on in different parts of the township, as well as those in the township as a whole.

Population and Housing

In 2000, the population of Etna Township was 5,410, a 16 percent decrease from the 1990 population of 6,439. The number of housing units in the township also decreased during that time; in 1990 there were 2,252 homes and by 2000 there were 2,041, a decrease of nine percent. These decreases in population and housing can

be attributed to land lost to annexation and to the incorporation of Pataskala. Other nearby communities such as Pataskala, Reynoldsburg and Harrison Township have seen a steady increase in both population and housing supply during that time.

As the number of residents and businesses increase in these communities, the amount of traffic in and around Etna Township will increase.

Although the population of Etna Township decreased during the 1990s, it is anticipated that 2010 census numbers will show a great increase in population and housing units in the 2000s. The widespread installation of water and sewer lines has led to increased urbanization. The increase in residential density has and will continue to make the area more attractive to potential developers of retail businesses and other job-creating enterprises.

Annexations can make a community's population drop over a number of years. From 1990 to 2000, there were 13 annexations out of Etna Township into Reynoldsburg. Figure 20 shows the details regarding those annexations. In that decade, 193.8 acres were annexed out of Etna Township.

The township has a record of the number of zoning permits issued over the past 13 years. Figure 21 shows those numbers.

These statistics are important because they show the level of growth that has occurred during that time. Zoning permits issued can show the level of development activity that has gone on during the past decade, which has been substantial. The newly released 2010 Census numbers show a great increase in the population of Etna Township (see Addendum).

According to the 2009 community survey, residents of Etna Township would like more restaurants, shopping, and places for

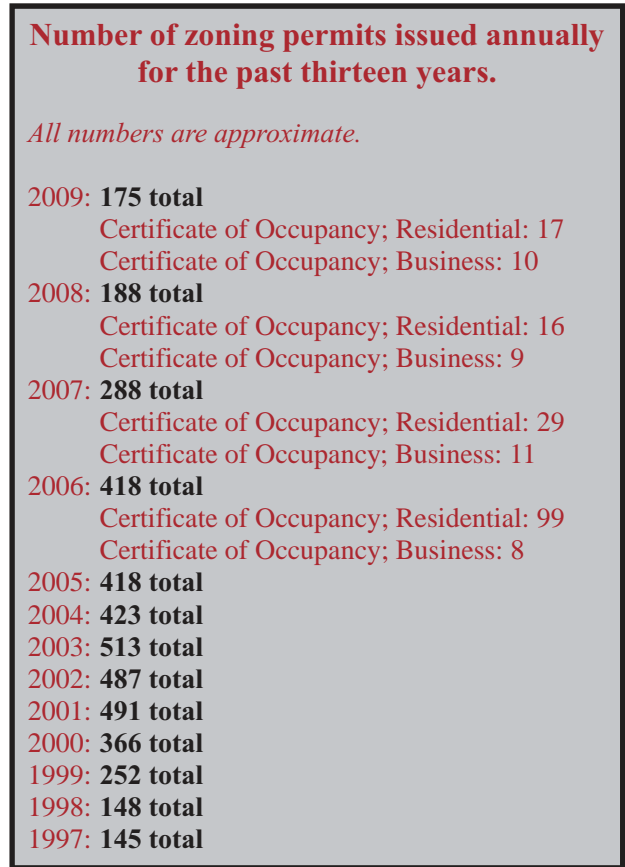


Figure 21: Etna Township zoning permits, 1997-2009.



entertainment. The population growth in the region will help the township attract these types of establishments. Another statistic to review when examining the makeup of a community is the age distribution of its inhabitants. This can give an idea of the services and facilities that may be needed, especially for the young and old populations. Children will need schools, and the elderly may need more care and access to health facilities. The people who live in Etna Township are predominantly 40 and over (48%), indicating an aging population. A young demographic exists as well; the 5-17 year age group makes up about 19 percent of the township's population. This group is made up of school-age children living with their parents. It is difficult to tell whether this group will stay in the community or leave to live somewhere else. It should be assumed that some will

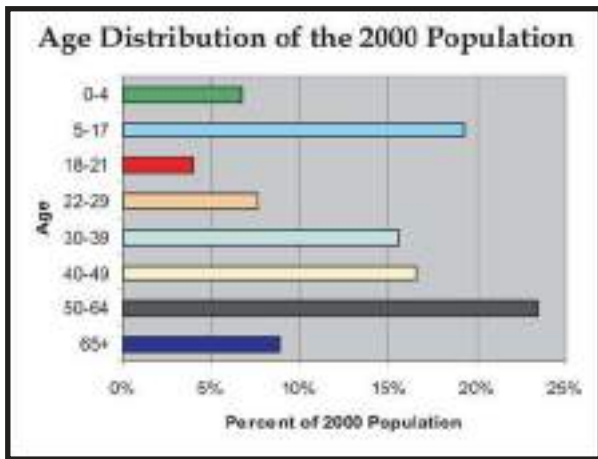


Figure 22: Etna Township age distribution in 2000.

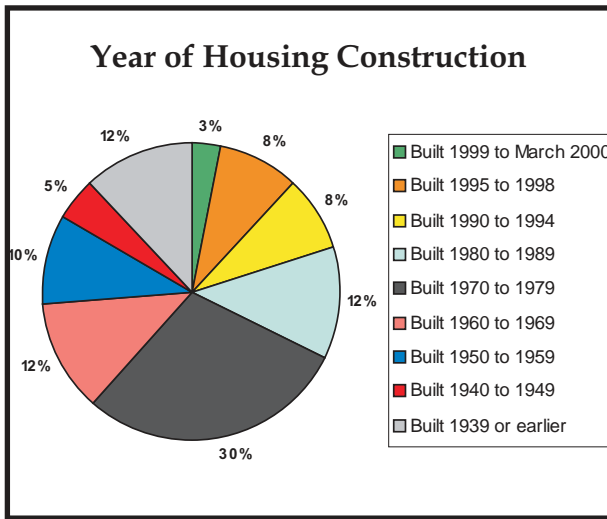


Figure 23: Age of housing stock.

leave to go to college or find jobs elsewhere. It is important that the community become attractive to the next generation so people will want to move to or stay in Etna Township.

When looking at the characteristics of a community, an evaluation of the age of the housing stock is important. It serves as an indicator to the overall quality of the housing options available in a particular place. While older historic homes can certainly add to the character and charm of a place, they typically need more upkeep and maintenance than newer homes. A high level of older homes indicates a need for more rehabilitation and mitigation efforts in that area. Often these homes are health and environmental hazards due to construction practice using lead-based paint and asbestos. These data also serve as a rough approximation of the growth occurring in the township over time. A

majority of the housing (61%) in Etna Township was built after 1970, with 19 percent being built after 1990. The housing stock is not overwhelmingly old or new. There has been a steady rise in residential building over the past 40 years, which should persist with the continued growth of eastern Franklin County.

Education and Income

Education and income factors are important when analyzing the retail potential and employable population of a region. These factors are commonly used by market research studies to predict whether certain stores, restaurants and other businesses would be appropriate in that area. The education factor gives an employer a cursory glance at the skills that workers in the region might have. The education of the population could be very important to a company needing workers

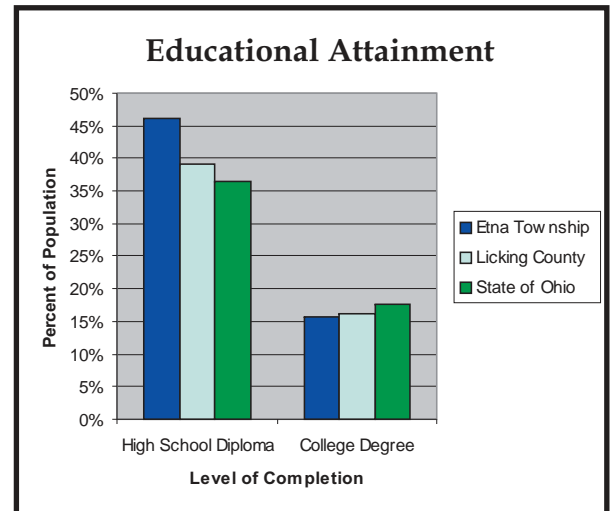


Figure 24: Educational attainment comparison.

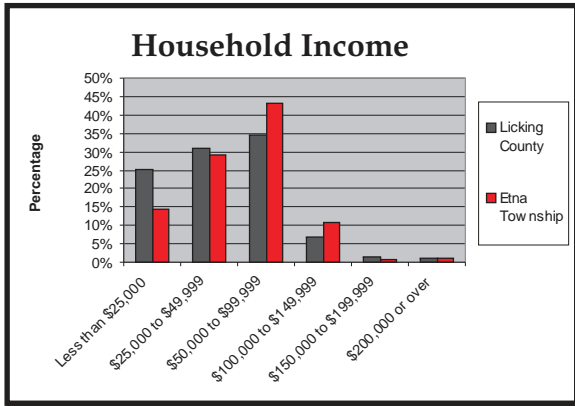


Figure 25: Community household income comparison.

who are trained in a specific area or who have earned a certain type of college degree. Income indicators are used when communities apply for grants and assistance specifically to help low-income populations.

According to the 2000 Census, Etna Township was comparable to Licking County as a whole in household income and educational attainment. The educational attainment factor looks at the population that is 25 years and older and gives data on the highest level of education achieved. Of that group, 64 percent of the Etna Township population listed high school completion as their highest level of education, with 59 percent of the Licking County population getting at least a high school diploma. Twenty-three percent of Etna residents have earned either a college degree in the form of an associate,



bachelor’s, master’s or doctorate degree. In comparison, Licking County as a whole reports that 25 percent have earned a degree. These levels are comparable with the state of Ohio as a whole. Fifty-six percent of the state’s population 25 years or higher have completed at least high school, and 27 percent have earned a college degree.

An analysis of the household income for the township shows the \$50,000 to \$99,999 range as the one that more households fall into than any other (43%). About 15 percent of township household have an income of less than \$25,000 per year.



Figure 26: Etna residents typically work outside of the community.

Overall, Etna Township has a household income that is very similar to average numbers for Licking County as a whole.

Travel Time to Work

The amount of time a person spends driving to and from work each day directly affects the amount of time they are able to spend at home. If a majority living in an area spend a lot of time driving to and from work, it could signal a need for more employment opportunities in the community. When asked about travel time to work in the 2000 Census, Etna residents primarily worked outside the community, with 47 percent driving 30 minutes or more each day to get to their places of employment. With nearly half of the working population driving 30 minutes or more to get to their jobs, a need for additional employment opportunities within the Etna Township area is apparent.

NATURAL RESOURCES

Etna Township Flood Hazard Areas

A floodplain is any land area susceptible to inundation by floodwaters from any source. Floodplains are measured in terms of the amount of storm water it takes to cover them. Storm events are measured in years such as five-year, 10-year, 20-year, 50-year, 100-year, and 500-year. The standard measurement is the 100-year storm and floodplain. A 100-year floodplain is the land area having a one in 100 chance of flooding in any given year. The 100-year floodplain is somewhat of a

misnomer however, because an area could have a 100-year flood two years in a row – unlikely, but possible. The floodplain map (Map 6) shows the 100-year, or base, floodplains of Etna Township as determined by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM). Lending institutions uses FIRM maps to determine the need of flood insurance for structures.

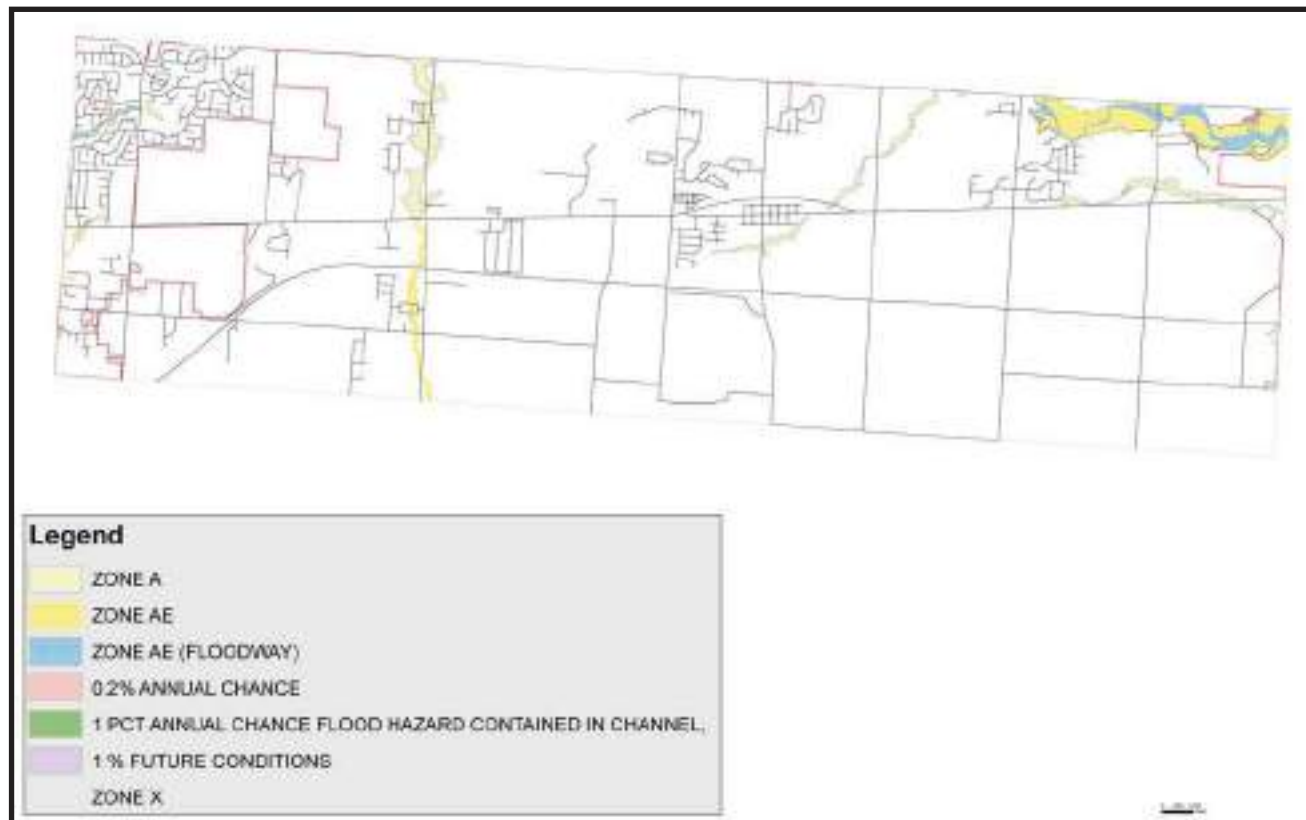
Because floodplains were carved by streams and rivers, and are prone to flooding, they are an important planning consideration. Any development within floodplains can effect the direction, flow, and level of the watercourse during periods of high water or flooding. In other words, if fill material is placed or a house is constructed in a floodplain, it will alter the boundaries of the floodplain downstream. This is because structures or fill take up valuable space that would otherwise act as a natural retaining area for floodwaters to spread into and slow. Enough fill or development could change the probability of flooding downstream from one in 100 each year, to one in 75 or less. Development and careless filling of floodplains have increased flooding in this nation, as seen in many parts of the country, including the Great Mississippi Flood of 1993. Not only does development in the floodplain increase dangers downstream, developments in the floodplain are at higher risk of damage due to flooding. This damage includes fill material and

debris from destroyed structures upstream colliding with structures in the flood plain downstream. Many bridges are washed out in floods because house and construction debris clog their free-flow area, compromising their structural integrity.

Because of the potential for public and private damage, loss of life, and insurance rate decisions all are affected by materials and structures in floodplains. Licking County has recently tightened regulations for floodplains. Permits must be obtained from the Licking County Planning Commission before any development,

including filling and excavating, can take place in known 100-year floodplains.

Protecting floodplains from development offers several benefits in addition to reducing the risk of loss of property and life. Floodplains are natural floodwater storage areas. They reduce the impact of any given storm, slowing the water so it does not become a flash flood. Floodplains are prime areas where groundwater is replenished. Thus the type of land use activity that occurs in these areas must not pollute the surface water, as it will serve as a source of aquifer replenishment.



Map 6: Flood hazard areas in Etna Township.



Map 7: A section of the Sycamore Creek flood hazard area.

Further protection of the floodplains through township zoning will help protect unsuspecting residents from personal danger and loss of property. One way to help is using floodplain areas as open space. Passive recreation areas are also well suited for these areas, since no structures or filling is needed for these activities. In Licking County, there are numerous areas in which floodplain has been used for open space. A great example of this includes the ball fields near Granville at the Raccoon Valley Park. There are six baseball/softball fields and room for roughly four soccer fields, as well as open space for many other types of activities. When flooding occurs, there is little property damage, since there



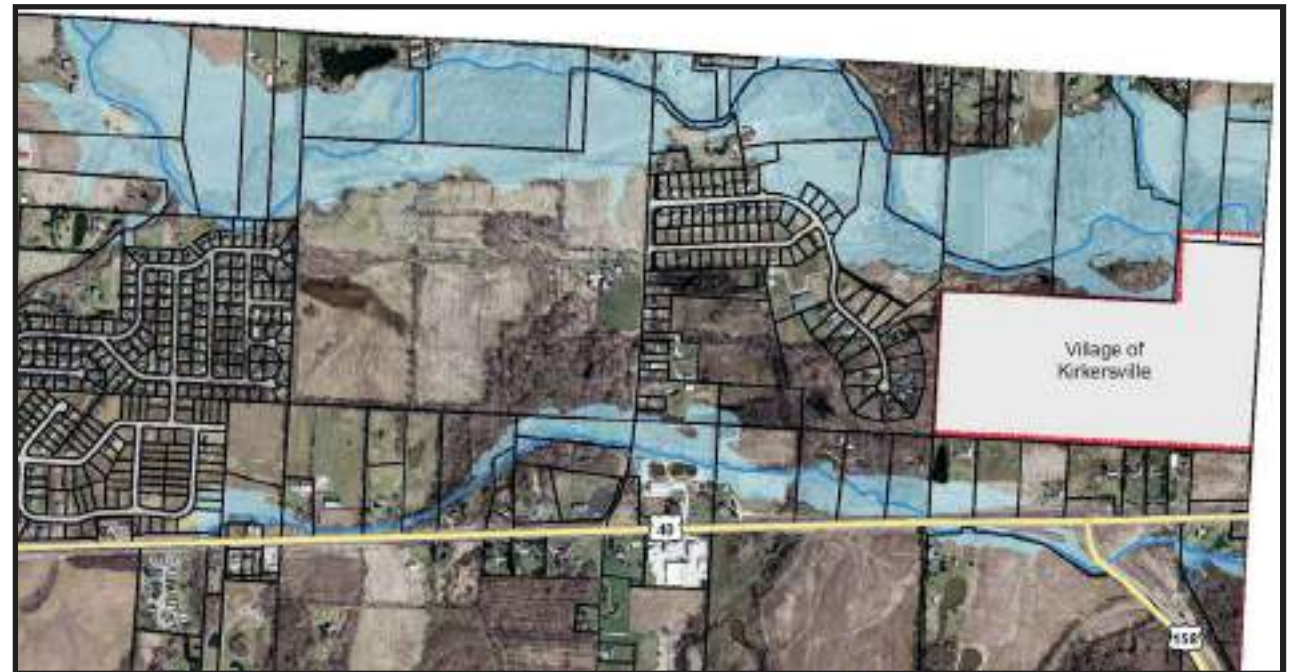
are no habitable structures on the property. The only structures built are the dugouts which have been “flood proofed.” (See Map 17 on page 39.)

Sycamore Creek Flood Hazard Area

Sycamore Creek flows south starting at the northern township border and flowing to the southern township border. The creek flows through the Royal Acres subdivision along Mink Street Road. There are about 24 structures at risk during a major flood.

South Fork Licking River Flood Hazard Area

The South Fork of the Licking River runs east in the northeastern section of the township. Most of the area threatened by



Map 8: The South Fork Licking River flood hazard area.

flood is in an agricultural/open state. There are five houses in this area; three of them are in the Zellers Acres subdivision.

Etna Township Soils

More than 33,000 acres in Licking County were in use for urban development in 1982. Since then, much more farmland has been converted to urban uses, especially in the western and central parts of the county. Many soil properties, such as depth to the seasonal high water table, slope permeability, and depth to bedrock, can limit urban development. Wet basements, malfunctioning onsite sewage disposal systems, erosion on construction sites, and flooding are problems if soil features are ignored. Within the township, special attention should be

paid to shallow excavations, construction of dwellings and commercial buildings, local roads and streets, and lawn and landscaping. These items benefit by identifying the soil type in the initial planning stages.

When researching the type of soil found within a site, the National Resource Conservation Service and the Licking County Soil and Water Conservation District are valuable resources in determining soil type. Within Etna Township, there are some 18 soil types. The majority of the township is composed of Bennington (somewhat poorly drained), Centerburg (moderately poorly drained) and Pewamo (very poorly drained) soil types.

Careful attention should be given to developments that sit on soil that may be less suitable for development. Building on these soils can lead to problems, such as building collapse and ground water contamination. During construction, proper grading must be done to allow water flow in the proper direction, as well as to ensure the building is not on soil that is high in plasticity or with a high organic content.

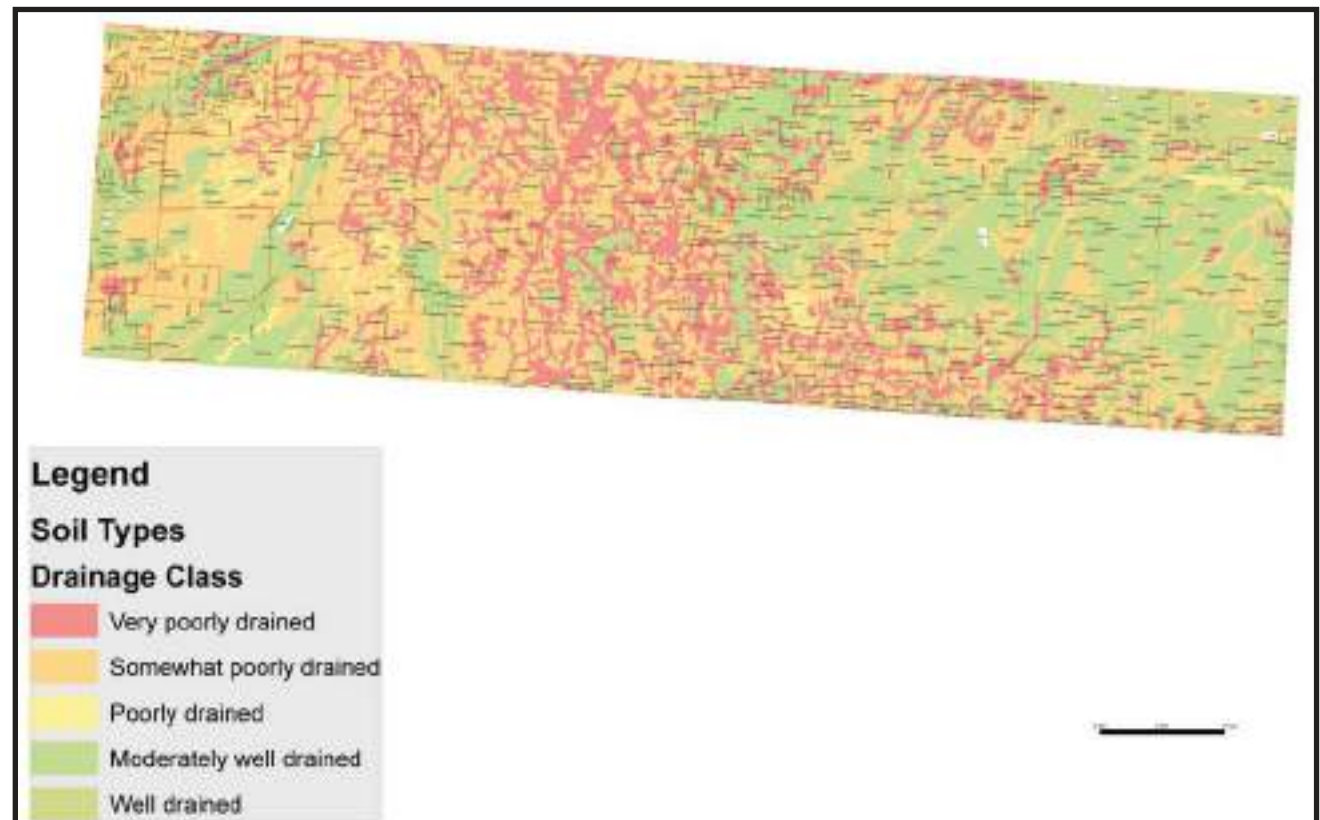
Etna Township has prime farmland that has not yet been developed. While many factors determine agricultural productivity, soil make-up plays a key role in this equation. The United States

Department of Agriculture (USDA) considers certain soils to be prime farmland soils, based on their crop yield potential with regard to minimal input of energy and economic resources. Further, soils which are considered to be prime farmland soils must be best suited to produce food, feed, forage, fiber, and oilseed crops. The USDA has identified these soils because the supply of prime farmland is limited.

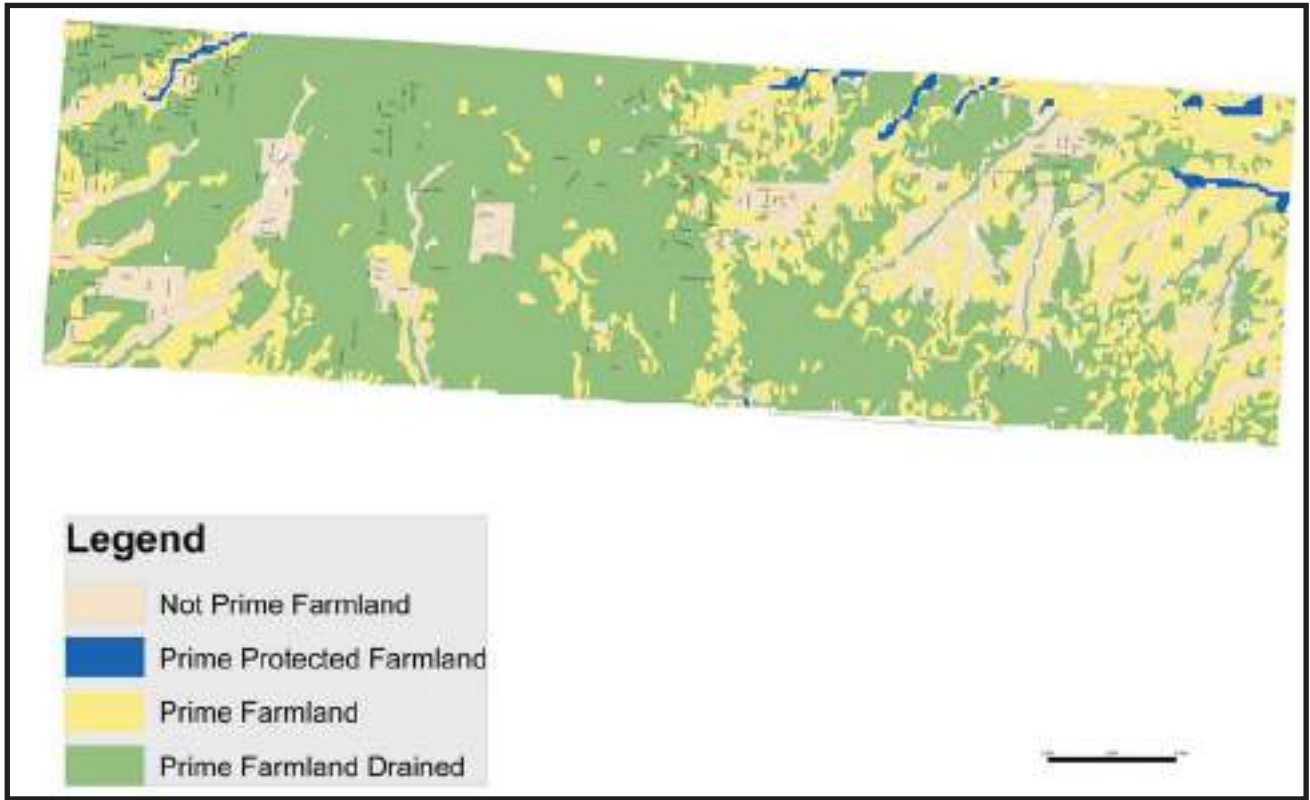
Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and

oilseed crops is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management.

In general, prime farmlands have an adequate and dependable water supply from rain or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and



Map 9: Etna Township soils map.



Map 10: Prime farmland in Etna Township.

air. Prime farmlands are not excessively erodible or saturated with water for long periods of time, and they either do not flood frequently or are protected from flooding. Township residents have voiced their desire to continue an agricultural way of life in this community. Looking at the Prime Farmland Map (Map 10) may help local leaders determine proper land use patterns and allowed density in different parts of the community.

Etna Township Wetlands

Wetlands are important resources for several reasons. First, many unique plants and animals make their homes in these areas. Second, wetlands supply valuable groundwater recharge by acting as filters for surface runoff percolating back into the aquifers below. Third, wetlands are an important resource because they serve to join surface and groundwater sources, which can improve stream flow during drought periods. Fourth, during rainy periods, wetlands can absorb excess water, and then discharge it slowly back into the surrounding land, averting potential flood

damage. Finally, wetlands are a valuable recreation resource.

Although large-scale benefits of functions can be valued, determining the value of individual wetlands is difficult because they differ widely and do not all perform the same functions or perform functions equally well. Decision-makers must understand that impacts on wetland functions can eliminate or diminish the value of wetlands.

According to the federal Clean Water Act, anyone who wants to discharge dredged or fill material into the waters of the U.S., regardless of whether on private or public property, must obtain a Section 404 permit from the U.S. Army Corps of Engineers (Corps) and a Section 401 Water Quality Certification (WQC) from the State of Ohio. The 401 Water Quality Certification and Isolated Wetland Permit reviewers evaluate applications for projects that would physically effect waters of the state, including streams, lakes and wetlands.

Section 404 of the Clean Water Act (33 USC 1344) requires authorization from the Secretary of the Army, acting through the Corps of Engineers, for the discharge of dredged or fill material into any waters of the United States, including wetlands. Discharges of fill material generally include, without limitation: placement of fill that is necessary for the construction of any structure, or impoundment requiring



rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; dams and dikes; artificial islands; property protection or reclamation devices such as riprap, groins, seawalls, breakwaters, and revetments; beach nourishment; levees; fill for intake and outfall pipes and underwater utility lines; fill associated with the creation of ponds; and any other work involving the discharge of fill or dredged material. A Corps permit is required whether the work is permanent or temporary. Examples of temporary discharges include de-watering of dredged material prior to final disposal, and temporary fills for access roadways, cofferdams, storage and work areas.

Etna Township Streams and Creeks

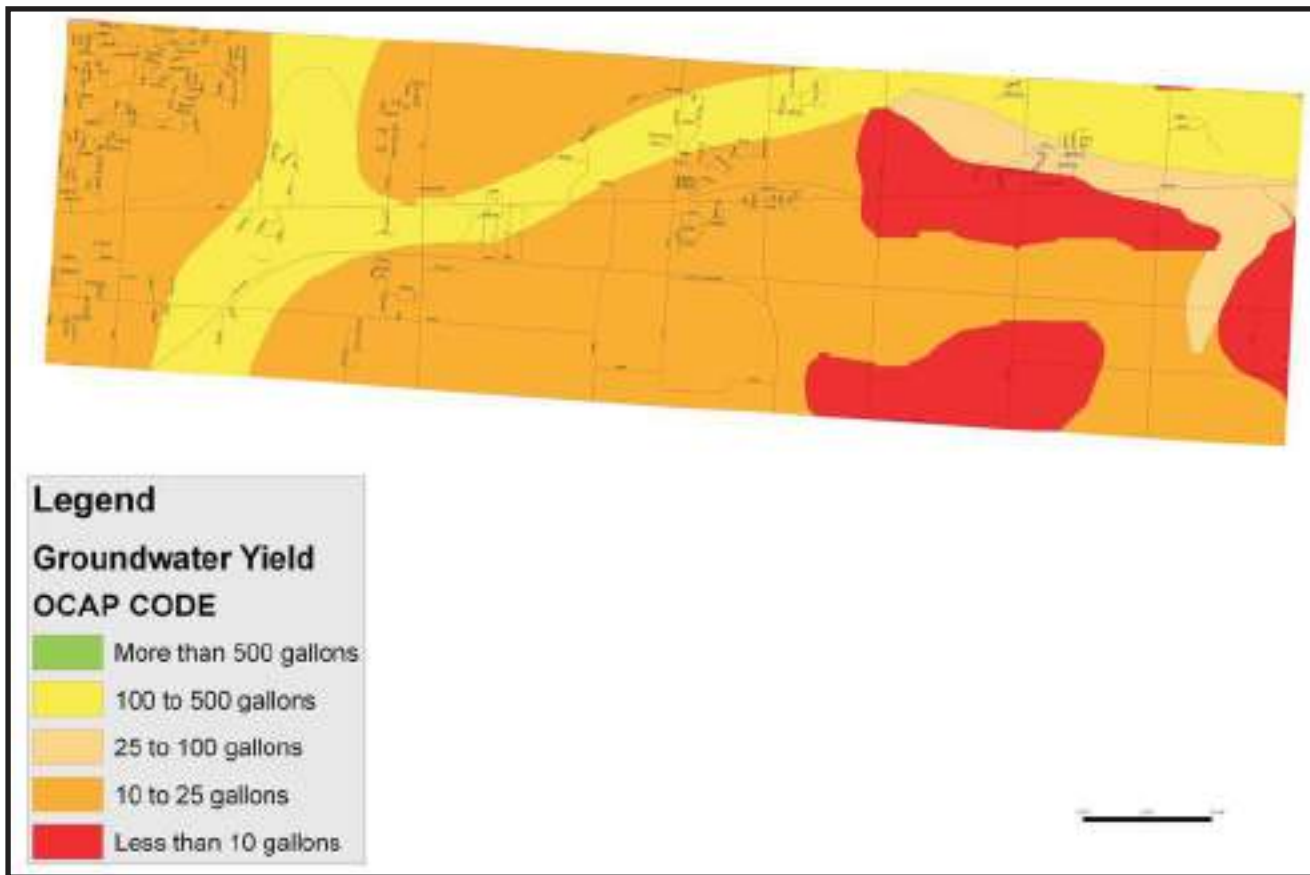
Waterway corridors are very important to the diversity of an ecosystem. They serve as a way for nature to filter harmful chemicals and sediment, provide important habitat and take up important nutrients that refresh the ground water supply. Some 30 intermittent streams exist in Etna Township. During development review, the township and the Licking County Planning Commission should work together to save these riparian corridors. Later in the plan, ideas are presented on ways to protect these delicate areas.

Etna Township Storm Water Management, Water Quality, and Watersheds

Since the development of the 1996 Etna Township Comprehensive Plan, there have been numerous advancements in storm water management. Typical housing developments employ a retention or detention pond to act as a storm-water management structure. Research and technology have given developers new and better ways to manage storm water. Becoming more common are bio-swales that allow water

to infiltrate back into the ground as it is channeled toward a pond, porous pavement that lets water seep into the ground instead of being directed to a pond, vegetated swales that are designed to treat and attenuate storm water runoff for a specified water quality volume, and on-lot treatment including rain gardens and disconnected down spouts.

Watersheds are characterized by the location of the pour-point, or mouth, of the main flow of water to which all other points of flow join and eventually drain



Map 11: Etna Township ground water yield map.

from the watershed. Some of the rainfall in the area of a watershed will flow on top of the ground or find its way via underground water paths to the stream in the watershed. Some of the water will evaporate, be used by people or plants, or be held in the soil or underground. Watersheds are dynamic places, becoming alternately wet and dry due to high water and low rainfall conditions, with many differences in quality and flow, depending on the season, the year, and even with what happens during a single storm. This is best illustrated by examining the components of the hydrologic cycle.

In a watershed, activities on the land interact with the natural hydrologic cycle. Important nutrients and chemicals are circulated throughout the watershed's system and supply a basic nutritional source for aquatic (fish, aquatic insects, etc.) and terrestrial (birds, small mammals, etc.) species. People also use these environments to grow food, build their homes and businesses, and travel from one place to another. Where and how these human activities occur have major effects on the movement of water, water quality, and the quality of the natural habitat that remains. Ideally, we want watersheds that continue to function as healthy

ecosystems and serve as productive systems for people.

Public officials, land use planners, builders and developers need to consider these factors in relation to the region in which they are building communities and the land use occurring within that region, for what happens there affects what occurs at the local level. In other words, groundwater resources do not stop at the political entity's border; they have their own distinct region known as a watershed, for which they serve and are affected by. Therefore, it is important for officials, land use planners, builders and developers in these regions to work together to ensure water resources and the quality of those resources is available and healthy for all.

Two factors contributing to groundwater quality and availability are density and land use. Zoning densities that allow too many new homes in an aquifer recharge area can lead to contamination of groundwater from septic systems. When areas of widespread impervious cover (such as big box retail and large warehousing facilities, with their extensive rooftops and parking areas) are sited atop groundwater recharge areas, aquifers fail to replenish at their normal rate, resulting in depleted groundwater supplies. These are harmful effects that poorly managed development can have on the quality, quantity, and availability of our water resources.

In addition to density, a community needs to consider the types of land uses that are occurring in areas susceptible to ground water pollution, limited recharge, and low yield. Areas of low yield should have lower density development when served by on-site water and wastewater systems, because the ground water resources are not sufficient to meet the demand. Additionally, these areas are not going to be suitable for business or manufacturing processes, which require large quantities of water. However, these areas may support a higher density if adequate public water and wastewater systems exist to support that density.

Areas susceptible to ground water pollution should consider not allowing such uses as manufacturing of hazardous substances and materials, on-site storage of hazardous substances and materials, junk yards, petroleum product manufacturing, vehicle maintenance shops, or fueling stations, laundries and dry cleaners, electronic and other equipment manufacturing, metal plating industry and the like. On-site septic systems should also be designed and limited to protect the ground water.

Walnut Creek Watershed

The Big Walnut Creek watershed is located in Central Ohio, draining to the east side of Columbus. The basin is primarily in Delaware, Franklin and Morrow counties, and also includes small parts of Knox, Licking and Fairfield counties.



According to the Ohio EPA, the Walnut Creek Watershed is impaired by nutrient enrichment, sedimentation, and other habitat alterations. Similar to many other watersheds, the majority of the river miles are impacted by nutrient enrichment. Such severe river and stream impairments commonly result from human development, inadequate agricultural practices and land use changes in the surrounding area.

Drinking Water Protection

Through the Safe Drinking Water Act, a program was created where states can assess the drinking water sources for all public water systems. Ohio's Source Water Assessment and Protection Program is designed to help public water systems protect their sources of drinking water from becoming contaminated. In June of 2010, a revised copy of the *Drinking Water Source Assessment, Southwest Licking Community Water & Sewer District* was released. The purpose of the assessment is to provide information that the local water and sewer district can use to help protect its source of drinking water from contamination. This assessment 1) Identifies the drinking water source protection area, based on the area that supplies water to the well(s), (2) Inventories the potential contaminant sources in the area, and (3) Evaluates the susceptibility of the drinking water source to contamination and recommends

protective strategies. The assessment indicates that Southwest Licking's source of drinking water has a high susceptibility to contamination because of a lack of protective layer of clay overlying the aquifer, the shallow depth (less than 10 feet below ground surface) of the aquifer, and the presence of significant potential contaminant sources in the protection area.

An assessment of the aquifer and groundwater resources is important to a

comprehensive planning effort to ensure they are not compromised by future development. The analysis completed by the Ohio EPA on this subject has identified a drinking water source protection area for Southwest Licking's wellfield, as illustrated in Map 12 on page 29. This is an area where future development should be especially careful not to contribute harmful pollutants to the ground. A chemical spill in this zone would pose a greater threat to the drinking water than in other locations of the township.



Map 12: Drinking water source protection area and potential contaminant source inventory (Source: Ohio Environmental Protection Agency).

Due to the sensitive nature of this area more stringent protection is warranted. Map 12 on page 29 shows facilities and activities that currently exist within the protection area that have the potential to release a contaminant. One goal of this plan is to limit the future expansion of uses that could cause harm to this valuable resource. A small section of a current manufacturing zone exists within the protection area, however, this plan does not recommend the expansion of any form of manufacturing or business use within the identified protection zone.

The majority of the proposed future land use in this plan lying within the drinking water source protection area is identified as residential or agricultural. These types of uses are less likely to release contaminants than commercial or manufacturing operations, but can still pose a risk to the quality of the groundwater supply. Some of the factors that cause concern in a residential area are the existence of home heating oil tanks, illegal dumping, poor functioning septic systems, proper sealing and closing of unused wells, and the proper construction of new wells. Concerns in agricultural areas include the handling

of animal waste, its storage and treatment, along with fertilizer and pesticide use. The EPA assessment outlines potential contaminant sources and environmental concerns related to them, along with protective strategies that the community should consider. Etna Township should implement a Wellfield Protection Zoning District. This district should be implemented as an overlay district, which replicates the Ohio EPA's mapped five-year Protection Zone for Southwest Licking Water & Sewer District's water wells.

Radon Concerns

Radon is a gaseous, radioactive and extremely toxic element. It is a cancer-causing gas which you can't smell or taste, but it may be a problem in your home. Radon is estimated to cause many thousands of deaths each year. When you breathe air containing radon, you can get lung cancer. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States today; only smoking causes more lung cancer deaths. If you smoke and your home has high radon levels, your risk of lung cancer is especially high.

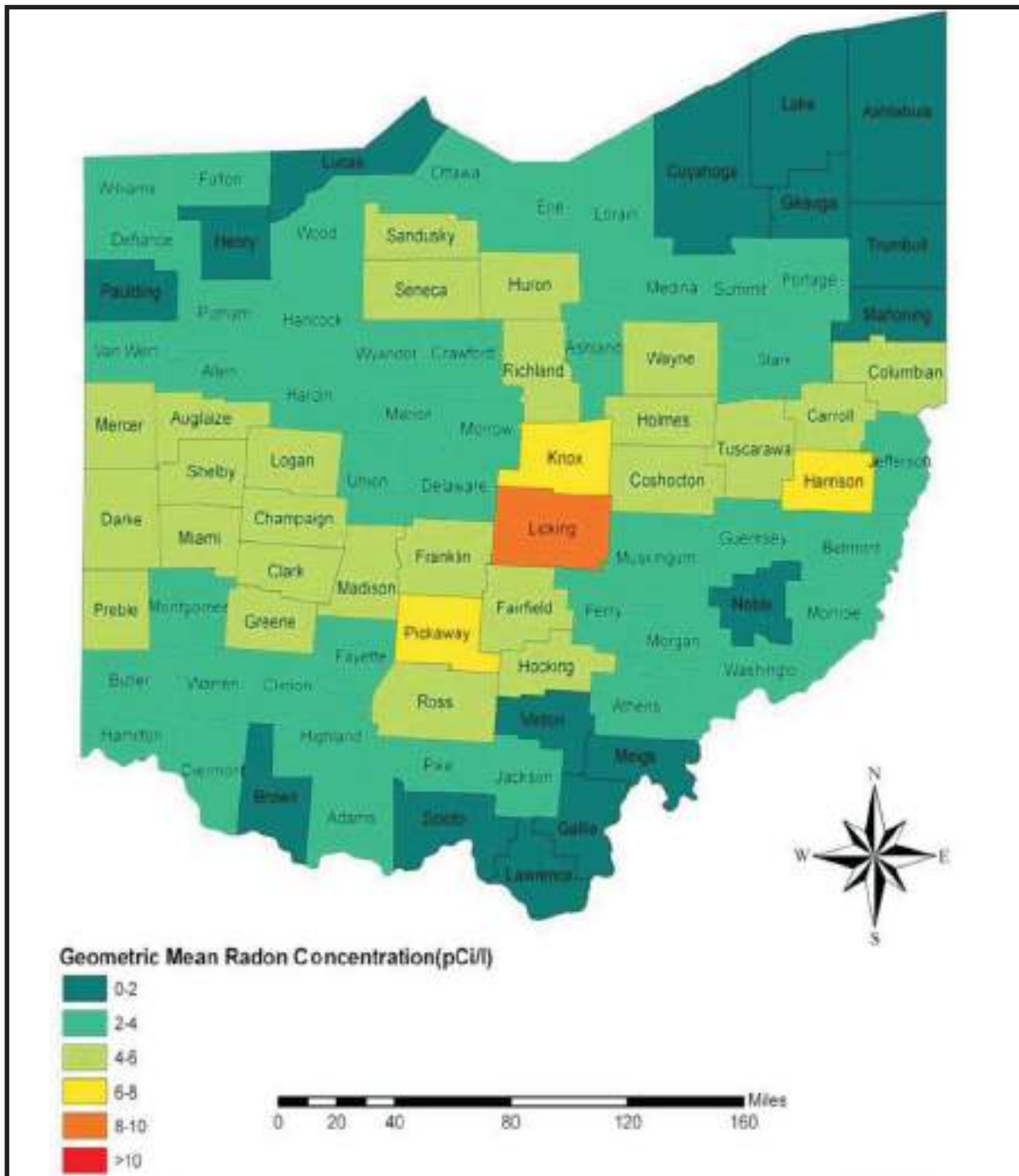
Radon comes from the natural (radioactive) breakdown of uranium in soil, rock and water and gets into the air you breathe. It can get into any type of building – homes, offices, and

schools – and results in a high indoor radon level. You and your family are most likely to get your greatest exposure at home, where you spend most of your time. Radon typically moves up through the ground to the air above and into your home through cracks and other holes in the foundation. Your home traps radon inside, where it can build up. Any home may have a radon problem, including new and old homes, well-sealed and drafty homes, and homes with or without basements.

Radon reduction systems work and they are not too costly. Some radon reduction systems can reduce radon levels in your home by up to 99%. Even very high levels can be reduced to acceptable levels. New homes can be built with radon-resistant features, and radon-resistant construction techniques can be effective in preventing entry. When installed properly and completely, these simple and inexpensive techniques can help reduce indoor radon levels in homes. In addition, installing them at the time of construction makes it easier and less expensive to reduce radon levels further if these passive techniques don't reduce levels to below 4 pCi/L.

Every new home should be tested after occupancy, even if it was built radon-resistant. If radon levels are still in





Map 13: Licking County has the highest level of radon concentration of any county in the state of Ohio (Source: www.eng.utoledo.edu/aprg/radon/fig1new.html).

excess of 4 pCi/L, the passive system should be activated by having a qualified mitigator install a vent fan.

Nearly one out of every 15 homes in the U.S. is estimated to have elevated radon levels. Results of radon tests, performed by Licking County Homeowners, indicate that over 70% of the homes had radon levels above the EPA action level of 4.0pCi/L. The average national indoor radon level is 1.3 pCi/L. The average indoor radon levels of Licking County, as determined by radon test results from Air Chek, Inc, is 17.4 pCi/L. There is certainly a higher level than average in Licking County. This is relevant to the comprehensive plan because actions can be taken at the building stage to reduce the levels of radon present in residential homes.

The planning committee wants to ensure residents are aware of the risks associated with radon inhalation. The committee would like for township officials to work with and through the Licking County Health Department to ensure current and future residents of Etna Township are educated about the dangers of radon gas. Township officials should encourage the Licking County Building Codes Department, Licking County Commissioners, and the State of Ohio to implement Building Code Regulations in Licking County which would require all new residential construction to be radon-resistant.

COMMUNITY INVOLVEMENT

Members of the township asked to participate in a community survey to voice their thoughts and opinions regarding the future development of Etna Township. Surveys were sent to all households in the community that have at least one registered voter living within the home. In total, 3,500 surveys were sent; 823 of those surveys were returned for analysis, while 220 were returned as undeliverable. Of those that were received by the recipient, about 25 percent were returned to be analyzed for this project.

The data received from this survey, along with several public meetings, helped to shape the land-use recommendations of this plan. The planning committee relied heavily on these data to make decisions regarding the future development of our community.

Listed in this chapter are some of the most notable statistics that were drawn as a result of the community responses. The following survey responses are from questions in the survey specifically addressing future development of the township. Open-ended questions are not



Figure 27: A residential subdivision within Etna Township.

included here, but are available at the Etna Township Hall or at the offices of the Licking County Planning Commission.

This survey also asked respondents to point out areas in the township where

they would like to see different types of development. Respondents were asked to place dots on maps indicating where in the township they would like to see different types of land uses. Figure 54 on page 41 shows the results of the dot map question from the survey.



Check the major reason(s) you enjoy living in Etna Township.		
Answer Options	Response Frequency	Response Count
Rural environment	76.1%	590
Low crime rate	49.4%	383
Lack of congestion	50.1%	388
Low cost of living	16.5%	128
School system	14.2%	110
Clean environment	35.2%	273
Friendliness	32.5%	252
Low housing density	40.5%	314
Easy access to employment	26.3%	204
Quiet area for retirement	23.6%	183
answered question		775
skipped question		48

Figure 28: The rural environment is the top reason for living in Etna Township.



Figure 29: Preservation of farmland and an agricultural way of life is important to Etna residents.

Etna Township needs more of which type(s) of housing development (check all that apply)?		
Answer Options	Response Frequency	Response Count
Single-family	38.5%	303
Two-family	3.1%	24
Multi-(more than two) family	2.9%	23
Rental	3.8%	30
None, the housing supply is adequate	59.9%	471
answered question		786
skipped question		37

Figure 30: A majority of survey respondents do not want to see more residential development in the township.

In a rural setting, what should the minimum lot size be for FUTURE development of a residence?		
Answer Options	Response Frequency	Response Count
1 acre	39.6%	306
2 acres	25.3%	195
3 acres	11.9%	92
5 acres	19.8%	153
10+ acres	3.4%	26
Other (please specify)		7
answered question		772
skipped question		51

Figure 31: Preferred minimum lot size for rural residential development.

In a residential subdivision, what should the minimum lot size be for FUTURE development of a residence?		
Answer Options	Response Frequency	Response Count
1/4 acre	17.3%	137
1/2 acre	42.9%	339
3/4 acre	13.7%	108
1 acre	18.4%	145
2 acres	5.6%	44
5 acres	1.8%	14
6+ acres	0.4%	3
Other (please specify)		5
answered question		790
skipped question		33

Figure 32: Survey respondents prefer 1/2 acre lot sizes for residential subdivisions.



Map 14: Lots in residential subdivisions in Etna Township are typically 1/4 acre or less.

What should the minimum square footage for a new home be?		
Answer Options	Response Frequency	Response Count
Less than 800 square feet	1.9%	15
800 to 1000 square feet	6.5%	50
1000 to 1500 square feet	30.6%	236
1500 to 2000 square feet	47.7%	367
Over 2000 square feet	13.5%	104
answered question		770
skipped question		53

Figure 33: Larger homes are preferred for new home construction.

In what price range would you like to see new housing (check one)?		
Answer Options	Response Frequency	Response Count
Less than \$80,000	2.0%	16
\$80,001 to 129,999	14.4%	114
\$130,000 to 199,999	38.0%	300
Over \$200,000	28.1%	222
None, the supply is adequate.	19.2%	152
	answered question	790
	skipped question	33
	answered question	790
	skipped question	33

Figure 34: Preferred price range for new housing.



Map 15: Cumberland Trails Subdivision.



Map 16: Cameron Chase Subdivision.

Should Etna Township pursue a comprehensive plan to plan for the future growth and development in the township?		
Answer Options	Response Frequency	Response Count
Yes	88.8%	691
No	11.2%	87
answered question		778
skipped question		45

Figure 35: Support for the comprehensive plan was very strong among survey respondents.



Figure 37: Residents participated in public meetings to discuss the future of Etna Township.



Figure 36: Planner Ryan Edwards of the Licking County Planning Commission presents at a public meeting.

How should Etna Township develop over the next 20 years?		
Answer Options	Response Frequency	Response Count
Rural	9.0%	71
Rural with some development	48.7%	384
More intense development with rural aspects preserved	29.3%	231
Fully developed	4.6%	36
No further development	11.8%	93
answered question		788
skipped question		35

Figure 38: Residents want the township to remain rural with some development permitted.

How effectively do you feel the township manages the following kinds of development?					
Answer Options	Well Managed	Adequately Managed	Poorly Managed	No Opinion	Response Count
Agricultural	111	290	67	296	764
Residential	63	299	203	200	765
Commercial	53	259	227	229	768
Industrial	78	252	171	266	767
answered question					782
skipped question					41

Figure 39: Management of land uses in Etna Township.

What kind of development would you like to see in Etna Township, if any. (Mark all that apply)		
Answer Options	Response Frequency	Response Count
Residential	29.7%	232
Agriculture	24.9%	195
Commercial/Retail/Office/Restaurants	44.9%	351
Industrial	13.4%	105
Mix of Residential/Commercial	36.1%	282
Civic Buildings	12.4%	97
No Further Development	16.6%	130
Other (please specify)		83
answered question		782
skipped question		41

Figure 40: Preferred development in Etna Township.

If you marked "very" or "somewhat" concerned on any of the above items, would you be willing to support more strict zoning and/or design standards in an effort to better plan and control such problems?		
Answer Options	Response Frequency	Response Count
Yes	93.3%	725
No	6.7%	52
answered question		777
skipped question		46

Figure 41: Survey respondents would like to see stronger zoning and design standards.

How concerned are you about the following development changes?					
Answer Options	Very Concerned	Somewhat Concerned	Not Concerned	Rating Average	Response Count
Increased Car/Truck Traffic	467	269	52	0.20	788
Road Frontage Split into Building Lots	239	364	149	0.59	752
Business Development	276	344	141	0.56	761
Industrialized Mega-Farms	426	198	137	0.54	761
Home Occupations	180	293	270	1.09	743
High Density Housing	561	179	32	0.12	772
Disabled Vehicles and Unkempt Property	529	187	64	0.25	780
Billboards/Signs	266	340	156	0.61	762
Other (please specify)					28
answered question					798
skipped question					25

Figure 42: Concerns about development changes in Etna Township.



Figure 43: Large tracts of land adjacent to homes are attractive to developers.



Figure 44: Agricultural production should continue in this community.

Should the township be actively pursuing commercial development within the township?		
Answer Options	Response Frequency	Response Count
Yes	61.0%	426
No	39.0%	272
answered question		698
skipped question		125

Figure 45: There is a desire for commercial development in Etna Township.

Should Etna Township maintain its rural atmosphere?		
Answer Options	Response Frequency	Response Count
Yes	93.4%	736
No	6.6%	52
answered question		788
skipped question		35
If yes, how? (Check all that apply.)		
Answer Options	Response Frequency	Response Count
Township zoning to limit residential growth.	68.5%	503
Township zoning to limit commercial growth.	69.6%	511
Parks, wildlife preserves, and other open spaces.	73.0%	536
Purchase of development rights/agricultural easements	33.8%	248
Other (please specify)		31
answered question		734
skipped question		89

Figure 46: Retaining the rural atmosphere is very important to township residents.

Indicate what type of commercial development you would or would not like to see in Etna Township.			
Answer Options	Would Like to See	Would Not Like to See	Response Count
Hotels, Motels	248	427	675
Office Parks	410	264	674
Heavy Industry	67	594	661
Light Manufacturing	431	267	698
Warehousing	310	349	659
Neighborhood Commercial Centers (convenience type stores)	373	293	666
Strip Malls	207	457	664
Big Box Retail Stores (eg., Meijer, Sam's Club, Wal-Mart, Target)	267	440	707
Industrialized Mega Farms	78	563	641
Other	85	54	139
If you answered other, what other commercial development would you like to see?			124
answered question			778
skipped question			45

Figure 47: Preferred commercial development.

Are you aware that Etna Township currently has zoning regulations and that they are enforced?		
Answer Options	Response Frequency	Response Count
Yes	78.7%	622
No	21.3%	168
answered question		790
skipped question		33

Figure 48: Most survey respondents are aware Etna Township has zoning regulations.

Do you feel it is necessary to plan for open space/public parks?		
Answer Options	Response Frequency	Response Count
Yes	89.9%	710
No	10.1%	80
answered question		790
skipped question		33

Figure 49: Open space and public parks are an important part of community development.

Should the Etna Township zoning regulations be more restrictive?		
Answer Options	Response Frequency	Response Count
Yes	49.3%	302
No	50.7%	311
How?		273
answered question		613
skipped question		210

Figure 50: Opinions were split on whether zoning regulations should be more restrictive.



Map 17: Granville Township utilized flood plain land to create parks for its residents.

What types of parks and recreation facilities would you like to see in Etna Township? (Check all that apply)		
Answer Options	Response Frequency	Response Count
Open Spaces	48.0%	355
Parks (Baseball diamonds, Soccer fields)	43.3%	320
Playgrounds/Basketball Courts	42.1%	311
Gymnasiums/Swimming Pools	39.0%	288
Trails (Walking, Biking, Horse)	76.6%	566
None	5.7%	42
answered question		739
skipped question		84

Figure 51: Including trails in the township's future plans is important to residents.



Figure 53: Agricultural businesses are encouraged in this community.

Do you agree or disagree with the following statements?			
Answer Options	Agree	Disagree	Response Count
My neighborhood/area is clean and attractive.	631	130	761
The township should carefully plan for growth.	759	30	789
The township should be mostly residential.	451	294	745
The township should encourage residential growth.	350	382	732
The township should encourage commercial growth.	420	324	744
The township should encourage industrial growth.	267	467	734
The township should have a broad tax base.	507	155	662
The township should help preserve farming activities.	689	69	758
answered question			795
skipped question			28

Figure 52: Residents gave their opinions on a range of issues in the community survey.

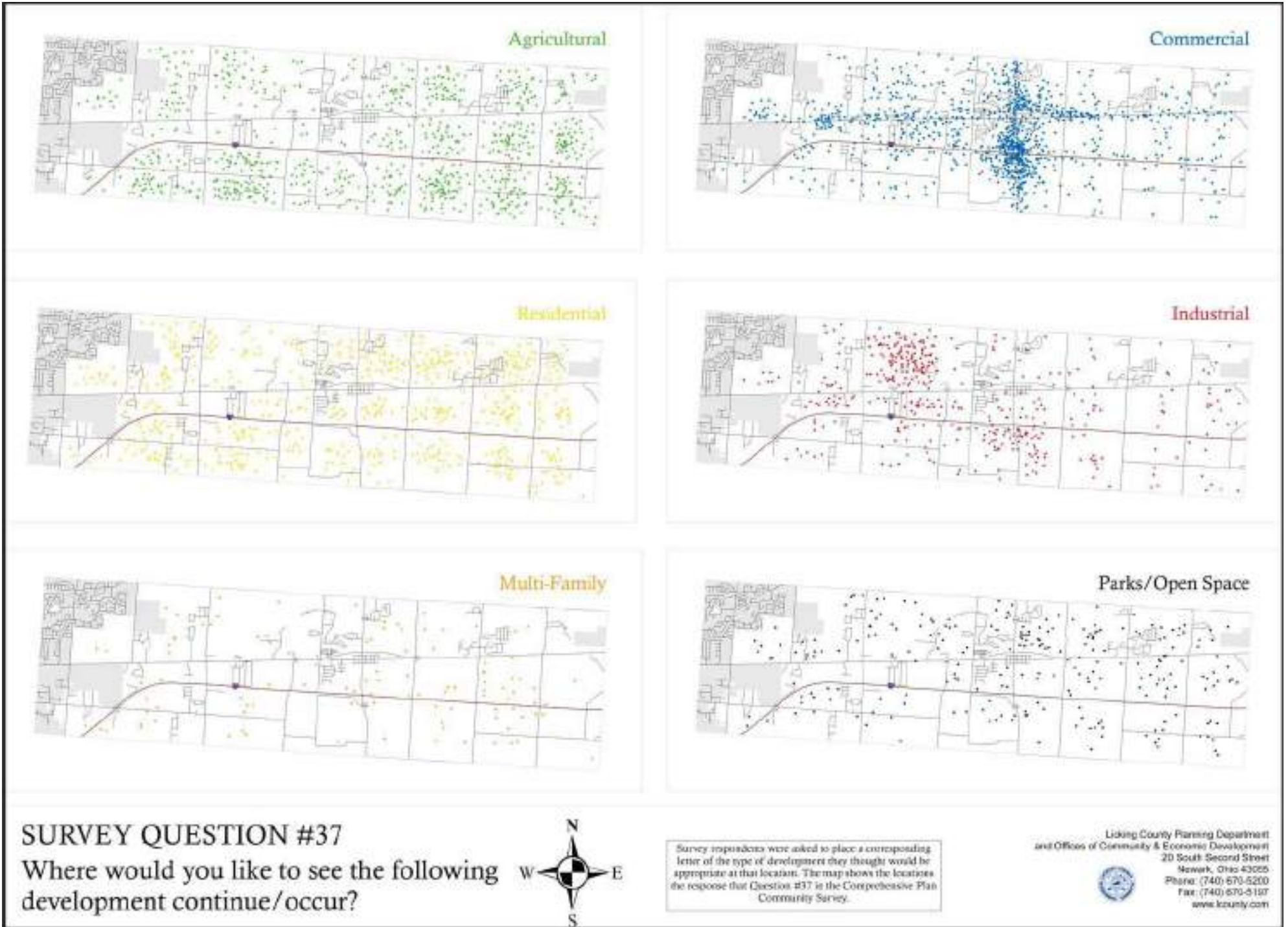


Figure 54: Residents identified areas in the township where they would like to see different types of development.

PLAN CHAPTER

The plan chapter represents a culmination of the work that has been done during the planning process. The information in this section of the plan will be used as a guide to bring the vision and goals of this community into reality. The plan chapter will help guide the future development of various types of land uses as well as the infrastructure and facilities needed to support all facets of the township.

Included here are maps that indicate places in the township that are considered most suitable for different land uses. Along with those maps are descriptions of those uses and the elements that should be incorporated in their makeup. Also included in this section are “concepts” that can be used to stimulate ideas for future projects.

The recommendations in this chapter are based on community survey results, as well as citizen input from public meetings held over the course of this project. This chapter should serve as the basis for zoning decisions in the future. It should not, however, hinder the



Figure 55: Highpoint Park, located in the heart of Old Etna.

zoning commission, board of zoning appeals or the township trustees from making decisions that will benefit the future success of the township. It should be used to guard against unguided or

ill-conceived development that would have a negative affect on Etna Township, while providing concrete solutions to work toward the greater good of this community.



VISION STATEMENT

Etna Township, like many other unincorporated areas, has long enjoyed a proud rural history. The rural makeup of this community serves as the fundamental basis for the strong desire within Etna Township to maintain as much of that history as possible. With the passage of time, urban areas extend their reach into the untouched areas of our landscape. The rapid consumption of land has become a necessity in order to respond to a growing population and its need for more goods and services. Etna Township has been at the threshold of this urban growth for well over a decade. During that span, this community has seen rapid development, resulting in many new homes, as well as industrial and business expansion. These developments have been accompanied by increased infrastructure and the expansion of utilities for their use. With these changes, land that was once farmed has come out of agricultural production in favor of development. If this trend continues, the rural nature of Etna Township will fade. This plan seeks to properly plan for future growth to make sure that doesn't happen. The residents of Etna Township treasure its rural heritage and seek to maintain it far into the future. To fulfill the promise of a continued rural



Figure 56: Rural features such as fence rows are encouraged in future developments.

lifestyle in Etna Township, steps must be taken to ensure that goal is realized. A balance of different land uses will be critical to the future health and well being of this community. By diversifying the makeup of land use in the community, Etna Township will be able to adequately

provide needed services to its residents without overburdening the township budget. The township must work toward greater accessibility and connectivity for pedestrians, bicycles, and automobiles. Linking significant parts of the community to each other will develop a

greater sense of community and give residents safe alternatives to automobile travel. The township should strive to be self-sufficient and encourage the development of services to meet the needs of its residents. Doing so will eliminate the need to drive to other communities to satisfy

those needs, and will also help keep tax revenues and jobs within this community.

These improvements must be made in ways that are aesthetically pleasing and add to the community fabric. Their implementation will lead to a

sustainable environment, thereby attracting and retaining new residents and businesses. Most importantly, these steps will help to build upon the strong rural foundation already existing within this community, and continue to make residents proud to call Etna Township home.



LAND USE

BALANCE OF LAND USES

An important consideration when developing the future land use map is the cost that each type of land use incurs in terms of community services. It is important for a community to balance the types of land uses that it has in its jurisdiction. Thought should be given to

It is important to understand the relationships between residential and commercial growth, agricultural land use, conservation lands and the communities' bottom line.- American Farmland Trust

the costs versus revenues for each type of land use. The American Farmland Trust has participated in Cost of Community Services studies in at least 151 communities since 1980. Over the course of these studies, findings suggest that residential development does not generate as much revenue as it costs a community for services, while industrial/commercial uses and working and open lands have generated fiscal surpluses. The Farmland Trust contends that communities pay a high price for unplanned growth, and scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. For this reason, it is

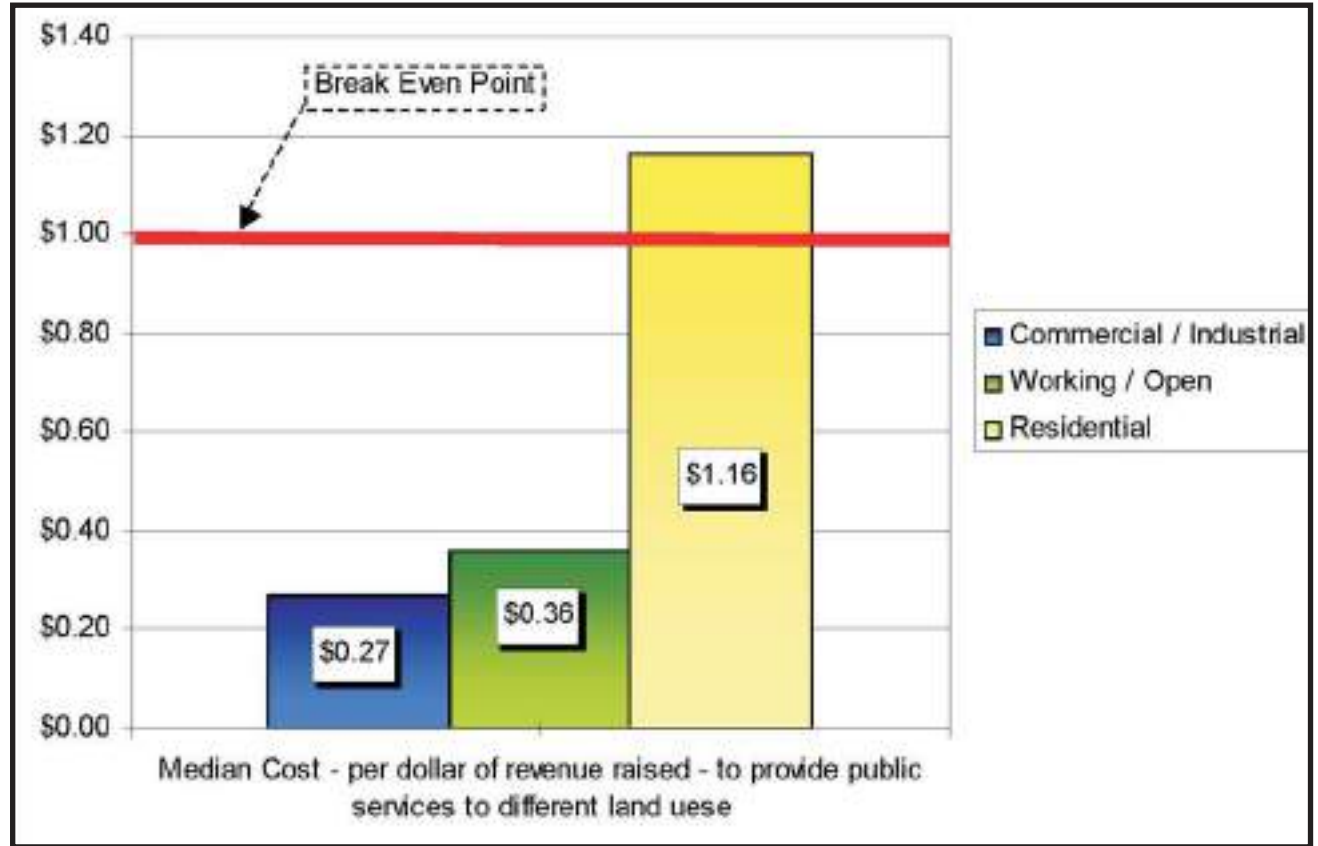


Figure 57: Residential development can be very costly to a community (Source: American Farmland Trust).

important to understand the relationships between residential and commercial growth, agricultural land use, conservation lands and the communities' bottom line (source: American Farmland Trust: Farmland Information Center, Fact Sheet, Cost of Community Services Studies, August 2010). The planning committee recognizes this fact, and has attempted to balance the types of land uses found on

the future land use map for Etna Township (see Figure 58 - Future Land Use Map, Percentage of Land Use on page 46; and Map 22 - Etna Township Future Land Use Map on page 53).

While the plan should regulate what development occurs in the township, it should not be so rigid that development in Etna Township becomes unattractive to **45**

developers. Township officials should review this document with potential developers, and work with them to create projects that meet the vision and intent set forth in these pages. However, this document should not prohibit the zoning commission, board of zoning appeals and the township trustees from being flexible and creative when working with those who want to locate businesses and homes in the community. Forming public-private partnerships with developers will be invaluable to the future success of the township. It is important that future development compliments existing infrastructure and community facilities. Any development that happens in Etna Township should benefit both the community and the developer, with minimal financial and physical consequences to the township and its residents.

There will be occasions where deviating from the future land use map will be appropriate and in the best interest of this community. When and if officials choose to deviate from this plan, sound reasoning must be employed. It should be shown that school systems have enough capacity, and that adequate infrastructure, such as roads and water and sewer services, would support further development.

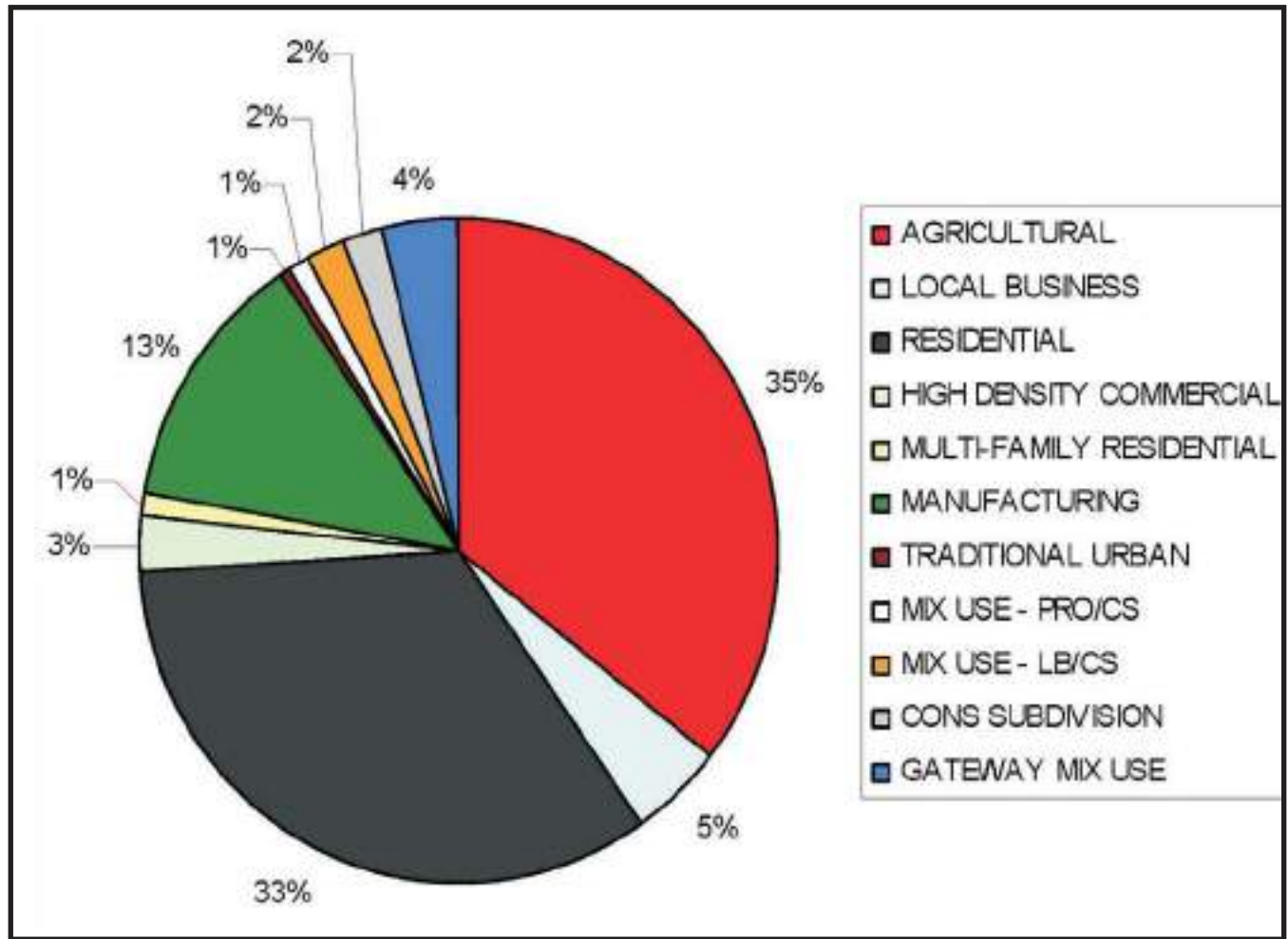


Figure 58: Percentage of land use on the future land use map (see page 53).



FOCUS AREAS

To best understand the land use recommendations of this plan, the township has been divided into four quadrants, along with the State Route 310 corridor focus area. Each of these areas has its own unique qualities, meaning the future vision for each of them will differ from the others. The following narrative further describes each section and how it should develop in the future.

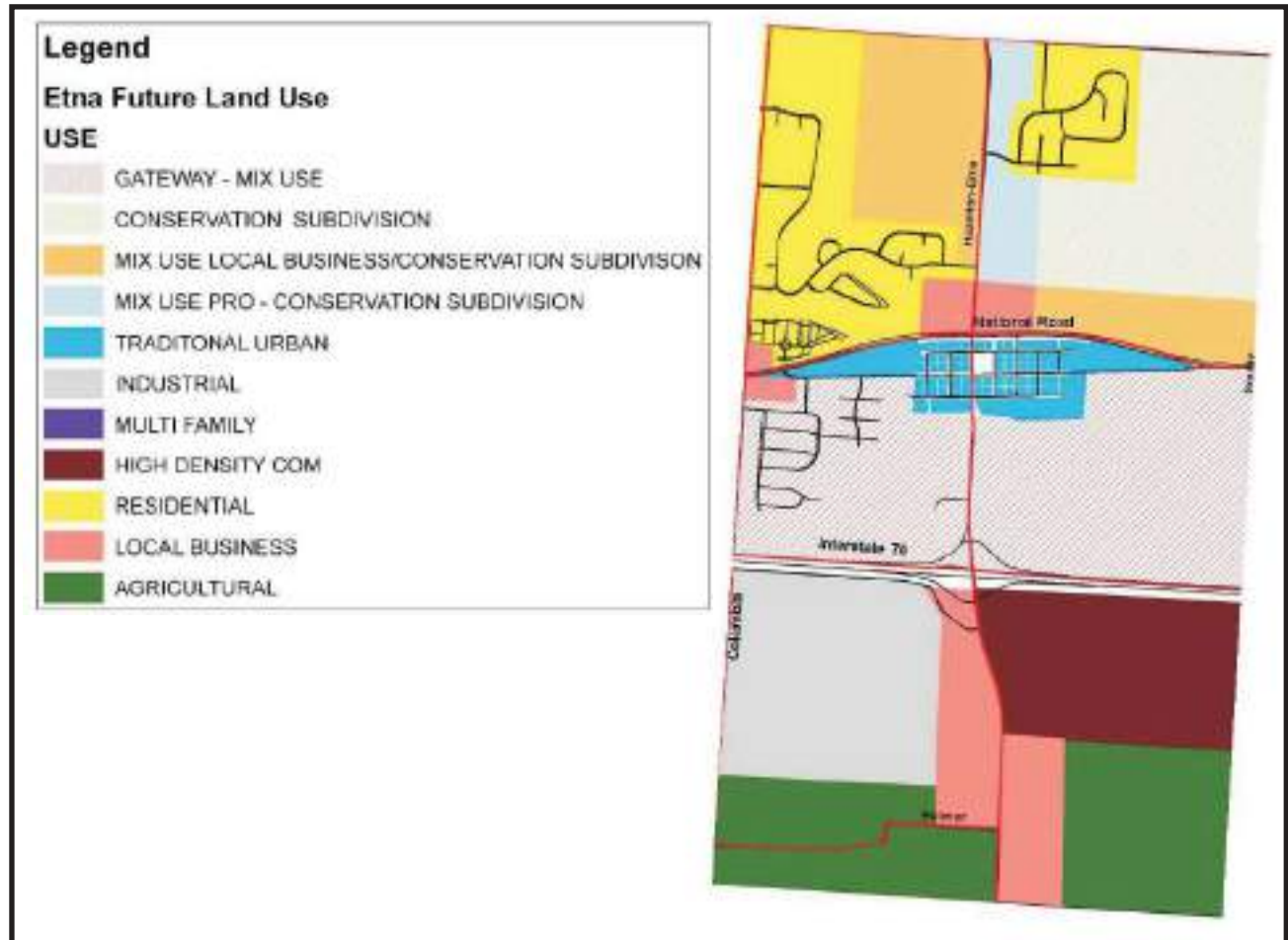
310 CORRIDOR SECTION

The State Route 310 Corridor, spanning Etna Township from Fairfield County to Pataskala, is a defining area for this community. Therefore, careful thought and well-conceived strategies have been employed by the Etna Township Planning Committee in creating a plan for this part of the township. The planning committee recognizes the importance of this corridor and has developed a future land use map and land use narrative with the whole community in mind. The committee believes that this is the centerpiece of the comprehensive community plan, and will serve as the foundation for the overall community land use strategy. As with any other rural community on the fringe of sprawling development, Etna Township is faced with challenges. Typical concerns, such as

increased traffic, annexation, unattractive future development and loss of rural environment are a part of the land use conversation in this community. The Etna Township Planning Committee has acknowledged these issues and has made decisions that it feels will protect

Etna Township from unfettered and unguided development.

Previous to this planning effort, a detailed plan for the 310 Corridor was done by the (MSI) Myers/Schmalenberger Incorporated, planning and design firm. When charged



Map 18: The State Route 310 Corridor Future Land Use Map.

with developing a more refined vision for the 310 Corridor, the Etna Township Comprehensive Planning Committee heavily relied on that plan for guidance and direction for their decisions. The result is a combination of suggestions by the MSI plan and the strategies developed by this planning committee. The belief of the planning committee is that these plans should not be mutually exclusive, but should integrate the best parts of the MSI study with the suggestions developed during this process. The goal for this group is to develop not only a plan for the 310 Corridor, but one that has the entire Etna Township Community in mind.

ETNA TOWNSHIP QUADRANTS

Northwest Quadrant

The boundaries of the Northwest Quadrant are Columbia Road on the east, Reynoldsburg on the west, Refugee Road to the north and I-70 to the south.

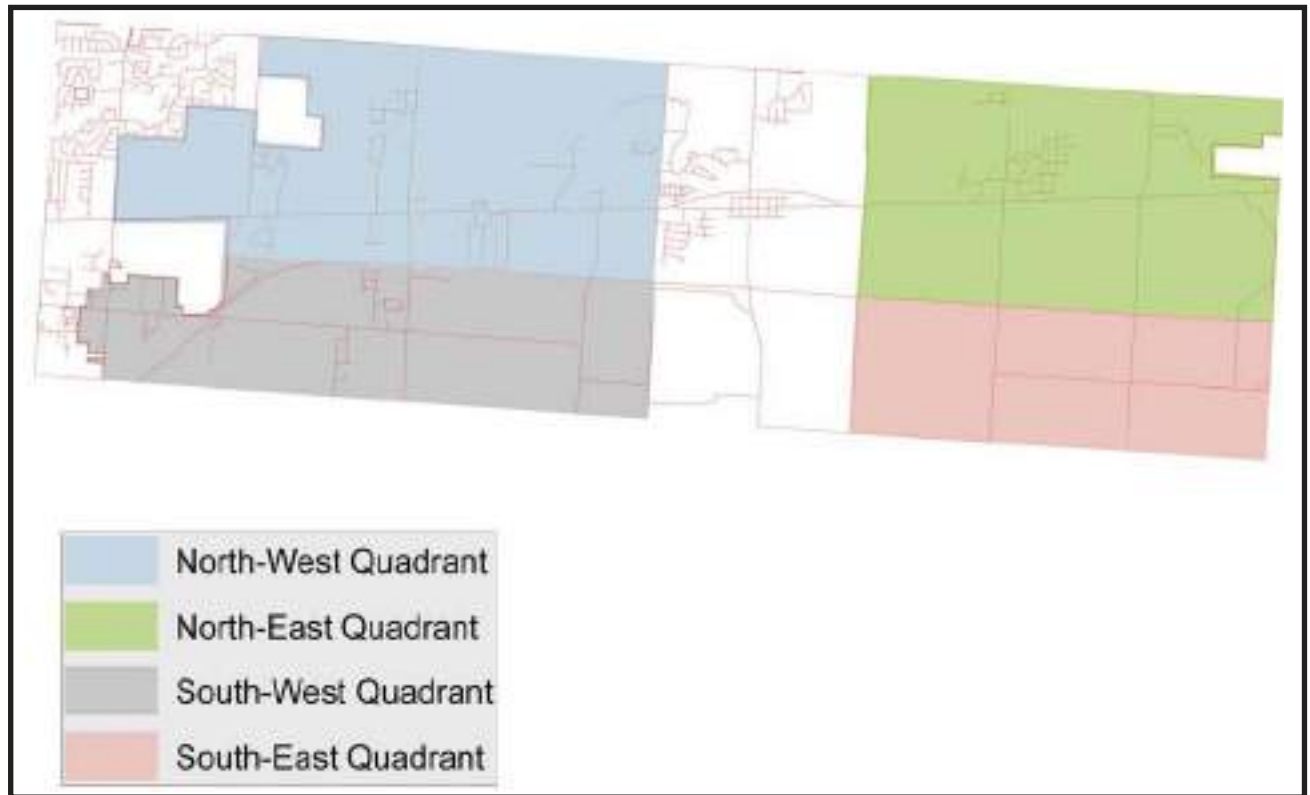
This quadrant is heavily zoned for manufacturing. It is the target area for current and future business in Etna Township. This is the area where the community will see the most progress in job creation and revenue generation. This section of the township should be the location of major industrial and business



growth in the future. Current uses and zoning have enabled the development of a first class industrial complex. The new Jobs Ready Site Road that extends from the Etna Corporate Park north into Pataskala will only help to accelerate the attraction of future business to this area of the township. The JEDZs established in this section of the community have already helped to generate a tax revenue and will continue to do so as businesses expand and new ones relocate to this location. The growth of the corporate park will generate new jobs, which could be filled by Etna residents. Living and working in the same

community will keep tax dollars local and reduce the drive time to work for those who are currently employed in other communities. Future industrial development in the township should primarily locate in the large area in this quadrant already zoned for industrial and manufacturing growth.

Also in this quadrant are a few areas where local level commercial businesses should locate. There are many parcels already zoned for general businesses along US 40. Future additions of local commercial should be contained to those areas. Too



Map 19: The Etna Township Quadrant Map.



Map 20: Etna Township's current Zoning Map.

much retail development could over saturate the township with that type of development, which typically does not contribute much in the way of tax dollars.

Multi-family development should be considered in this quadrant in the small area that borders the Reynoldsburg corporation limit, as shown on the future land use map on page 53. This area is suitable for multi-family development because it would be bordered by residential subdivisions and a high-density commercial area. The high-

density commercial area shown on the future land use map is located at the intersection of Taylor Road and U.S. Route 40, two of the major thoroughfares in the township. These roads will be able to absorb the added traffic that this type of development would generate. The commercial development in this area should provide safe paths or pedestrian features linking multi-family development to itself. Additionally, the land identified as suitable for high-density commercial and multi-family development is located along the Etna

Township/Reynoldsburg border. Allowing more intense uses in that location will help to guard against annexation pressures from Reynoldsburg. The remainder of the Northwest Quadrant should be reserved for single-family residential development.

Southwest Quadrant

The boundaries of the Southwest Quadrant are Lynns Road on the east, Reynoldsburg on the west, I-70 to the north and the Fairfield County line to the south.

The Southwest Quadrant currently consists of agricultural uses and single-family homes. It has the only area in the township that is solely zoned for multi-family housing. Also present in this area are several parcels zoned for manufacturing uses. The remainder of the current zoning in this quadrant is largely agricultural, with a few areas that have been zoned residential. Future development in this area should remain agricultural or single-family residential in nature. Residential development here should follow the requirement of the (PRCD) Planned Residential Conservation District (see Map 21).

Water and sewer services do not extend far into this quadrant. Because of this, the area should continue in agricultural production and large lot residential homesteads. Future extension of water and sewer services should not be considered in this area. There should be no future expansion of manufacturing in this quadrant. The areas currently zoned for manufacturing and multi-family uses should not be permitted to greatly increase. New manufacturing businesses should locate near the Etna Corporate Park or in the newly zoned manufacturing area near the intersection of U.S. Route 40 and State Route 158.

New multi-family developments are provided for in the Northwest Quadrant near the Reynoldsburg corporation limit.

Southeast Quadrant

The boundaries of the Southeast Quadrant are Kirkersville on the east, Smoke Road on the west, I-70 to the north and the Fairfield County line to the south.

The land in the Southeast Quadrant is primarily agricultural in nature. Current use in this quadrant is mainly agricultural, with a few areas zoned for residential uses. These uses are in line with current zoning in the area. Members of this community have consistently noted their desire to maintain a rural environment in the township. This quadrant has been in agricultural production for many years and should so continue far into the future. This would be a prime area to utilize farmland

preservation programs such as the Agricultural Easement Purchase Program, offered by the Ohio Department of Agriculture, or a Transfer of Development Rights program.

If development does occur in this area, the Planned Residential Conservation District (PRCD) section of the Etna Township Zoning Resolution should be used to guide that development. Subdivisions that maximize open space, use little infrastructure and contribute to the rural feel of the township should be encouraged in this quadrant.

Northeast Quadrant

The boundaries of the Northeast Quadrant are Kirkersville on the east, Smoke Road on the west, Refugee Road on the north and the I-70 on the south. Currently the section of this quadrant north of US 40 has a range of uses,



Map 21: The Planned Residential Conservation District (PRCD) overlay map.



including commercial business, residential and agricultural land. The existing zoning is consistent with these uses. However, south of US 40 the intensity of development is much less than that north of US 40. While there are homes located there, future expansion of such uses should be avoided or limited to conservation-subdivision-style development, and large lot single-family homes.

The far east side of this quadrant was opened up to manufacturing development with a large rezoning to the M-1 zoning category in 2009. Any additional manufacturing ground in this area is discouraged. The preferred land use on adjacent properties is agricultural. Due to its rural surroundings, additional landscaping/buffering requirements should

be implemented in this district. One idea would be to establish a mandatory overlay area, establishing more stringent design criteria on the manufacturing development in this area. The land south of US 40 in this quadrant would be a prime area for farmland preservation programs.

National Road passes through this part of the township. The eastern section of US 40 that lies within Etna Township has green medians separates the eastbound and westbound lanes. The green medians help to impress upon visitors and residents the rural nature of this community. Every effort should be made to maintain these medians. The alternative of removing them in favor of pavement, as was the case on the western half of the township, should not be considered.

Clean Ohio Agricultural Easement Purchase Program

The Clean Ohio Agricultural Easement Purchase Program (AEPP) compensates farmland owners to place an agricultural easement upon their farm with the express goal of preserving Ohio's valuable farmland for future generations. An agricultural easement is a deed restriction that prohibits any future non-agricultural development. The easement allows for agricultural development and the land itself stays under private ownership. Currently the AEPP is funded at \$6.25 million per year; more information can be found at the Office of Farmland Preservation's website: <http://www.agri.ohio.gov/farmland>.

Transfer of Development Rights Program*

The premise behind this program is when "right to develop" is severed from land having important agricultural, open space or ecological value and made available for sale to landowners in an area where higher density development is encouraged.

*Currently this is not available in Ohio, but legislation has been introduced in the Ohio Legislature.

Manufacturing East Overlay Concept

The area identified as Manufacturing along US Route 40 on the east side of the township should meet more stringent landscaping and buffering requirements than already existing manufacturing districts in Etna Township. The screening between the industrial use and the non-industrial use should consist of year-round vegetation, such as pines or evergreens, earthen mounds, fences or an acceptable combination of these elements. This area is unique because it is still an undeveloped site, surrounded by agricultural uses on all sides.

An important strategy to the success of this plan is to maintain a rural feel throughout the township. The area surrounding the land designated as manufacturing has been identified as most appropriate to maintain the kind of rural feel that residents of the township desire. Future development of the manufacturing district at this intersection should be sensitive to this and include larger setbacks and more intense landscaping and buffering in order to soften the impact of future industrial/manufacturing businesses on planned agricultural uses and rural residential households.

LAND USE DESCRIPTIONS

Conservation Subdivision

The residential conservation land use will serve as a place in the township where residential subdivisions can be built in line with the standards set forth in the Planned Residential Conservation District in the Etna Township zoning code. The idea behind this land use is to provide development options to landowners looking to profit from their land in a way other than farming. The benefit to the community of this type of development is that it focuses on the preservation of open space and natural features. A residential conservation neighborhood will reduce the amount of impervious surfaces and infrastructure needed in the development, compared to a typical subdivision (see Figure 59).

A conservation subdivision would require that at least 50 percent of the project be preserved as permanent open space. The open space would be developed in large contiguous blocks and would be available and accessible to everyone in the township. Homes would be clustered and in closer proximity to one another than would be

“Etna Township has a lack of restaurants and family-oriented activities... parks, dog parks, places people can walk to. More sidewalks, bike paths and outdoor activities are needed. Anything that gives the township a sense of community is lacking. A smartly developed “uptown” area with some businesses and restaurants with sidewalks would be wonderful.”
 - Etna Township Community Survey Respondent

found in typical subdivisions. To make this type of development attractive to potential developers, the density allowed in a Conservation Subdivision should be higher than the density in the Agricultural District, and the same as the density found in the Residential (R-1) District. Lot sizes in these developments will not be consistent from project to project. The allowed development unit per acre, as well as the required open space, will determine the size of the lots in each development. These projects will be done through the

Planned Unit Development process, where the township can review each plan and have the power to decide if the proposal meets the intent of the Planned Residential Conservation District of Etna Township.

Developments that occur in this manner will be required to include multi-use bike paths along the existing streets that they border. Setbacks for this district will be 150 feet from the street centerline, to maintain a rural feel. The multi-use bike paths will be located in

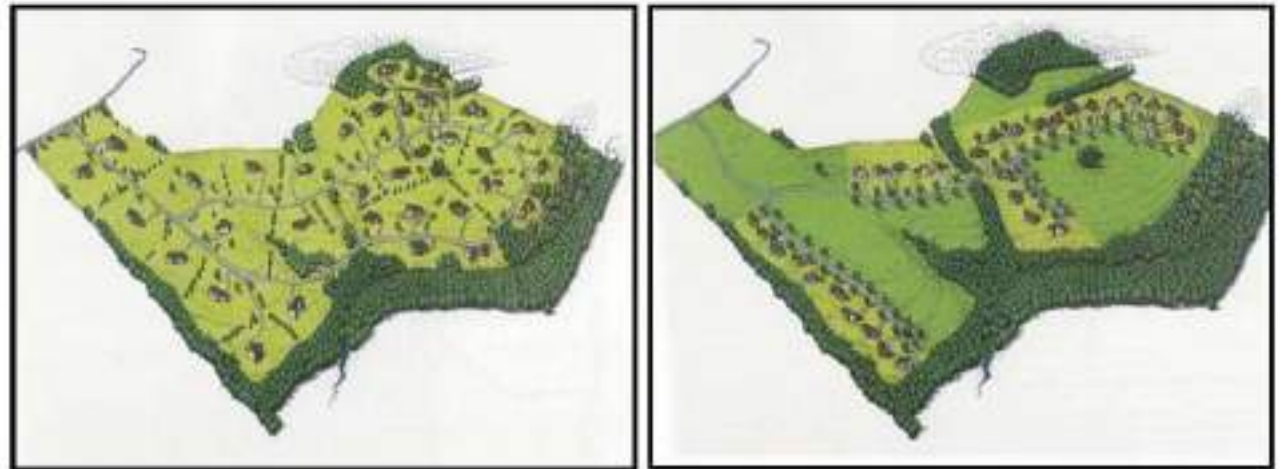
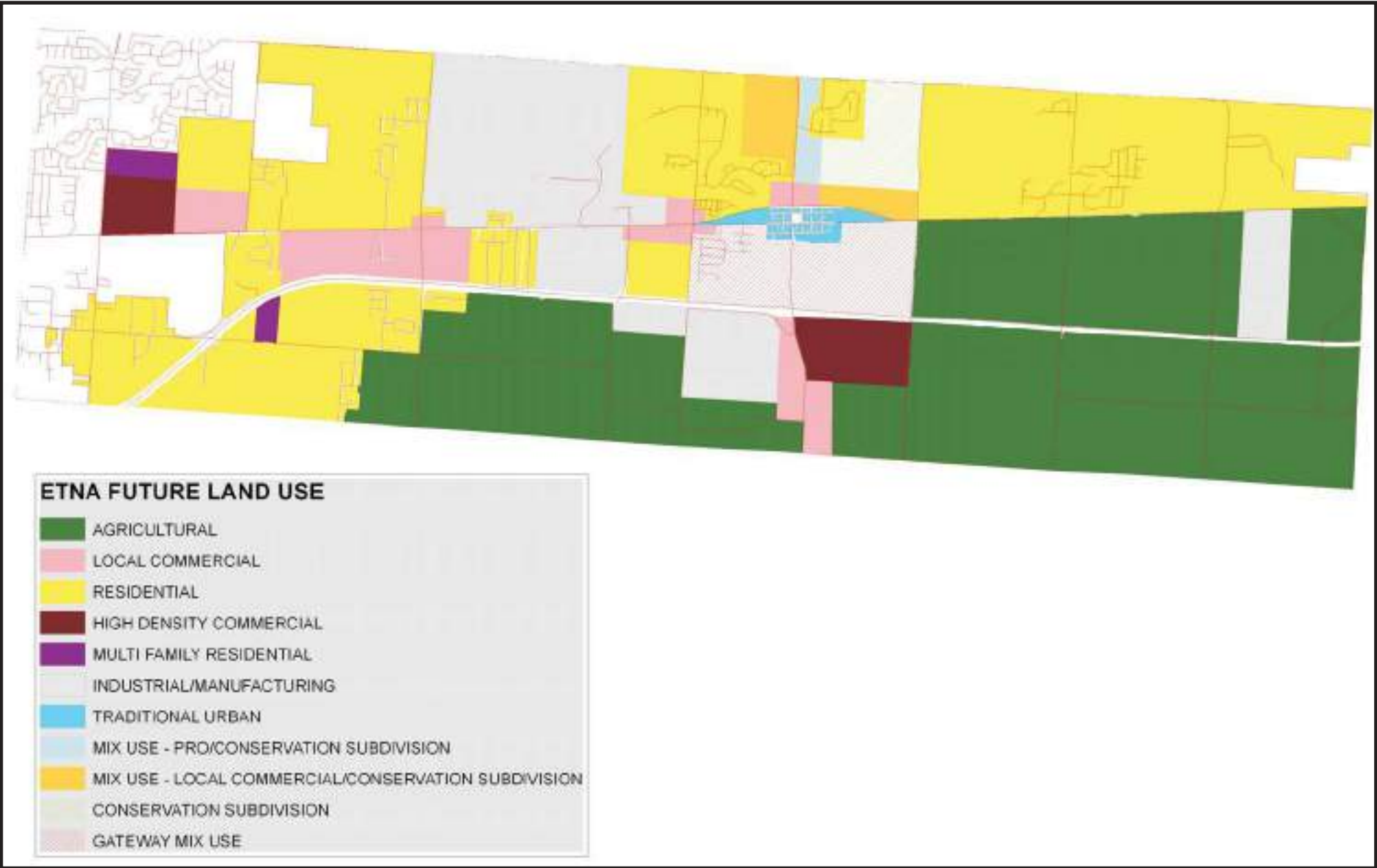


Figure 59: A conservation subdivision (right) versus a traditional subdivision (left).





Map 22: The Etna Township Future Land Use Map.

dedicated easements in these setbacks. The streets adjacent to these developments should follow the rural corridor typology as described by the MSI-310 Corridor Study. Examples of this kind of development are found on page 17 of the MSI-310 Corridor Study.

Community Gateway-Mixed Use

This area will serve as the gateway to Etna Township and should embody a look and feel that is consistent with the community fabric. The gateway land use area will help transition residents and visitors from a freeway environment into a community that embraces a rural and small town aesthetic. Elements that should be included in the design of this area are intense landscaping and mounding requirements for new developments along this section of 310 and National Road, as well as sign regulations that keep signs small and local in scale. Large rural setbacks should be employed here to communicate the rural nature of the community. These setbacks should include multi-use bike paths that link to the larger system of planned paths in Etna Township.

The gateway land use area will include a mix of uses, such as retail business,

restaurants, offices and residential development. As stated in the Mixed Planned Unit Development (MPUD) in the Etna Township Zoning Resolution, a development here will be required to meet the rural aesthetic and blend harmoniously with adjacent land use districts and existing developments. Big Box stores should not be considered for this area, and contiguous open space will be required. This land will be open and available for public use.

The mixed-use strategy for this land use area is recommended as a way to avoid the typical highway intersection look that is prevalent throughout the United States. Under current zoning, the street frontage along State Route 310 is zoned accommodation business. Uses allowed under this zoning category include gas stations, automobile repair businesses, truck stops, hotels and motels, restaurants, gift shops, car washes, farm markets, drive-in eating and drinking establishments, and single-family dwellings. These uses are typical of many intersections throughout our country and contribute to the suburban sprawl look that this community seeks to avoid. The planning committee does not object to these uses in the community, but would like to see them incorporated into an overall community development strategy. By allowing for a mixed-use approach to this area, those who develop here in the future will have to follow the

Planned Mixed-Use Development District requirements in the Etna Township Zoning Resolution. The mixed-use PUD tool puts the power of negotiation in the hands of the Etna Township Zoning Commission. The committee believes a well-defined vision for this area will help the board of zoning appeals guide developers during the site plan review process.

High-Density Commercial

The High-Density Commercial land use will be the place in the township where higher-intensity commercial businesses should locate. These areas would be appropriate locations for Big Box businesses with a regional clientele, and where national chain restaurants and retail establishments could locate. Locating a high-intensity commercial district south of I-70 will allow people to enter and exit this district without adding to the already congested traffic on SR 310 north of I-70. This type of use should also be considered on the western border of the township at the US 40 and Taylor Road intersection.

These areas will provide many of the services that residents have indicated they want. Survey respondents overwhelmingly suggested that they would like retail and restaurant options in Etna Township. This type of development will provide revenue to the community as well as employment



opportunities for residents. It will be important for the township to partner with other communities in the form of a JEDD or JEDZ to fully maximize the tax potential of this district.

Design elements that should be incorporated in these areas will include intense landscaping and mounding for new developments along this section of SR 310 and US 40. Large rural setbacks of 150 feet should be used here to emphasize the rural nature of the community. These setbacks should include multi-use bike paths that link to the larger system of planned paths in

Etna Township. Parking lots should not dominate these developments. Where large parking lots are necessary to meet business needs, their impact should be minimized through pervious surfaces and best-management practices, along with parking lot trees and landscaping. The streets adjacent to these developments should follow the rural corridor typology as described by the MSI-310 Corridor Study, as shown in Figure 60.

Local Commercial

The Local Commercial land use will allow local level businesses that serve the

needs of Etna Township residents. The businesses that locate in these areas will not be regional in scale (Big Box stores will not be permitted); they will meet size and aesthetic requirements that are in line with a rural local business district. They will be designed to provide convenience shopping and service delivery for the day-to-day needs of consumers in this planning area. The streets adjacent to these developments should follow the neighborhood commercial street typology as described by the MSI-310 Corridor Study, as shown in Figure 61 on page 56.

The development parameters as outlined in the MSI 310 Corridor Study would apply here. They are as follows:

1. Parking should not dominate the site as viewed from the public right-of-way. All practical measures should be taken to minimize the impact of parking on the corridor, including locating the parking to the rear or side or the structure.
2. Development should be related to adjacent sites with respect to connections, building placement, landscaping, screening and green space. Shared parking is encouraged.
3. All commercial buildings located in the transition zone must face the public roadway and have a presence on the street. No utilities, dumpsters, mechanicals or other infrastructure

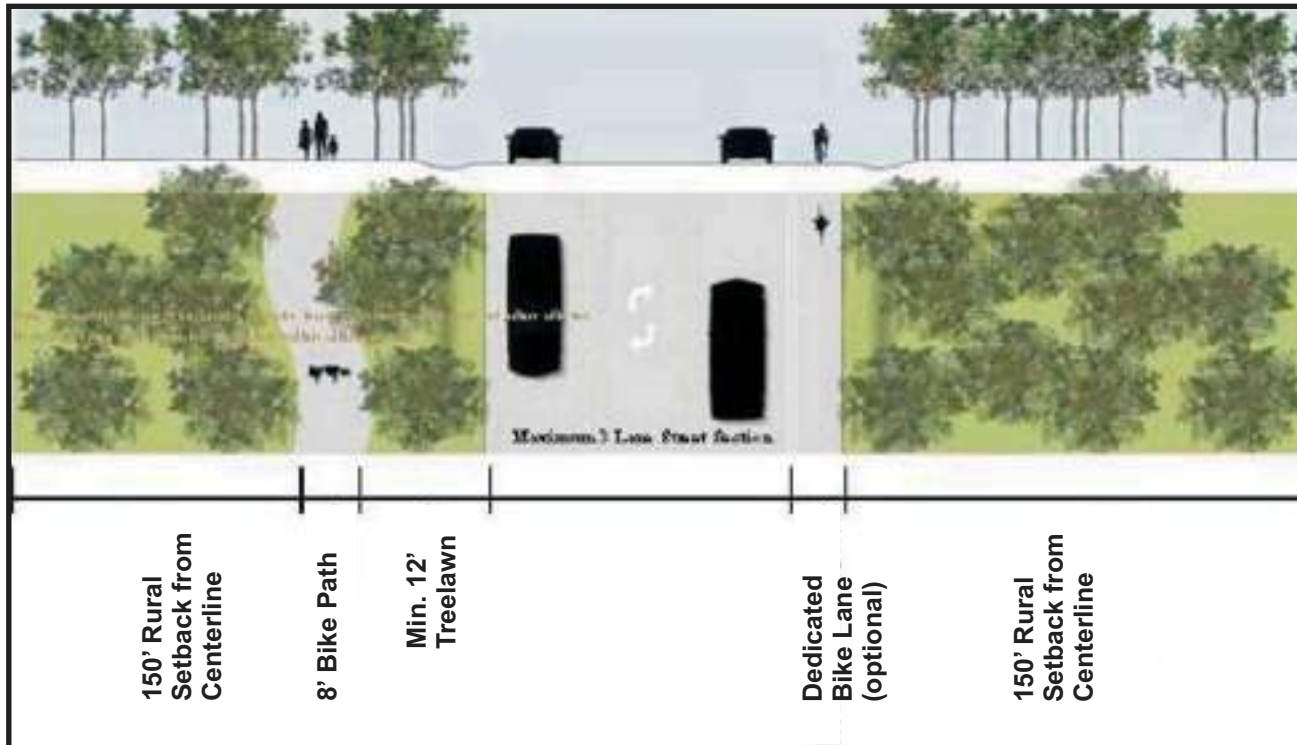


Figure 60: Rural Corridor Street Typology (Source: Etna Township 310 Corridor Plan: Draft, MSI Planning and Design).

may be placed in front of the building face; wherever these are located, they must be properly screened from public view.

4. Amenities should be included in the development, such as trails or sidewalks (whichever is recommended in this plan). These trails should link to the larger planned trail system for the township. Outdoor dining and any other features that improve the site are strongly encouraged.
5. High-quality building architecture is required on all sides of the building and not just the front facade; none of the walls should be blank. The building should face public roadways and store windows should be a significant part of any building facade facing a primary street.
6. Buildings should be neighborhood and human in scale and should reflect the existing rural conditions in Etna Township.
7. Infrastructure should be designed to complement the site, including detention/retention ponds. The ponds should look natural, not engineered.
8. Well-organized green space should be designed as part of the site.
9. Landscaping should be high quality and contribute to the natural, rural aesthetic of the community and the

site.

10. A build-to line should be established for local business at 50' from the edge of pavement for the transition area for parcels just north of US 40 on SR 310. All buildings must be built to

that line unless amenities are included in the site, such as outdoor dining, to justify moving the building back to accommodate it.

11. Curb cuts along SR 310 and US 40 should be minimized, and well-

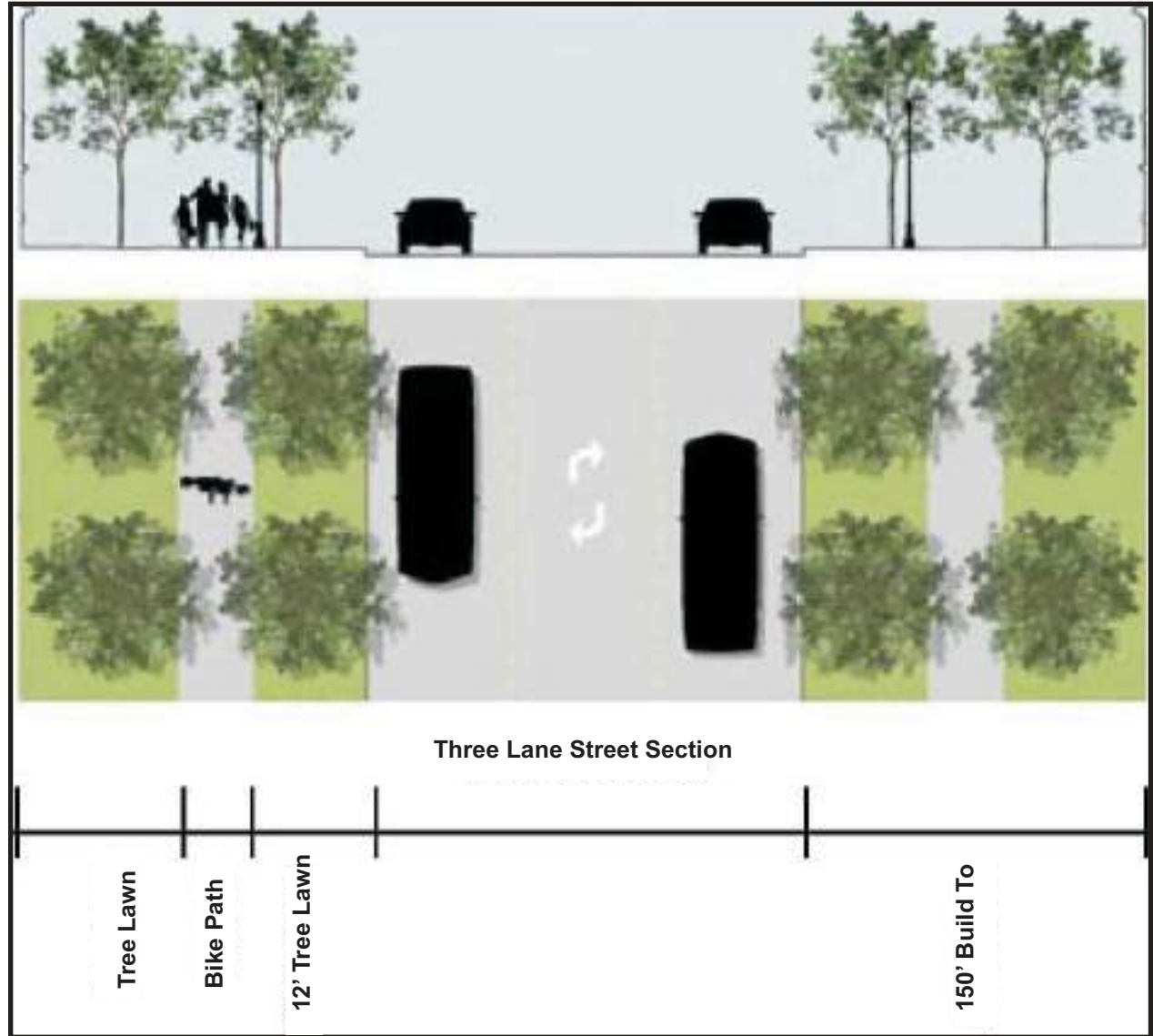


Figure 61: Neighborhood Commercial Street Typology (Source: Etna Township 310 Corridor Plan: Draft, MSI Planning and Design).



organized connections should be established by requiring cross-access easements to be dedicated at the time of development to all adjacent development sites.

12. Drive-thrus are discouraged, and if they do occur, must be located to the rear of the building.
13. Cross-access easements will be required to allow access to commercial uses close to the SR 310/US 40 intersection.
14. Design and location of buildings

should adhere to the recommendations of this plan.

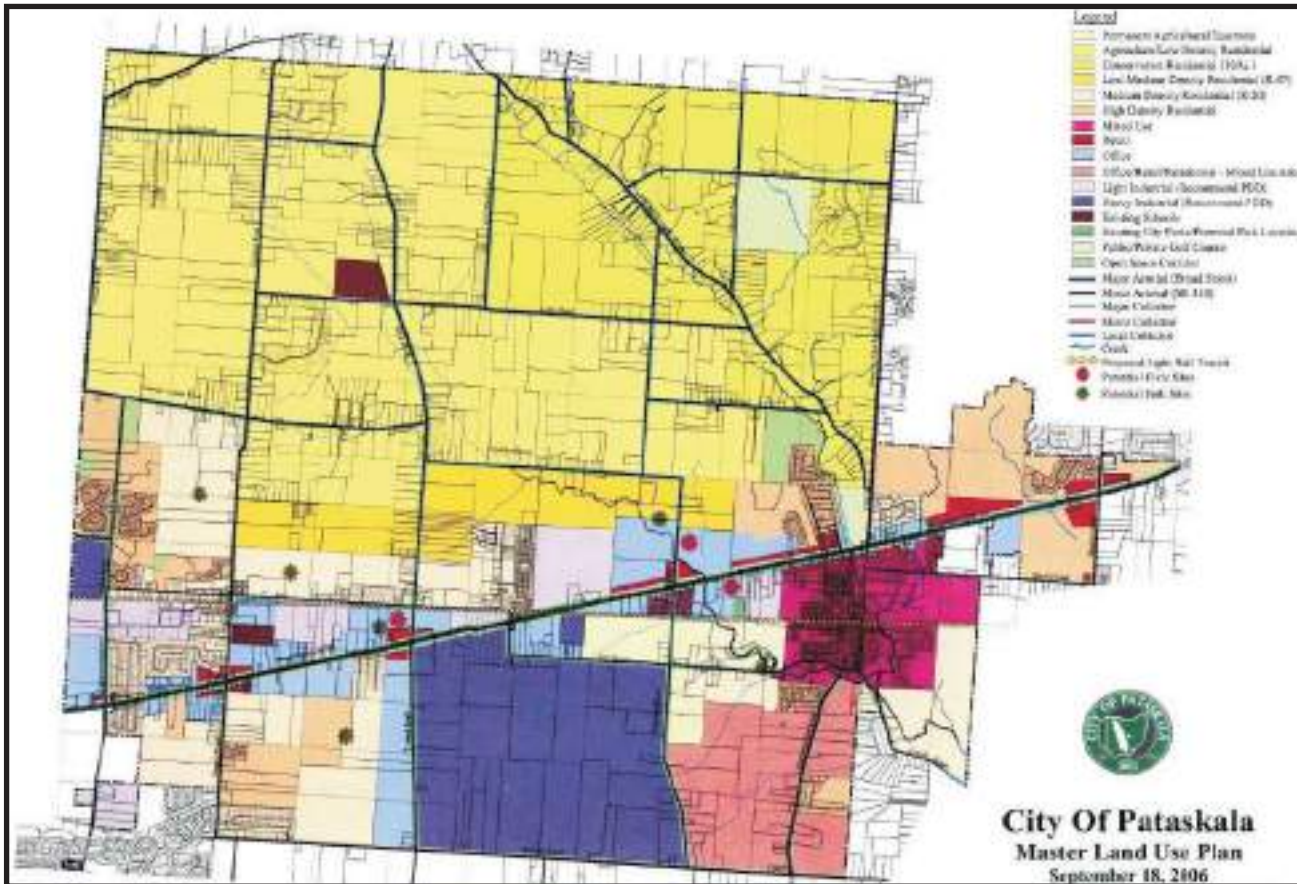
Mixed-Use Local Commercial/Conservation Subdivision

Much like the Local Commercial land use areas, this land use category will allow local level businesses that serve the needs of residents of Etna Township. These areas will also allow and encourage the integration of residential housing within the development. The residential housing

that is included within this classification must meet the design and density criteria set forth in the Planned Residential Conservation District of the Etna Township Zoning Resolution. The businesses that locate in these areas will not be regional in scale (Big Box stores will not be permitted); they will meet size and aesthetic requirements that are in line with a rural local business district. They will be designed to provide convenience shopping and service delivery for the day-to-day needs of consumers in this planning area.

This designation is included on the future land use map because the planning committee believes it will encourage well-designed commercial development along the major corridors of SR 310 and US 40. The idea behind designating the large piece of land on the southwest corner of SR 310 and Refugee Road as local commercial is to fend off annexation pressures from Pataskala. The future land use map of Pataskala directly across Refugee Road calls for a mixed-use office, retail, and residential district.

The land owner, if unsatisfied with the future land use plan of Etna Township, could easily annex into Pataskala and develop according to their zoning rules, at which point the township would be powerless to guide the future



Map 23: The City of Pataskala Future Land Use Map.

development of that piece of ground. The hope is that through the density incentives and flexibility of the PUD process, developers and landowners will choose to stay in the township and develop these areas according to the PUD method.

The area identified as this type of use on the Future Land Use Map along US 40, located on the west side of Smoke Road, in particular, is a concern due to the future site of the new high school. This area is currently zoned as a general business district. The general business district allows many types of uses, including beer and liquor establishments, which some feel is an inappropriate use so close to a school. By encouraging and incentivizing developers to develop this area as a Planned Unit Development in a Local Commercial and Residential fashion, the township can refer to the permitted uses of the Local Commercial District, which are much more limited and well defined than the broad uses allowed in the GB-1 District. This is not to suggest that a place that serves alcohol is prohibited from all Local Commercial District lots, but the PUD states that the applicant for a PMUD may apply for a combination of permitted uses in their

development as long as they are keeping with the intent of the township, and will not adversely affect the adjacent property and/or the public health, safety and general welfare. The discretion to decide what uses are allowed in these developments will be in the hands of the township zoning commission and township board of trustees. It is the committee's opinion that development adjacent to schools should be appropriate for school-age children.

The development parameters outlined in the MSI-310 Corridor Study would apply here. They are as follows:

1. Parking should not dominate the site as viewed from the public right-of-way. All practical measures should be taken to minimize the impact of parking on the corridor, including locating the parking to the rear or side of the structure.
2. Development should be related to adjacent sites with respect to connections, building placement, landscaping, screening and green space. Shared parking is encouraged.
3. All commercial buildings located in these areas must face the public roadway and have a presence on the street. No utilities, dumpsters, mechanicals or other infrastructure may be placed in front of the building face; wherever these are located they

must be properly screened from public view.

4. Amenities should be included in the development, such as trails or sidewalks (whichever is recommended in this plan). Outdoor dining and any other features that improve the site are strongly encouraged.
5. High-quality building architecture is required on all sides of the building and not just the front facade; none of the walls should be blank. The building should face the public roadways and store windows should be a significant part of any building facade facing a primary street.
6. Buildings should be neighborhood and human in scale and should reflect the existing rural conditions in Etna Township.
7. Infrastructure should be designed to complement the site, including detention/retention ponds. The ponds should look natural, not engineered.
8. Well-organized green space should be designed as part of the site.
9. Landscaping should be high quality and contribute to the natural, rural aesthetic of the community and the site.
10. Curb cuts along SR 310 should be minimized, and well-organized connections should be established by requiring cross-access easements to be dedicated at the time of



development to all adjacent development sites.

11. Drive-thrus are discouraged, and if they do occur, must be located to the rear of the building.
12. Design and location of buildings should adhere to the recommendations of this plan.

Additionally, these design standards should be followed for land in these areas. These combine elements from the MSI-310 Corridor Study and those of the Etna Township Planning Committee.

13. A 150' setback shall be maintained north of Trail East on State Route 310 to preserve the rural character of the township for all newly developed parcels on both the east and west side of the roadway. These setbacks should include multi-use bike paths that link into the larger system of planned paths in Etna Township.
14. Streets in view of the public roadway should be single loaded to face homes to the public roadways and should not back up to them.
15. The recommendation of conservation development designs and patterns in this plan should be followed. This will produce quality residential development that minimizes the impact of new development on the rural character

of Etna Township.

16. Cross-access easements will be required to allow access to commercial uses close to the SR 310/US 40 intersection.

Mixed Use PRO/ Conservation Subdivision

The mixed-use office and conservation subdivision land use category will provide an area in the township for professional businesses. These businesses will be geared toward the white-collar worker and will primarily be made up of office jobs. This area will provide places for area residents to

work, and will also allow the township to expand its tax base. The office uses would primarily front on State Route 310 and Refugee Road. The development of these businesses will be designed in a manner that reflects the rural or classic American nature of the township.

The interior of these areas would consist of residential development that is built in a conservation subdivision style as described in the Conservation Subdivision land use text. Developments in these areas would also adhere to the development parameters



Figure 62: Commercial developments should incorporate rural design elements.

outlined for the Neighborhood Commercial District in the MSI-310 Corridor Study. They are as follows:

1. Parking should not dominate the site from the public right-of-way. All practical measures should be taken to minimize the impact of parking on the corridor, including locating the parking to the rear or side of the structure.
2. Development should be related to adjacent sites with respect to connections, building placement, landscaping, screening and green space. Shared parking is encouraged.
3. Amenities should be included in the development, such as trails or sidewalks (whichever is recommended in this plan). These trails should link to the larger planned trail system for the township.
4. High-quality building architecture is required on all sides of the building and not just the front facade, with quality materials and fenestration (no blank walls). Buildings should face public roadways and store windows should be a significant part of any building facade facing a primary street.
5. All commercial buildings located in these districts must face the public roadway and have a presence on the



Figure 63: Traditional neighborhood development is encouraged in Etna Township.

- street. No utilities, dumpsters, mechanicals or other infrastructure may be placed in front of the building face; wherever these are located they must be properly screened from public view.
6. Buildings should reflect the existing rural conditions in Etna Township.
7. Infrastructure should be designed to complement the site, including detention/retention ponds. The ponds should look natural, not engineered.
8. Well-organized green space should be designed as part of the site.
9. Landscaping should be high quality and contribute to the natural, rural aesthetic of the community and the site.
10. Curb cuts along State Route 310 should be minimized, and well-organized connections should be established by requiring cross-access easements to be dedicated at the time of development to all adjacent development sites.
11. Design and location of buildings

should adhere to the recommendations of this plan.

Additionally, these design standards should be followed for land in these areas. These combine elements from the MSI-310 Corridor Study and those of the Etna Township Planning Committee.

12. A 150' setback shall be maintained north of Trail East on SR 310 to preserve the rural character of the township for all newly developed parcels on both the east and west side of the roadway. These setbacks should include multi-use bike paths that link to the larger system of planned paths in Etna Township.
13. Streets located in view of the public roadway should be single loaded to face homes to the public roadways and should not back up to them.
14. The recommendation of conservation development designs and patterns in



this plan should be followed, this will create quality residential development that minimizes the impact of new development on the rural character of Etna Township.

15. Cross access easements will be required to allow access to commercial uses so close to the SR 310/US 40 intersection.

Traditional Urban Development-Old Etna

This area should be in line with the establishment of the Heart of Etna, described in the MSI-310 corridor study. Principles to be followed for this area

will be to provide for a mix of land uses, compact building designs, a variety of housing types and costs. This area should be walkable and pedestrian friendly, have defined public open space, and a variety of transportation choices should be included. This will serve as the identity of Etna Township and should be a place where many types of uses are welcome. To accomplish all this, redevelopment of this area must take place. Parking needs will be a challenge that must be addressed within the plan.

Additionally, special design criteria must be developed that communicate a town

center feel. The first floor retail and second floor residential should only be located on the identifiable square surrounding High Point Park. The remainder of this area should remain single story, in line with a single-family neighborhood feel.

Another important aspect of the overall community plan is the continuation of the green medians running along US 40 on the eastern side of SR 310. This area of the township holds the most promise of remaining in an agricultural state, and the planning committee feels that the green medians along US 40 contribute to the rural and agricultural feel of that part of the township. This section of US 40 starts in the Traditional Urban District. It is important to the planning committee that the green medians remain a part of the township, and as such the committee would like to pursue programs that will help to purchase landscaping and other natural elements to improve the beauty and aesthetic appeal of these important features. This section of US 40 should follow the naturalized boulevard corridor typology described by the MSI-310 Corridor Study, as shown in Figure 64.

The following development standards would apply to this land use category. These standards are a combination of those recommended by the MSI-310

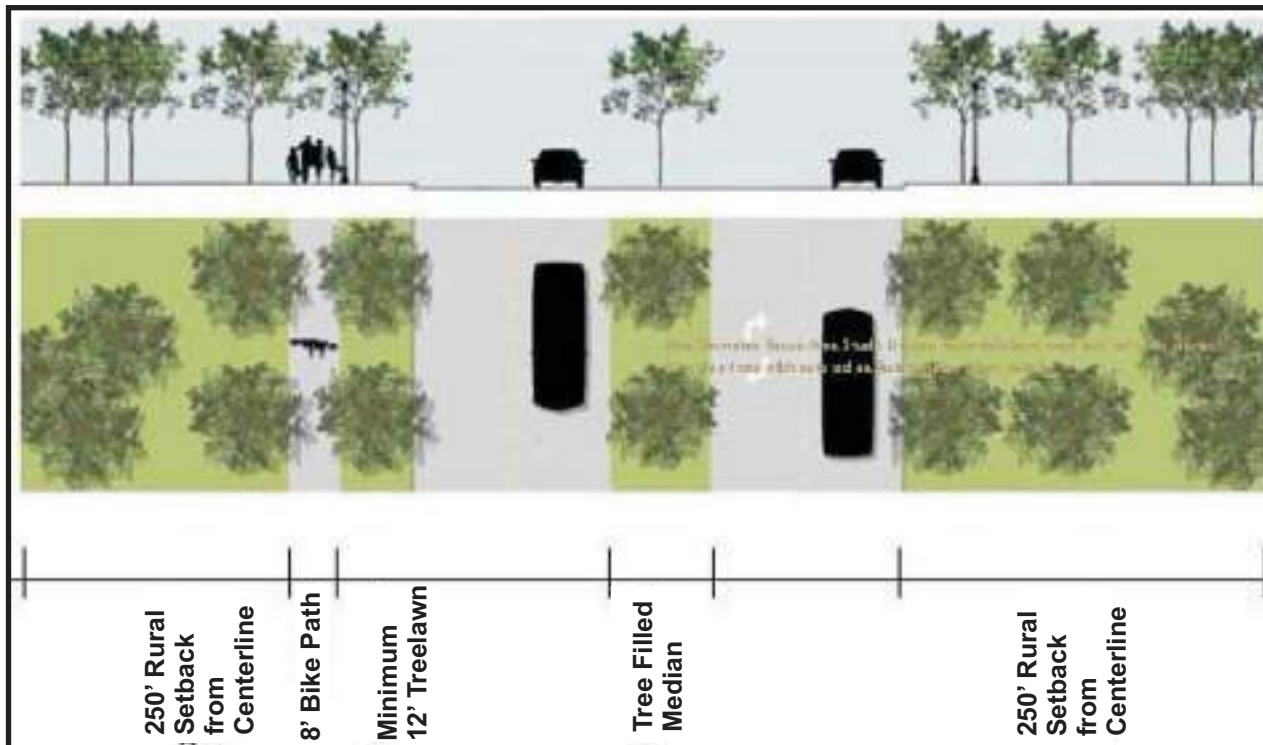


Figure 64: Naturalized Boulevard Street Typology (Source: Etna Township 310 Corridor Plan: Draft, MSI Planning and Design).

Corridor Study and added suggestions by the Etna Township Planning Committee. They are as follows:

1. Development should include first floor retail and second story residential to create an active environment with a strong built edge.
2. Blocks should remain short to provide comfortable walks for pedestrians. Numerous street connections are essential to the success of the redevelopment, to provide accessibility for pedestrians and vehicles to and throughout Old Etna.
3. All development should be focused on pedestrians, with accommodations for vehicles considered secondary. Redevelopment in this area will necessitate new sidewalks along the front of these developments.
4. The township should pursue funding options that would facilitate the purchase of new lighting that will make this area feel safe to residents at night.
5. A mix of uses is encouraged in Old Etna. There should be a strong focus on accessibility to surrounding residential neighborhoods. These neighborhoods will play a significant role in the long-term vitality of Old Etna. There must be a demand for the

goods located in this district for it to be a desirable destination.

6. Architecture should be high quality with a focus on the details and fenestration of the building. Pedestrians will experience these buildings intimately, so the level of detail should respond to them. Buildings should contribute to the pedestrian scale of Old Etna. All buildings shall have front doors on the public street frontage, with highly transparent first floors for commercial buildings.
7. The built edge of the towns square is encouraged at zero setback from all side lot lines, and building setbacks from the primary roadway should not be greater than 20 feet. The remaining neighborhoods should have a setback of no more than 20 feet.
8. Parking shall never be located in the front or to the side of the building.
9. Buildings should be limited to two stories in height, to ensure a comfortable town street envelope at an appropriate scale for Old Etna.
10. Parking standards should be relaxed; pooled-area shared parking arrangements are strongly encouraged in order to reduce the impact of parking on the design of Old Etna.
11. Design and location of buildings should adhere to the recommendations of this plan.

Industrial and Manufacturing

The areas identified as industrial and manufacturing on the future land use map will be the places in the township that are most appropriate for future expansion of uses described in the M-1, M-2 and M-3 districts of the Etna Township Zoning Resolution. Expansion of these districts on the future land use map was done in areas that are adjacent to land currently zoned for such uses.



Figure 65: The Etna Corporate Park is expected to bring new jobs and revenue to the township.



The goal for this district is to provide places for area residents to work, and to establish a greater tax base for the township. This district will be located primarily in the northwest quadrant of the township with some included in the northeast quadrant. The Etna Corporate Park has made progress in attracting new businesses and only looks to improve its prospects with the construction of Etna Parkway.

The area specified as future industrial and manufacturing on the east side of the township is located along US Route 40 near State Route 158. Having industrial and manufacturing uses at that location is logical, as it will provide quick and easy truck access to I-70. Being so close to the intersection will allow the increased traffic brought by these businesses to enter and exit the highway easily without disturbing the traffic pattern of the more rural districts in the community. It will be important that these districts are well-buffered from other uses. Using heavy landscaping between manufacturing/ industrial businesses and unlike uses will be essential to maintain a rural-feeling environment. Economic development tools such as the JEDZ should continue to be employed in these districts.

Residential

The residential areas as specified on the future land use map should continue to incorporate a mix of low- to medium-



Figure 66: The extension of Etna Parkway will encourage business expansion.

density housing options. These areas are where the majority of residents in this community will live. The future density of proposed residential developments in the identified residential zones will follow the parameters of the current zoning map. No major change in density should be employed here. Township residents have voiced an interest in maintaining the rural atmosphere in this community. The zoning commission could consider increasing the minimum lot size in these areas as a way to avoid a suburbanized look.

While conservation subdivision neighborhoods are preferred by some, others will prefer to live in neighborhoods that are more dense and more closely resemble a traditional suburban development. There is certainly a need for this type of development, to meet the needs of an ever-increasing

population. In Etna Township this should be encouraged in the areas identified as residential on the future land use map. The Etna Township Zoning Commission is encouraged to update the zoning resolution to establish architectural design criteria reflecting a rural theme in new developments. Updates to the resolution promoting bicycle and pedestrian mobility should also be considered.

Open space is always an important part of a residential neighborhood. The zoning commission should continue to require usable open space in large contiguous blocks that is accessible to all residents. These are a few examples of updates that will help to establish a sense of community in these new places. Such amenities can help distinguish Etna Township from other communities and help maintain property values far into the future.

Agricultural

Areas marked as agricultural on the future land use map are where agricultural pursuits should continue into the future. In these zones large tracts of land should be preserved. Most of the land identified as agricultural on the future land use map is in agricultural production today. An important component of keeping the rural feel in this community is to ensure a large amount of the land stays as it is.

The areas marked for agricultural development on the future land use map are primarily located along US 40 and I-70, respectively. By keeping large parts of the community in agricultural production along these routes, the small town rural image of Etna Township can be retained. It should be made clear that these areas are not suitable for large-scale tract subdivisions at a time in the future when that kind of development is once again feasible for developers. Any development that occurs in these areas will continue to follow the agricultural zoning requirements as outlined in the Etna Township Zoning Resolution. Some of these areas would be appropriate for Planned Residential Conservation Development (PRCD) subdivisions. The appropriate areas for this development are found in the Etna Township Zoning Resolution. (See Map 21, PRCD Overlay District, page 50.)

Landowners in these areas should be encouraged to pursue farmland preservation programs that will keep their land in agricultural production in perpetuity. Several tools exist that a landowner can use to do this. In 2002, The Licking County Farmland Preservation Task Force developed a plan called Agriculture for Tomorrow.

That document outlines strategies and implementation steps that can be used in Licking County to preserve farmland. The mission of that project was to protect farmland throughout Licking County, support policies and programs that will enhance the economic viability of agriculture, encourage business and residential developments that are compatible with farmland preservation goals, to educate citizens about farmland preservation, and to assist public officials in finding new tools to meet those goals (*The Licking County Farmland Preservation Task Force, Agriculture for Tomorrow, 2002*). Local officials are encouraged to consult this document and educate residents on their preservation options.

Multi-Family Housing

Multi-family housing has been the subject of much debate among planning committee members. While it is widely supported that the community should provide opportunities for people who cannot or do not want to own a single-family home, it is not clear how to provide for such opportunities. The need to provide housing for younger adults, empty nesters, students and other people who want to live in apartments or condos is important. Multi-family housing can provide the community with the population density desired by businesses and other services. A higher population density is important to these entities because it gives them the level of



Figure 67: Additional multi-family housing must be carefully integrated into the community.

potential customers and workforce that they need to be profitable. A notion that was continually mentioned within the community survey was the need for more services and local businesses to serve the needs of community members. In the survey, respondents vocalized the need for these places in Etna Township. People do not want to drive to surrounding communities to fulfill their day-to-day needs.

There is concern among the planning committee that establishing multi-family districts within Etna Township will perpetuate a culture of crime and unwanted behavior that allegedly accompany some types of large scale, affordable, multi-family housing units. In discussions held among committee members, it was made clear that Etna Township does not want to invite a culture into the community that is



anything less than the respectful, law abiding, friendly variety these residents have enjoyed in Etna Township for years. The inclusion of multi-family housing must be done in a manner that accommodates people whose lifestyles warrant apartments, but that also minimizes potential undesirable behavior.

The areas of the township marked as acceptable for multi-family development are specifically chosen because they are already zoned as such or are in close walking distance to future commercial developments. It is helpful to have multi-family housing close to commercial developments because they can help serve the daily needs of inhabitants and establish a greater sense of community in those areas. The largest area identified on the Future Land Use Map as multi-family development on the western border of the township was also done so to buffer the residential development in Reynoldsburg from commercial development, and to help guard against annexation of this part of the township into Reynoldsburg.

Transportation

An important element in the land use discussion is how the transportation network will be affected when future developments are finished. In Etna Township are three major thoroughfares: I-70, US 40 and SR 310. The existence of

three significant travel routes through this community, and the projected development along them, will require further examination of the capacity of current roadways and the future improvements needed to absorb the added growth.

While I-70 is the incoming source of much of the visiting traffic in Etna Township, it is the SR 310 Corridor and sections of US 40 that will carry the internal burden of increased development in this community. US 40 can handle more traffic than SR 310, as it is a four-lane highway throughout the length of the township. The most important measure that needs to be taken to ensure safe and efficient travel along US 40 is the continuation of proper access management along that corridor.

As noted in the MORPC 310 Corridor Traffic Study Draft, access management is the systematic control of the location, spacing, design and operation of driveways, median openings, interchanges, and street connections to a roadway. It includes a set of tools to protect the public investments in the roadway system, improve safety, and balance access to land with traffic mobility needs. (See the breakout box above for access management techniques.) The continued utilization and enforcement of such techniques will help to mitigate against traffic flow and safety issues on all township roadways.

Access Management Techniques

- **Regulate minimum spacing of driveways**
- **Consolidate access for adjacent properties**
- **Install left-turn lanes**
- **Construct local access roads**
- **Install right-turn deceleration lanes**
- **Regulate minimum corner clearance**

The greatest source of concern regarding the transportation system in Etna Township continues to be the SR 310 Corridor and its ability to accept the increased traffic that future development will bring. The challenges of SR 310 are due to the fact that it is a two-lane road that serves as the primary ingress and egress into the township from I-70. The majority of traffic entering this community from the south does so through the SR 310/I-70 interchange. If growth continues as expected, this already overburdened road will continue to experience more congestion and increased delays in traffic flow.

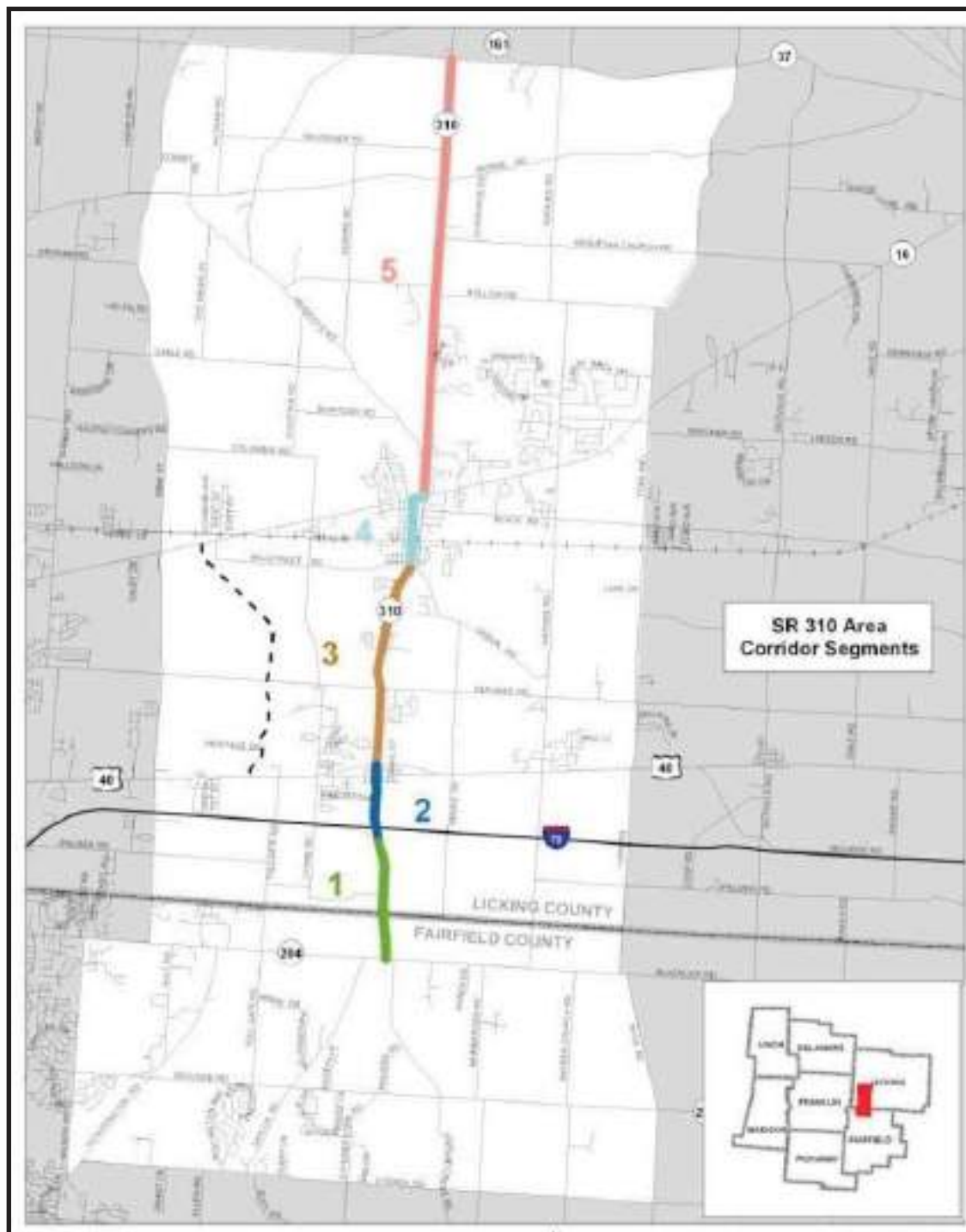
The MORPC 310 Corridor Traffic Study Draft has identified five different segments of the State Route 310 corridor,

spanning from Fairfield County north to State Route 161. Three of the segments, Segment 1, Segment 2 and Segment 3, lie in Etna Township. Segment 1 is located between SR 204 and I-70; Segment 2 is located between I-70 and US 40; and Segment 3 is located between US 40 and Mill Street Road in Pataskala (see Map 24).

The summary of recommendations that MORPC has made for these sections is as follows:

- Segment 1 improvement: addition of left-turn lanes at warranted intersections (medium/low priority); further improvement (if needed), widening to a four-lane section (low priority).
- Segment 2 improvement: widening to a five-lane section from north of the I 70/SR 310 interchange bridge to US 40 and replacement of the existing interchange bridge by a five-lane bridge (high priority).
- Segment 3 improvement: widening to a four-lane section with the addition of left-turn lanes at warranted intersections from US 40 to Refugee Road, and the addition of left-turn lanes at warranted intersections from Refugee Road to Mill Street Road (medium priority).

The conclusions drawn from the MORPC 310 Corridor Traffic Study Draft are the result of numerous public meetings where data were collected to formulate strategies for each segment. These recommendations are based on level-of-service data projected for each of these segments. The study is not in final format as of this writing, but the recommendations are unlikely to change.



Map 24: MORPC SR 310 planning segments (Source: MORPC SR 310 Corridor Traffic Study – Draft).



Recreation

Planning for active and passive recreational opportunities within a community can increase the quality of life for township residents. Currently there are not many outlets to pursue these opportunities in Etna Township.

The Licking Park District owns only one park in this community, the Palmer Road Swamp Preserve, adjacent to the Russell Heights subdivision between Palmer Road and I-70. The preserve contains some 45 acres of wet woods and grasslands. It provides a small haven for wildlife. The Licking Park District website notes that plans for the area include interpretive trails and wetland enhancement, but this area is not open to the public at present.

High Point Park, in the heart of Old Etna, is an established park used for passive recreation. People are able to enjoy its beauty by sitting on the benches in the park or gathering in the gazebo. A path is also present around the park that area residents can use to take leisurely strolls. This park is an important focal point for the community and should be preserved at all costs.

Concerns have been voiced that most sports leagues for Etna Township children are located in surrounding communities. Also, those who want to



Figure 68: Bicycle and pedestrian paths should link future residential and commercial developments.

enjoy less active recreation such as hiking or biking typically must go to neighboring communities to participate. Close to 90 percent of survey respondents have indicated their desire to have amenities such as

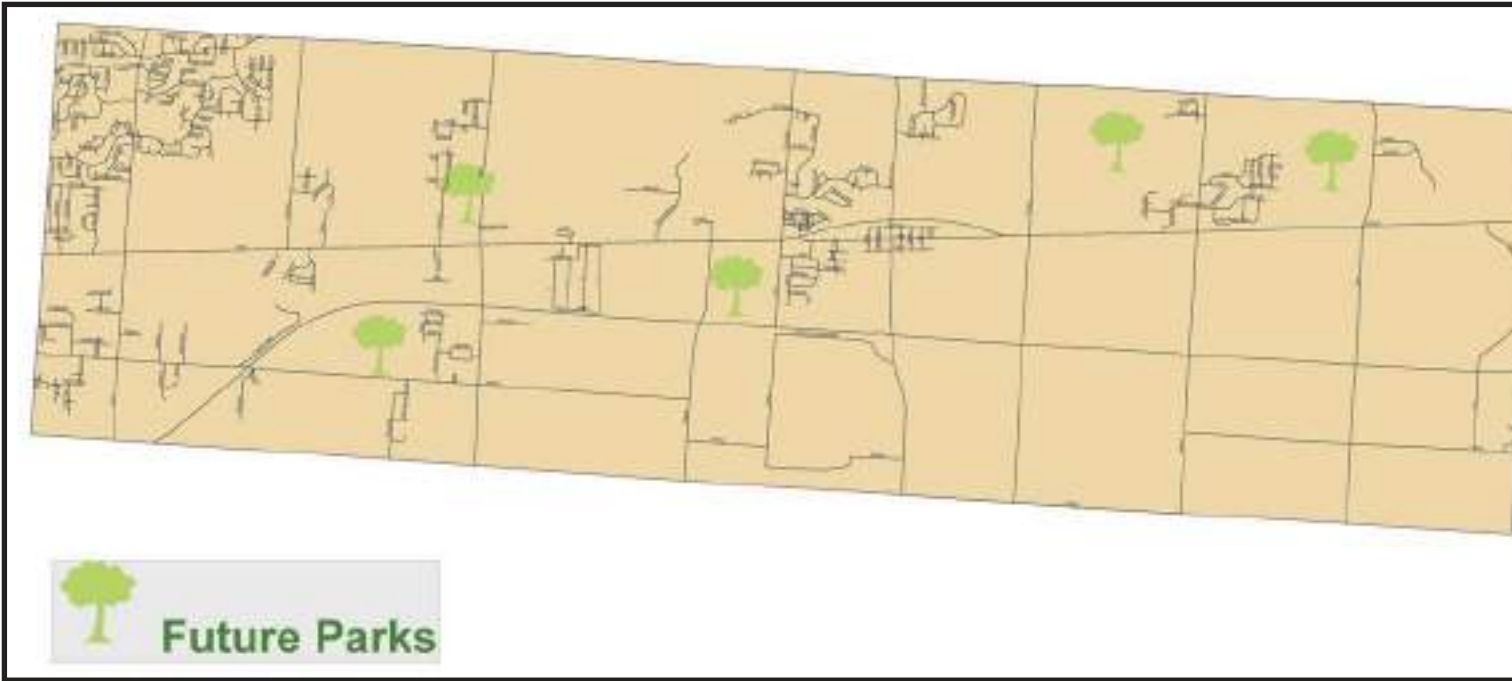
“Urban sprawl should not be allowed on valuable, productive farmland. Plants clean the air, provide food, and stop erosion. There has to be control over land use.” – Etna Township Community Survey Respondent

walking and biking trails, open spaces, baseball diamonds, soccer fields, playgrounds, basketball courts, swimming pools and gyms in this community.

As a part of this project, the planning committee has designated a few large

areas of undeveloped land as suitable for public parks. These lands were chosen primarily due to their size, the fact that they are undeveloped, and are located close to housing or other services. The identified areas are merely places that would be suitable parks; other places in the township could also provide the desired outcome (see Map 25 on page 68).

Bicycle and pedestrian options have also been at the forefront of the land use conversation throughout the planning process. We agree that this community must be more accessible to more forms of transportation. The multi-modal strategy included here is the culmination of input from residents and information gathered at public meetings (see Map 26 on page 68). This is a concept plan and other options could be possible. The idea behind this concept is to start the conversation about where bike/walking paths are possible and how they could be financially feasible. The paths identified on the plan are multi-use paths, or those that could be shared with the road via painted bike lanes. Additional right-of-way may be needed in some areas, or redevelopment of land may be needed to stimulate these projects. It is important to have this vision in place so developers know our expectations when developing in places where these kinds of paths are desired.



Map 25: Potential locations for future parks in Etna Township.



Map 26: Potential future bike routes in Etna Township.



COMMUNITY GOALS AND STRATEGIES

The vision for this community can be realized only by setting goals, and implementing strategies to achieve them.

Implementation Committee

The recommendations in this plan will require action by township residents to ensure they accomplish their desired effect. Township officials should create a group or committee that is specifically in charge of acting upon and implementing the strategies of this plan. The group could potentially include members of the comprehensive plan committee, zoning committee, economic development committee, a range of other township committees as well as residents.

The implementation committee is as important as the comprehensive planning committee. Without the implementation of the plan, the goals and vision of this document will go largely unfulfilled. It is paramount that the township assign this task to a group of residents who are excited about furthering the goals outlined in this plan. They will take the lead in seeing that the implementation guidelines are being followed and the assigned parties are aware of their responsibilities.

In this section are the goals and strategies developed through the planning process. Included at the end of this section are detailed implementation charts that outline the time frame in which each strategy should be employed and who is responsible for doing so. Some of these steps should be taken immediately, while others are assigned a short term (2-5 years), mid-term (6-10 years), or long-term (11-20 years) window. Other strategies should be ongoing and employed when the need arises. The goals are arranged by agricultural, residential, high-density commercial, local commercial, and industrial land uses, along with goals for natural resources, planning and zoning, community involvement and transportation.

AGRICULTURE

Goal 1: Maintain as much agricultural land as possible.

- Strategy A: Keep or consider increasing the five-acre minimum lot size in the agricultural zoning category.
- Strategy B: Use voluntary programs such as purchase of development rights (PDR), transfer of development rights (TDR) or

purchase of conservation easements to preserve farmland.

- Strategy C: Partner with the Licking Land Trust and Ohio Department of Agriculture to permanently conserve and protect wetlands, woods, farmlands, waterway corridors, and scenic vistas.
- Strategy D: Educate landowners and developers on how farmland preservation programs would work.
- Strategy E: Raise money to help acquire open space and conservation easements. Apply for open space money available from the Licking County Planning Commission.
- Strategy F: Preserve agricultural lands in large contiguous blocks to maintain a consistent agricultural feel throughout strictly enforced agricultural districts.

Goal 2: Support programs and policies that will encourage agricultural business and enhance its viability in the township.

- Strategy A: Establish right-to-farm policies in the community, thereby relieving farmers from farm-related nuisance complaints.
- Strategy B: Develop educational tools to help non-farming people

understand some of the agricultural issues they may face when living in a farming community (smells, dust, etc.).

- Strategy C: Use the Land Evaluation Site Assessment (LESA) system to evaluate land that could be labeled prime farmland.
- Strategy D: Partner with the Licking County Soil and Water Conservation District to point out areas with the soils most suitable to agriculture activity.
- Strategy E: Refer to the Soil Survey of Licking County, Ohio, USDA, NRCS, to help discover land that has soils most appropriate for agricultural operations.
- Strategy F: Encourage agriculture by helping farmers take advantage of Federal and State Department of Agriculture programs that are designed to help maintain family farms.

Goal 3: Balance development and agricultural pursuits through flexible zoning and limited infrastructure extension.

- Strategy A: Maintain or consider increasing the five-acre minimum lot

size in the agricultural zoning category.

- Strategy B: Encourage cluster developments as a part of a Planned Residential Conservation District (PRCD).

Goal 4: Limit or avoid the extension of water and sewer lines to areas that have the best agricultural land.

- Strategy A: Investments in infrastructure improvements should be directed into existing urban areas and those marked for such development on the future land use map. This will help to increase urban population capacities and steer dense development away from targeted agricultural lands.
- Strategy B: Specify areas where the extension of water and sewer would be acceptable in the township.
- Strategy C: Where conservation subdivisions or planned unit developments are utilized, water and sewer should be allowed, but at the expense of the developer.

RESIDENTIAL

Goal 1: Allow for high-density residential housing that will benefit the township and limit the negative effects it could bring.

- Strategy A: Allow the construction of multi-family housing only as a

part of a larger development plan. Multi-family housing should be mixed with single-family dwellings.

- Strategy B: Consider amending the zoning resolution to specify limits on units and floors in multi-family buildings. The maximum multi-family allowed should be in accordance with the limits set in the PRD text of the Etna Township Planning Resolution.
- Strategy C: Consider updating the zoning resolution so higher density residential development only occurs in areas that are served by central water and sewer. Water and sewer extension should not be paid for by taxpayers; these services would be provided by the developer.
- Strategy D: Consider amending the zoning resolution to include requiring multi-family dwellings to have attached garages.

Goal 2: Maintaining a rural atmosphere around agricultural land that is developed residentially.

- Strategy A: Continue to use and implement the Planned Residential Conservation District (PRCD) in the Etna Township Zoning Resolution. Require 50% of the development to be preserved as open space.
- Strategy B: Consider amending the PRCD in the Etna Township Zoning Resolution to ensure that



dedicated open space in residential subdivisions is contiguous and available to all residents.

- Strategy C: Consider amending the PRCD in the Etna Township Zoning Resolution to allow up to 50% of open space to be used as working farmland.
- Strategy D: Consider amending the PRCD in the Etna Township Zoning Resolution so curbs and sidewalks are not allowed in these developments, but bicycle and hiking paths would be.
- Strategy E: Consider strengthening agricultural buffering requirements in the Etna Township Zoning Resolution, to minimize the impact that non-agricultural development will have on the surrounding rural environment.

Goal 3: Update the residential zoning requirements to reflect the rural nature of the township.

- Strategy A: Consider updating the residential zoning section of the Etna Township Zoning Resolution to require increased minimum lot size for residential land use areas.
- Strategy B: Consider updating the Etna Township Zoning Resolution to increase the minimum lot size for agricultural land use areas.
- Strategy C: Consider updating the Etna Township Zoning Resolution to

provide pedestrian-oriented and bicycle-friendly options in all new subdivisions.

- Strategy D: Consider updating the Etna Township Zoning Resolution to require all new residential buildings to access the internal roadway and not the existing roadway.
- Strategy E: Consider updating the Etna Township Zoning Resolution to require new developments to maintain existing features that reflect a rural or agricultural nature. Features such as fencerows and barns are examples of such elements. What constitutes usable features should be determined at the discretion of the Etna Township Zoning Commission.

Goal 4: Connect residential neighborhoods with each other.

- Strategy A: Interconnect neighboring residential subdivisions with roads, walkways, bike paths and shared open space.
- Strategy B: Develop a bike and walking path plan for the township that will link neighborhoods and provide residents with additional recreation opportunities.

Goal 5: Develop Etna proper as a traditional urban town center.

- Strategy A: Consider updating the Etna Township Zoning Resolution to

include a traditional urban zone that allows for a mix of residential, civic and commercial uses.

- Strategy B: Live-work units should be encouraged, for example small shops on lower levels with living units above.
- Strategy C: The Etna Township Zoning Resolution should include a traditional urban zoning category that allows housing options for varied incomes and age groups.
- Strategy D: Buildings in the traditional urban zone should be limited to the maximum height of 35 feet.
- Strategy E: The zoning resolution should be updated so that setbacks in the traditional urban zones are very small, requiring new buildings to be right off the sidewalk.
- Strategy F: Parking standards should be established for the town center.
- Strategy G: Establish architectural review standards for Etna proper that include front porches, street shade trees, on-street parking, detached garages, pedestrian friendly designs and rural aesthetic features.
- Strategy H: Enhance the appearance of Etna proper through streetscapeing and building improvements.
- Strategy I: Establish signage and lighting requirements for this area that are appropriate for a town center environment.

- Strategy J: Allow for suburban style development close to the town center. Establishing larger neighborhoods in this area that are within walking distance will increase the retail viability of Etna proper.

HIGH-DENSITY COMMERCIAL

Goal 1: Limit high-density commercial development to the areas designated on the Future Land Use Map.

- Strategy A: Establish a future land use map that designates a few specific nodes in the township where high-density commercial development would be acceptable.
- Strategy B: Establish a future land use map that directs new high-density commercial to major intersections.
- Strategy C: Allow new high-density commercial only where the proper infrastructure is readily available.
- Strategy D: Zoning Map Amendments of these areas should lean toward GB-1, GB-2, and GB-3 uses. Other districts are discouraged in these areas.

Goal 2: Develop high-density commercial uses in a manner that

promotes rural aesthetics and high-quality architectural design.

- Strategy A: Consider updating the GB-1, GB-2, and GB-3 sections of the zoning resolution to include more stringent landscaping and design criteria that reflect a rural look and feel (i.e. mounding, large setbacks, parking lot greenery etc.).

Goal 3: Don't let high-density commercial development degrade the existing traffic infrastructure.

- Strategy A: Require developers and commercial businesses to make needed improvements to the existing roadways in accordance with the increase of traffic expected from their particular development. The township should mandate these improvements during the zoning map amendment process.
- Strategy B: Communicate with the Licking County Planning Commission, the Licking County Area Transportation Study, the Mid-Ohio Regional Planning Commission, and the Ohio Department of Transportation to discover when, where, and what type of traffic improvements may be necessary based on a development's traffic-impact analysis. Correspond with the Licking County Planning

Commission to ensure improvements are platted and implemented.

LOCAL COMMERCIAL

Goal 1: In commercial areas local retail, office, professional, and services serving the local population will be mixed.

- Strategy A: Use the PUD development tool to establish a mix of uses as identified on the future land use map.
- Strategy B: Create attractive gateways at the principle entrances to Etna Township through upgraded land uses, streetscape improvements, and signage.
- Strategy C: Permit GB-1, LB, AB, and PRO zoning districts in the areas designated for Local Commercial where appropriate.

Goal 2: Develop commercial uses in a manner that promotes rural aesthetics and high-quality architectural design.

- Strategy A: Continue to develop the regulations for an architectural review board to help regulate aesthetic requirements for new development.
- Strategy B: Discourage strip commercial establishments that perpetuate a sprawling suburban look.



Goal 3: Don't let commercial development degrade the existing traffic infrastructure.

- Strategy A: Cross-access, shared parking lots, and proper placing of access points should be encouraged for all newly developed commercial businesses.

Goal 4: Make commercial developments bicycle and pedestrian friendly.

- Strategy A: Establish a preliminary bicycle and pedestrian plan laying out acceptable routes for potential multi-use paths in the township, to increase community walkability.
- Strategy B: Use future commercial areas as destination points on the bicycle and pedestrian plan.
- Strategy C: Consider updating the Etna Township Zoning Resolution to establish requirements for new developments to include accommodations for bicycle and pedestrian traffic (i.e. bicycle racks, sidewalks, bicycle paths, hiking/biking trails, etc.)
- Strategy D: Connect commercial developments to residential developments with bicycle paths and sidewalks.
- Strategy E: Set up architectural requirements to ensure that entrances and facades are appropriate for pedestrians and

bicyclists, and not only to vehicular traffic.

INDUSTRIAL

Goal 1: Provide new jobs for township residents.

- Strategy A: Participate in the Licking County Retention and Expansion Task Force, facilitated by the Licking County Planning Commission.
- Strategy B: Continue to work with surrounding communities on economic development incentives that will attract new businesses to areas designated for industrial development in the township.
- Strategy C: Continue to maintain an active economic development committee.
- Strategy D: To attract industrial businesses, the township should maintain and improve the existing infrastructure.

Goal 2: Expand tax revenue generating enterprises in the township.

- Strategy A: Participate in the Licking County Retention and Expansion Task Force, facilitated by the Licking County Planning Commission.
- Strategy B: Continue to work with surrounding communities on economic development incentives that will attract new businesses to areas designated for industrial development

in the township.

- Strategy C: Continue to maintain an active economic development committee.
- Strategy D: To attract industrial businesses, the township should maintain and improve the existing infrastructure.

Goal 3: Limit newly established businesses in the proposed manufacturing districts to industries that do not harm the environment.

- Strategy A: Clean and green industries should be encouraged and recruited through township incentives.
- Strategy B: The township should collaborate with the Ohio EPA on enforcement of applicable environmental regulations.

Goal 4: Protect agriculturally designated lands by strictly limiting future industrial and manufacturing enterprises to zones deemed appropriate for them on the future land use map.

- Strategy A: Limit the amount of new industrial expansion by clearly identifying a few areas where these businesses are acceptable.

NATURAL RESOURCES

Goal 1: Preserve the open areas, working farmland, and natural resources (tree

canopy, rivers, streams, floodplain, steep slopes and wetlands) that contribute to the rural character of Etna Township.

- Strategy A: Partner with the Ohio Department of Natural Resources and the Licking County Soil and Water Conservation District to identify areas that are of special importance to the natural environment.
- Strategy B: Educate residents on farmland preservation programs, such as the Ohio Department of Agriculture: Agricultural Easement Purchase Program.
- Strategy C: Develop a tree preservation plan that plans for planting new trees and maintaining the health of existing trees.
- Strategy D: Consider updating the zoning resolution to encourage developers to set aside environmentally sensitive areas as green/open space in these developments.
- Strategy E: Implement woodland preservation regulations to safeguard the finest wooded areas in the township for animal habitat, rural character, and environmental benefits.

Goal 2: Retain wildlife cover and travel corridors to promote wildlife migration throughout the Township.

- Strategy A: Partner with the Ohio Department of Natural Resources and the Licking County Soil and Water Conservation District to identify those areas that are of particular significance to wildlife habitat.
- Strategy B: Implement woodland preservation regulations to safeguard the finest wooded areas in the township for animal habitat, rural character, and environmental benefits.
- Strategy C: Prohibit the destruction and encourage the restoration of significant waterway corridors in the township.

Goal 3: Preserve the rural aesthetic appeal along township roadways.

- Strategy A: Update the Etna Township Zoning Resolution to require large rural setbacks along identified rural corridors.
- Strategy B: Maintain existing landscaping along major corridors, especially the green medians running along the central and eastern portion of US 40.
- Strategy C: Establish architectural design guidelines that require new developments be designed with a rural appearance when seen from all public throughways.

- Strategy D: Work to include street trees in the plans for new and existing roadways.

Goal 4: Retain historic and agricultural structures, where feasible, in new developments.

- Strategy A: Encourage and incentivize the preservation of original character and land use. Culturally or historically significant structures should be incorporated into the design of a new development.
- Strategy B: Collaborate with the West Licking Historical Society to maintain a list of historically and culturally significant properties and structures, including Highpoint Park, National Road, National Road mileage markers, and the Grange Hall (Old Etna School).

Goal 5: Preserve scenic views, where feasible, as open space in Planned Residential Developments or Conservation Subdivisions.

- Strategy A: Use the Planned Unit Development zoning tool to ensure proper open space is dedicated in new developments.
- Strategy B: Encourage on-site visitation by the Etna Township Zoning Inspector, Zoning Commission, and Trustees when zoning map amendments



are proposed, to determine when and where scenic views are present.

Goal 6: Link Planned Residential Developments (PRDs) and Conservation Subdivisions with common green spaces and paths.

- Strategy A: The Etna Township Zoning Commission should work with developers to ensure open space requirements are met and that future developments are connected with multi-use paths.

Goal 7: Preserve a high degree of environmental quality by contributing to the protection of air, water, and soil quality, and the continued well being of plant and animal life.

- Strategy A: Partner with the Ohio Departments of Agriculture, Natural Resources, and Development, and the Licking County Soil & Water Conservation District to engage in green infrastructure planning.
- Strategy B: Allow for environmentally-friendly construction methods, such as pervious concrete, bioswales, and green roofs.
- Strategy C: Implement stream corridor setbacks to keep development and impervious surfaces away from the streams. Encourage the use of the Streambed

Conservation Reserve Program through the Farm Services Administration of the USDA.

- Strategy D: Ensure the protection of the local aquifer by implementing a Wellfield Protection Zoning District. This district should be implemented as an overlay district that replicates the Ohio EPA's mapped five-year Protection Zone for Southwest Licking Water & Sewer District's water wells. This district should include Sections 905-910 of the Southwest Licking Water & Sewer District's Wellfield Protection Regulations and follow current regulations as they are updated, as well as a list of uses that will be prohibited in the district due to their probability of pollution.

Goal 8: Promote green energy.

- Strategy A: Explore programs and policies that will promote environmentally friendly construction, energy-saving concepts, and the proper use of natural resources.

Goal 9: Mitigate the harmful effects of radon gases.

- Strategy A: Work with and through the Licking County Health Department to ensure current and future residents of Etna Township

are educated about the dangers of radon gas.

- Strategy B: Encourage the Licking County Building Codes Department, Licking County Commissioners, and the State of Ohio to implement Building Code Regulations in Licking County that would require all new residential construction to be radon-resistant.

PLANNING AND ZONING

Goal 1: Engage in proactive planning that will improve the quality of life in Etna Township.

- Strategy A: Continue to develop architectural design regulations for new commercial construction.
- Strategy B: Seek out and obtain grants to aesthetically improve and redevelop existing businesses.
- Strategy C: Use economic development programs and incentives, as well as creative planning and zoning tools, to encourage the development of LEED certified business and industry in the township.
- Strategy D: Update the zoning resolution to match the new comprehensive plan.
- Strategy E: Establish regulations limiting negative effects of existing and future nuisance properties and businesses (i.e. junkyards, car lots, car repair shops, etc.).

- Strategy F: The township should establish an exterior property maintenance code to help maintain property values throughout the community.

COMMUNITY INVOLVEMENT

Goal 1: Encourage collaboration among surrounding communities.

- Strategy A: Continue strong working relationships with the Licking County Planning Commission and the Mid-Ohio Regional Planning Commission.

Goal 2: Foster community involvement and engagement.

- Strategy A: Encourage or host community events where residents can meet informally and get to know each other.

TRANSPORTATION

Goal 1: Encourage automobile, pedestrian and bicycle interconnectivity throughout the community.

- Strategy A: Establish a preliminary bicycle and pedestrian path plan laying out acceptable routes for potential multi-use paths in the township.

Goal 2: Ensure the rural aesthetic integrity of State Route 40 by maintaining the green median islands that divide the road.

- Strategy A: Explore state and federal programs that will help facilitate the continued maintenance and upkeep of these attractive places.
- Strategy B: Research grant programs that will help to fund multi-use path installation.

Goal 3: Provide for the safe and efficient flow of traffic through the use of sound access management regulations.

- Strategy A: Etna Township, the Licking County Planning Commission, and the Ohio Department of Transportation should collaborate to enforce existing access management regulations. Illegal access points should be eliminated and brought into compliance with current regulations.

Goal 4: Properly plan for increased truck traffic caused by future industrial development.

- Strategy A: The township should continue to explore potential alternate truck routes and the improvement of State Route 310, as well as the feasibility of a future interchange off of Interstate 70.








IMPLEMENTATION GUIDELINES FOR PLAN GOALS AND STRATEGIES

Agriculture

Goal 1: Maintain as much of the agricultural land as possible	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Keep or consider increasing the five-acre minimum lot size in the agricultural zoning category.	Zoning Commission, Zoning Inspector								
Strategy B: Use voluntary programs such as purchase of development rights (PDR), transfer of development rights (TDR) or purchase of conservation easements to preserve farmland forever.	Comprehensive Plan Implementation Committee								
Strategy C: Partner with the Licking Land Trust and Ohio Department of Agriculture to permanently conserve and protect wetlands, woods, farmlands, waterway corridors, and scenic vistas.	Comprehensive Plan Implementation Committee								
Strategy D: Educate landowners and developers on how farmland preservation programs would work.	Comprehensive Plan Implementation Committee								
Strategy E: Raise money to help in the acquisition of open space and conservation easements. Apply for open space money available from the Licking County Planning Commission.	Township Trustees								
Strategy F: Preserve agricultural lands in large contiguous blocks to maintain a consistent agricultural feel throughout strictly enforced agricultural districts.	Zoning Commission, Zoning Inspector								



Agriculture

Goal 2: Support programs and policies that will encourage agricultural business and enhance its viability in the township.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Establish right-to-farm policies within the community, thereby relieving farmers from farm-related nuisance complaints.	Comprehensive Plan Implementation Committee								
Strategy B: Develop educational tools that will help non-farming people understand some of the agricultural issues they may face when living in a farming community.	Comprehensive Plan Implementation Committee								
Strategy C: Use the Land Evaluation Site Assessment (LESA) system to evaluate land that could be labeled prime farmland.	Comprehensive Plan Implementation Committee								
Strategy D: Partner with the Licking County Soil and Water Conservation District to point out areas with the soils most suitable to agriculture activity.	Comprehensive Plan Implementation Committee								
Strategy E: Refer to the Soil Survey of Licking County, Ohio, USDA, NRCS help discover land that has soils most appropriate for agricultural operations.	Comprehensive Plan Implementation Committee								
Strategy F: Encourage agriculture by helping farmers take advantage of Federal and State Department of Agriculture programs that are designed to help maintain family farms.	Township Trustees								

Agriculture

Goal 3: Balance development and agricultural pursuits through flexible zoning and limited infrastructure extension.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Maintain or consider increasing the five-acre minimum lot size in the agricultural zoning category.	Zoning Commission								
Strategy B: Encourage cluster developments as a part of a Planned Residential Conservation District (PRCD) .	Zoning Commission								



Agriculture

Goal 4: Limit or avoid the extension of water and sewer lines to areas that have the best agricultural land.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Investments in infrastructure improvements should be directed into existing urban areas and those marked for such development on the future land use map. This will help to increase urban population capacities and steer dense development away from targeted agricultural lands.	Township Trustees, Comprehensive Plan Implementation Committee								
Strategy B: Specify areas where the extension of water and sewer would be acceptable in the township.	Zoning Commission, Township Trustees, Comprehensive Plan Implementation Committee								
Strategy C: Where conservation subdivisions or planned unit developments are utilized, water and sewer should be allowed, but at the expense of the developer.	Zoning Commission								

Residential

Goal 1: Allow for high-density residential housing that will benefit the township and limit the negative effects it could bring.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Allow the construction of multi-family housing only as a part of a larger development plan. Multi-family housing should be mixed with single-family dwellings.	Zoning Commission								
Strategy B: Consider amending the zoning resolution to specify limits on units and floors in multi-family buildings. The maximum multi-family allowed should be in accordance with the limits set in the PRD text of the Etna Township Planning Resolution.	Zoning Commission								
Strategy C: Consider updating the zoning resolution so that higher density residential development only occurs in areas that are served by central water and sewer. Water and sewer extension should not be paid for by the taxpayers; these services would be provided by the developer.	Zoning Commission								
Strategy D: Consider amending the zoning resolution to include requiring multi-family dwellings to have attached garages.	Zoning Commission								



Residential

Goal 2: Maintaining a rural atmosphere around agricultural land that is developed residentially.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
<p>Strategy A: Continue to use and implement the Planned Residential Conservation District (PRCD) in the Etna Township Zoning Resolution. Require 50% of the development to be preserved as open space.</p>	Zoning Commission								
<p>Strategy B: Consider amending the PRCD in the Etna Township Zoning Resolution to ensure that dedicated open space in residential subdivisions is contiguous and available to all residents.</p>	Zoning Commission								
<p>Strategy C: Consider amending the PRCD in the Etna Township Zoning Resolution to allow up to 50% of open space to be used as working farmland.</p>	Zoning Commission								
<p>Strategy D: Consider amending the PRCD in the Etna Township Zoning Resolution so curbs and sidewalks are not allowed in these developments, but bicycle and hiking paths would be.</p>	Zoning Commission								
<p>Strategy E: Consider strengthening agricultural buffering requirements in the Etna Township Zoning Resolution, to minimize the impact that non-agricultural development will have on the surrounding rural environment.</p>	Zoning Commission								

Residential

Goal 3 Update the residential zoning requirements to reflect the rural nature of the township	Responsible Parties	Immediate	Short-term			Mid-term	Long Term	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20
Strategy A: Consider updating the residential zoning section of the Etna Township Zoning Resolution to require increased minimum lot size for residential land use areas.	Zoning Commission							
Strategy B: Consider updating the Etna Township Zoning Resolution to increase the minimum lot size for agricultural land use areas.	Zoning Commission							
Strategy C: Consider updating the Etna Township Zoning Resolution to provide pedestrian-oriented and bicycle friendly options in all new subdivisions.	Zoning Commission							
Strategy D: Consider updating the Etna Township Zoning Resolution to require all new residential buildings to access the internal roadway and not the existing roadway.	Zoning Commission							
Strategy E: Consider updating the Etna Township Zoning Resolution to require new developments to maintain existing features that reflect a rural or agricultural nature. Features such as fence rows and barns are examples of such elements. What constitutes usable features should be determined at the discretion of the Etna Township Zoning Commission.	Zoning Commission							



Residential

Goal 4: Connect residential neighborhoods with each other.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Interconnect neighboring residential subdivisions with roads, walkways, bike paths and shared open space.	Zoning Commission								
Strategy B: Develop a bike and walking path plan for the township that will link neighborhoods and provide residents with additional recreation opportunities.	Zoning Commission, Comprehensive Plan Implementation Committee								

Residential

Goal 5: Develop Etna proper as a traditional urban town center.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Consider updating the Etna Township Zoning Resolution to include a traditional urban zone that allows for a mix of residential, civic and commercial uses.	Zoning Commission								
Strategy B: Live-work units should be encouraged, for example small shops on lower levels with living units above.	Comprehensive Plan Committee								
Strategy C: The Etna Township Zoning Resolution should include a traditional urban zoning category that allows housing options for varied incomes and age groups.	Zoning Commission								
Strategy D: Buildings in the traditional urban zone should be limited to the maximum height of 35 feet.	Zoning Commission								
Strategy E: The zoning resolution should be updated so that setbacks in the traditional urban zones are very small, requiring new buildings to be right off the sidewalk.	Zoning Commission								



Residential

Goal 5-Continued: Develop Etna proper as a traditional urban town center.		Responsible Parties	Immediate	Short-term					Mid-term	Long Term
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
	Strategy G: Establish architectural review standards for Etna proper that include front porches, street shade trees, on-street parking, detached garages, pedestrian friendly designs and rural aesthetic features.	Zoning Commission, Comprehensive Plan Implementation Committee								
	Strategy H: Enhance the appearance of Etna Proper through streetscaping efforts and building improvements.	Zoning Commission, Comprehensive Plan Implementation Committee								
	Strategy I: Establish signage and lighting requirements for this area that are appropriate for a town center environment.	Zoning Commission, Comprehensive Plan Implementation Committee								
	Strategy J: Allow for suburban style development close to the town center. Establishing larger neighborhoods in this area that are within walking distance will increase the retail viability of Etna proper.	Zoning Commission								

High-Density Commercial

Goal 1: Limit high-density commercial development to the areas designated on the Future Land Use Map.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Establish a future land use map that designates a few specific nodes within the township where high-density commercial development would be acceptable.	Comprehensive Plan Committee								
Strategy B: Establish a future land use map that directs new high-density commercial to major intersections.	Comprehensive Plan Committee								
Strategy C: Allow new high-density commercial only where the proper infrastructure is readily available.	Comprehensive Plan Committee, Zoning Commission								
Strategy D: Zoning Map Amendments of these areas should lean toward GB-1, GB-2, and GB-3 uses. Other districts are discouraged in these areas.	Zoning Commission								



High-Density Commercial

<p>Goal 2: Develop high-density commercial uses in a manner that promotes rural aesthetics and high-quality architectural design.</p>	<p>Responsible Parties</p>	<p>Immediate</p>	<p>Short-term</p>					<p>Mid-term</p>	<p>Long Term</p>
		<p>Year 1</p>	<p>Year 2</p>	<p>Year 3</p>	<p>Year 4</p>	<p>Year 5</p>	<p>Year 6-10</p>	<p>Year 11-20</p>	
<p>Strategy A: Consider updating the GB-1, GB-2 and GB-3 sections of the zoning resolution to include more stringent landscaping and design criteria that reflect a rural look and feel (i.e. mounding, large setbacks, parking lot greenery etc.).</p>	<p>Zoning Commission</p>								

High-Density Commercial

Goal 3: Don't let high-density commercial development degrade the existing traffic infrastructure.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
<p>Strategy A: Require developers and commercial businesses to make needed improvements to the existing roadways in accordance with the increase of traffic expected from their particular development. The township should mandate these improvements during the zoning map amendment process.</p>	<p>Zoning Inspector, Zoning Commission</p>								
<p>Strategy B: Communicate with the Licking County Planning Commission, the Licking County Area Transportation Study, and the Mid-Ohio Regional Planning Commission, Ohio Department of Transportation to discover when, where, and what type of traffic improvements may be necessary based on a development's traffic impact analysis. Correspond with the Licking County Planning Commission to ensure improvements are planned and implemented.</p>	<p>Zoning Inspector, Zoning Commission, Township Trustees</p>								



Local Commercial

<p>Goal 1: In commercial areas local retail, office, professional, and services serving the local population will be mixed.</p>	<p>Responsible Parties</p>	<p>Immediate</p>	<p>Short-term</p>			<p>Mid-term</p>	<p>Long Term</p>	
		<p>Year 1</p>	<p>Year 2</p>	<p>Year 3</p>	<p>Year 4</p>	<p>Year 5</p>	<p>Year 6-10</p>	<p>Year 11-20</p>
<p>Strategy A: Use the PUD development tool to establish a mix of uses as identified on the future land use map.</p>	<p>Zoning Commission</p>							
<p>Strategy B: Create attractive gateways at the principle entrances to Etna Township through upgraded land uses, streetscape improvements, and signage.</p>	<p>Comprehensive Plan Implementation Committee</p>							
<p>Strategy C: Permit GB-1, LB, AB, and PRO zoning districts within the areas designated for Local Commercial where appropriate.</p>	<p>Zoning Commission</p>							

Local Commercial

<p>Goal 2: Develop commercial uses in a manner that promotes rural aesthetics and high-quality architectural design.</p>	<p>Responsible Parties</p>	<p>Immediate</p>	<p>Short-term</p>					<p>Mid-term</p>	<p>Long Term</p>
		<p>Year 1</p>	<p>Year 2</p>	<p>Year 3</p>	<p>Year 4</p>	<p>Year 5</p>	<p>Year 6-10</p>	<p>Year 11-20</p>	
<p>Strategy A: Continue to develop the regulations for an architectural review board to help regulate aesthetic requirements for new development.</p>	<p>Zoning Commission, Comprehensive Plan Implementation Committee</p>								
<p>Strategy B: Discourage strip commercial establishments that perpetuate a sprawling suburban look.</p>	<p>Comprehensive Plan Committee</p>								



Local Commercial

<p>Goal 3: Don't let commercial development degrade the existing traffic infrastructure.</p>	<p>Responsible Parties</p>	<p>Immediate</p>	<p>Short-term</p>					<p>Mid-term</p>	<p>Long Term</p>
		<p>Year 1</p>	<p>Year 2</p>	<p>Year 3</p>	<p>Year 4</p>	<p>Year 5</p>	<p>Year 6-10</p>	<p>Year 11-20</p>	
<p>Strategy A: Cross-access, shared parking lots, and proper placing of access points should be encouraged for all newly developed commercial businesses.</p>	<p>Zoning Commission, Zoning Inspector</p>								

Local Commercial

Goal 4: Make commercial developments bicycle and pedestrian friendly	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
<p>Strategy A: Establish a preliminary bicycle and pedestrian plan laying out acceptable routes for potential multi-use paths in the township, to increase community walkability.</p>	Comprehensive Plan Committee								
<p>Strategy B: Use future commercial areas as destination points on the bicycle and pedestrian plan.</p>	Comprehensive Plan Committee								
<p>Strategy C: Consider updating the Etna Township Zoning Resolution to establish requirements for new developments to include accommodations for bicycle and pedestrian traffic (i.e. bicycle racks, sidewalks, bicycle paths, hiker/biker trails, etc.)</p>	Zoning Commission								
<p>Strategy D: Connect commercial developments to residential developments with bicycle paths and sidewalks.</p>	Zoning Commission, Zoning Inspector								
<p>Strategy E: Set up architectural requirements to ensure that entrances and facades are appropriate for pedestrians and bicyclists, and not only to vehicular traffic.</p>	Zoning Commission, Comprehensive Plan Implementation Committee								



Industrial

Goal 1: Provide new jobs for township residents.		Responsible Parties	Immediate	Short-term					Mid-term	Long Term
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
	Strategy A: Participate in the Licking County Retention and Expansion Task Force that is facilitated by the Licking County Planning Commission.	Economic Development Committee								
	Strategy B: Continue to work with surrounding communities on economic development incentives that will attract new businesses to areas designated for industrial development in the township.	Economic Development Committee								
	Strategy C: Continue to maintain an active Economic Development Committee.	Economic Development Committee								
	Strategy D: In order to attract industrial businesses the township should maintain and improve the existing infrastructure.	Economic Development Committee								

Industrial

Goal 2: Expand tax revenue generating enterprises within the township.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Participate in the Licking County Retention and Expansion Task Force, facilitated by the Licking County Planning Commission.	Economic Development Committee								
Strategy B: Continue to work with surrounding communities on economic development incentives that will attract new businesses to areas designated for industrial development in the township.	Economic Development Committee								
Strategy C: Continue to maintain an active economic development committee.	Economic Development Committee								
Strategy D: To attract industrial businesses, the township should maintain and improve the existing infrastructure.	Economic Development Committee, Township Trustees								



Industrial

	Goal 3: Limit newly established businesses in the proposed manufacturing districts to industries that do not harm the environment.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20
	Strategy A: Clean and green industries should be encouraged and recruited through township incentives.	Economic Development Committee, Township Trustees								
	Strategy B: The township should collaborate with the Ohio EPA on enforcement of applicable environmental regulations.	Zoning Commission, Zoning Inspector								

	Goal 4: Protect agriculturally designated lands by strictly limiting future industrial and manufacturing enterprises to zones deemed appropriate for them on the future land use map.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20
	Strategy A: Limit the amount of new industrial expansion by clearly identifying a few areas where these businesses are acceptable.	Comprehensive Plan Committee								

Natural Resources

<p>Goal 1: Preserve the open areas, working farmland, and natural resources (tree canopy, rivers, streams, floodplain, steep slopes and wetlands) that contribute to the rural character of Etna Township.</p>	<p>Responsible Parties</p>	<p>Immediate</p>	<p>Short-term</p>					<p>Mid-term</p>	<p>Long Term</p>
		<p>Year 1</p>	<p>Year 2</p>	<p>Year 3</p>	<p>Year 4</p>	<p>Year 5</p>	<p>Year 6-10</p>	<p>Year 11-20</p>	
<p>Strategy A: Partner with the Ohio Department of Natural Resources and the Licking County Soil and Water Conservation District to identify areas that are of special importance to the natural environment.</p>	<p>Comprehensive Plan Implementation Committee</p>								
<p>Strategy B: Educate residents on farmland preservation programs, such as the Ohio Department of Agriculture; Agricultural Easement Purchase Program.</p>	<p>Comprehensive Plan Implementation Committee, Zoning Inspector</p>								



Natural Resources

<p>Goal 1- Continued: Preserve the open areas, working farmland, and natural resources (tree canopy, rivers, streams, floodplain, steep slopes and wetlands) that contribute to the rural character of Etna Township.</p>	<p>Responsible Parties</p>	<p>Immediate</p>	<p>Short-term</p>					<p>Mid-term</p>	<p>Long Term</p>
		<p>Year 1</p>	<p>Year 2</p>	<p>Year 3</p>	<p>Year 4</p>	<p>Year 5</p>	<p>Year 6-10</p>	<p>Year 11-20</p>	
<p>Strategy D: Consider updating the zoning resolution to encourage developers to set aside environmentally sensitive areas as green/open space in these developments.</p>	<p>Zoning Commission</p>								
<p>Strategy E: Implement woodland preservation regulations to safeguard the finest wooded areas within the township for the purposes of animal habitat, rural character, and environmental benefits.</p>	<p>Comprehensive Plan Implementation Committee, Zoning Inspector</p>								

Natural Resources

Goal 2: Retain wildlife cover and travel corridors to promote wildlife migration throughout the Township.		Responsible Parties	Immediate	Short-term					Mid-term	Long Term
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
	Strategy A: Partner with the Ohio Department of Natural Resources and the Licking County Soil and Water Conservation District to identify those areas that are of particular significance with regard to wildlife habitat.	Comprehensive Plan Implementation Committee								
	Strategy B: Implement woodland preservation regulations to safeguard the finest wooded areas in the township for the purposes of animal habitat, rural character, and environmental benefits.	Comprehensive Plan Implementation Committee								
	Strategy C: Prohibit the destruction and encourage the restoration of, significant waterway corridors in the township.	Comprehensive Plan Implementation Committee								



Natural Resources

Goal 3: Preserve the rural aesthetic appeal along township roadways		Responsible Parties	Immediate	Short-term					Mid-term	Long Term
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Update the Etna Township Zoning Resolution to require large rural setbacks along identified rural corridors.	Zoning Commission									
Strategy B: Maintain existing landscaping along major corridors, most notably the green medians running along the central and eastern portion of State Route 40.	Comprehensive Plan Committee, Comprehensive Plan Implementation Committee									
Strategy C: Establish architectural design guidelines that require new developments to be designed with a rural appearance from all public throughways.	Zoning Commission, Comprehensive Plan Implementation Committee									
Strategy D: Work to include street trees in the plans for new and existing roadways.	Zoning Commission, Township Trustees									

Natural Resources

Goal 4: Retain historic and agricultural structures, where feasible, in new developments.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Encourage and incentivize the preservation of original character and land use. Culturally or historically significant structures should be incorporated into the design of a new development.	Zoning Commission								
Strategy B: Collaborate with the West Licking Historical Society in maintaining a list of historically and culturally significant properties and structures, including but not limited to Highpoint Park, National Road, National Road mileage markers, and the	Comprehensive Plan Implementation Committee								



Natural Resources

Goal 5: Preserve scenic views, where feasible, as open space in Planned Residential Developments or Conservation Subdivisions.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Use the Planned Unit Development zoning tool to ensure proper amount of open space is dedicated within new developments.	Zoning Commission, Zoning Inspector								
Strategy B: Encourage on-site visitation by the Etna Township Zoning Inspector, Zoning Commission, and Trustees when zoning map amendments are proposed in order to determine when and where scenic views are present.	Zoning Commission, Zoning Inspector, Township Trustees								

Goal 6: To link Planned Residential Developments (PRD's) and Conservation Subdivision with common green spaces and paths.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: The Etna Township Zoning Commission should work with developers to ensure open space requirements and make sure future developments are connected with multi use paths.	Zoning Commission								

Natural Resources

Goal 7: Preserve a high degree of environmental quality by contributing to the protection of air, water and soil quality as well as the continued well being of plant and animal life.		Responsible Parties	Immediate	Short-term					Mid-term	Long Term
				Year 1	Year 2	Year 3	Year 4	Year 5		
	Strategy A: Partner with the Ohio Departments of Agriculture, Natural Resources, and Development, and the Licking County Soil & Water Conservation District to engage in green infrastructure planning.	Comprehensive Plan Implementation Committee, Zoning Commission, Zoning Inspector								
	Strategy B: Allow for environmentally friendly construction methods such as pervious concrete, bioswales, and green roofs.	Comprehensive Plan Implementation Committee, Zoning Commission, Zoning Inspector								
	Strategy C: Implement stream corridor setbacks to keep development and impervious surfaces away from the streams. Encourage the use of the Streambed Conservation Reserve Program through the Farm Services Administration of the USDA.	Comprehensive Plan Implementation Committee, Zoning Commission, Zoning Inspector								



Natural Resources

Goal 7- Continued: Preserve a high degree of environmental quality by contributing to the protection of air, water and soil quality as well as the continued well being of plant and animal life.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
<p>Strategy D: Ensure the protection of the local aquifer by implementing a Wellfield Protection Zoning District. This district should be implemented as an overlay district that replicates the Ohio EPA's mapped five-year Protection Zone for Southwest Licking Water & Sewer District's water wells. This district should include Section 905-910 of the Southwest Licking Water & Sewer District's Wellfield Protection Regulations and follow current regulations as they are updated, as well as a list of uses that will be prohibited in the district due to their probability of pollution.</p>	<p>Comprehensive Plan Implementation Committee, Zoning Commission, Zoning Inspector</p>								

Natural Resources

Goal 8: Promote green energy.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Explore programs and policies that will promote environmentally friendly construction, energy-saving concepts, and the proper use of natural resources.	Comprehensive Plan Implementation Committee, Economic Development Committee								

Goal 9: Mitigate the harmful effects of radon gases.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Work with and through the Licking County Health Department to ensure current and future residents of Etna Township are educated about the dangers of radon gas.	Comprehensive Plan Implementation Committee, Township Trustees								
Strategy B: Encourage the Licking County Building Codes Department, Licking County Commissioners, and the State of Ohio to implement Building Code Regulations in Licking County that would require all new residential construction to be radon-resistant.	Comprehensive Plan Implementation Committee, Township Trustees								



Planning and Zoning

Goal 1: Engage in proactive planning that will improve the quality of life in Etna Township.		Responsible Parties	Immediate	Short-term					Mid-term	Long Term
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
	Strategy A: Continue to develop Architectural Design Regulations for new commercial construction.	Zoning Commission, Comprehensive Plan Implementation Committee								
	Strategy B: Seek out and obtain grants to aesthetically improve and redevelop existing businesses.	Comprehensive Plan Implementation Committee								
	Strategy C: Use economic development programs and incentives as well as creative planning and zoning tools to encourage the development of LEED certified business and industry within the township.	Economic Development Committee, Comprehensive Plan Implementation Committee								
	Strategy D: Update the zoning code to match the new comprehensive plan.	Zoning Commission								
	Strategy E: Establish regulations limiting negative impacts of existing and future nuisance properties and businesses. (i.e. junkyards, car lots, car repair shops, etc.)	Zoning Commission, Zoning Inspector								
	Strategy F: The township should establish an exterior property maintenance code to help maintain property values throughout the community.	Township Trustees								

Community Involvement

Goal 1: Encourage collaboration among surrounding communities	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Continue strong working relationships with the Licking County Planning Commission and the Mid Ohio Regional Planning Commission	Comprehensive Plan Implementation Committee, Township Trustees								

Goal 2: Foster community involvement and engagement	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Encourage or host community events where residents can meet informally to get to know each other.	Comprehensive Plan Implementation Committee, Township Trustees								



Transportation

Goal 1: Encourage automobile, pedestrian and bicycle interconnectivity throughout the community.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Establish a preliminary bicycle and pedestrian path plan identifying acceptable routes for potential multi-use paths in the township.	Comprehensive Plan Committee, Comprehensive Plan Implementation Committee								

Goal 2: Ensure the rural aesthetic integrity of State Route 40 by maintaining the green median islands that divide the road.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Explore state and federal programs that will help facilitate the continued maintenance and upkeep of these attractive places.	Comprehensive Plan Implementation Committee								
Strategy B: Research grant programs that will help to fund multi-use path installation.	Comprehensive Plan Implementation Committee								

Transportation

Goal 3: Provide for the safe and efficient flow of traffic through the use of sound access management regulations.	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: Etna Township, Licking County Planning Commission, and the Ohio Department of Transportation should collaborate to enforce existing access management regulations. Illegal access points should be eliminated and brought into compliance with current regulations.	Zoning Inspector								

Goal 4: Properly plan for increased truck traffic caused by future industrial development	Responsible Parties	Immediate	Short-term					Mid-term	Long Term
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Year 11-20	
Strategy A: The township should continue to explore potential alternate truck routes and the improvement of SR 310, as well as the feasibility of a future interchange off of Interstate 70	Comprehensive Plan Implementation Committee, Etna Township Transportation Task Force								



APPENDIX I: ETNA TOWNSHIP BICYCLE AND PEDESTRIAN PATHS



Bicycle and Pedestrian Paths

- MULTI USE PATHS
- SHARED WITH ROAD












APPENDIX II: ETNA TOWNSHIP ZONING MAP



Zoning				
AB	LB	PRO	R-3	
AG	M-1	PUD	R-87	
B-1	M-2	R-1	RS	
GB	MHP	R-15	SER	
GB1	PM	R-2		

APPENDIX III: ETNA TOWNSHIP FUTURE LAND USE MAP



Etna Future Land Use					
	MIXED USE LOCAL COMMERCIAL/CONSERVATION SUBDIVISION		MULTI FAMILY		AGRICULTURAL
	MIXED USE PRO - CONSERVATION SUBDIVISION		HIGH DENSITY COMMERCIAL		
	GATEWAY - MIXED USE		RESIDENTIAL		
	CONSERVATION SUBDIVISION		INDUSTRIAL/MANUFACTURING		LOCAL COMMERCIAL
	TRADITIONAL URBAN				

APPENDIX IV: ETNA TOWNSHIP POTENTIAL FUTURE PARKS

