



2024

COMPREHENSIVE PLAN

**MONTVILLE TOWNSHIP
MEDINA COUNTY, OHIO**

RESOLUTION NUMBER: 031224.01

RESOLUTION ADOPTING THE 2024 UPDATE TO THE
MONTVILLE TOWNSHIP, MEDINA COUNTY, OHIO
COMPREHENSIVE PLAN

WHEREAS, the Montville Township Comprehensive Plan Review Committee has reviewed and updated the 2016 Comprehensive Plan, and

WHEREAS, the Montville Township Board of Trustees are interested in preserving the rural character of Montville Township, and

WHEREAS, the update to the 2016 Comprehensive Plan will be a key instrument in guiding future land use with Montville Township;

NOW, THEREFORE, BE IT RESOLVED that the Montville Township Board of Trustees adopt the updated 2024 Montville Township Comprehensive Plan as presented and recommended by the Montville Township Comprehensive Plan Review Committee (comprised of the members of the Montville Township Board of Zoning Appeals and Zoning Commission) and record said document with the Medina County Recorder as the official 2024 update of the Montville Township Comprehensive Plan, County of Medina, State of Ohio.


Trustee Jeff Brandon, Chairman

3-12-24
Date


Trustee Sally Abrecht, Vice Chairman

3/12/24
Date


Trustee Allen Biehl

3-12-24
Date

Attested: 
Mary Pawlowski, Fiscal Officer

Date: 3-12-2024

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EXECUTIVE SUMMARY

After a joint meeting of the Montville Township Board of Trustees, Board of Zoning Appeals and Zoning Commission in 2021, a Comprehensive Plan Review Committee, comprised of the members of the Zoning Commission and Board of Zoning Appeals, convened in 2022 to review the 2016 Comprehensive Plan.

The Montville Township Comprehensive Plan Review Committee held public meetings in 2022 and 2023 to review, amend, and update the Comprehensive Plan. The Committee reviewed the results of the 2023 Community Survey (available in the Zoning Office) and the goals, objectives, and policies of the existing Comprehensive Plan; updated the Township's housing inventory; analyzed existing conditions and trends, including the suburban characteristics of the Township; and revised and updated the Thoroughfare and Multimodal Transportation Development Guidelines.

The Committee invited the Montville Township Chief of Police and Service Director to present information and discuss topics related to safety services and infrastructure.

In its review, the Committee acknowledged and endorsed the following recommendations/goals:

- Manage the growth of development to preserve the rural character of Montville Township
- Characterize the suburban nature of the Township and the importance of maintaining a Suburban Growth Boundary in the Township
- Protect and preserve the wetland and riparian areas, natural resources, and wildlife throughout the Township
- Encourage economic development along the State Route 3 & State Route 18 business corridors
- Continue the interconnectivity of pedestrian and bicycle paths within Montville Township/Medina County through utilization of parklands
- Continue the use of traffic impact studies for all development

Since the 2008 update to the Montville Township Comprehensive Plan, the following initiatives have been implemented by the Montville Township Trustees:

- Reduction in densities to maintain the rural character of Montville Township (2019)
- Creation of a Governmental Town Center
- Creation of an Architectural Review Board (ARB) in 2015
- Creation of a Community Reinvestment Area (CRA) in 2014
- Creation of a Joint Economic Development District (JEDD) in 2010
- Establishment of Riparian and Wetland Setback Guidelines in 2009

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CHAPTER 1

INTRODUCTION

This introduction is provided to orient the reader to the 2024 Montville Township Comprehensive Plan. The introduction will also briefly provide information about the context in which this plan was prepared and the purpose of a Comprehensive Plan.

Comprehensive Plan Format

The Comprehensive Plan is divided into two sections. The first section has two chapters. Chapter 1 provides an introduction and the intended purpose of the Comprehensive Plan, and Chapter 2 provides data analysis of existing conditions and recent trends in Montville Township. The second section of the Comprehensive Plan includes Chapters 3 through 5, which are the heart of the plan. Chapters 3 through 5 identify issues associated with the trends and conditions and the methods suggested for dealing with these issues.

Purpose of the Comprehensive Plan

A Comprehensive Plan is a public document adopted by a local government that states the policies of that government toward future development, community character, and identity. A series of goals and objectives help to guide decisions about the development of the community. While the Comprehensive Plan is not a legally binding document, it represents the development preferences of the residents of an area and reflects the factual analysis of development trends and challenges. The Comprehensive Plan supports the legal basis for zoning resolution language and development approval processes.

Generally, development policy planning involves the following five basic processes:

1. Inventory and Analysis - An investigation of factors involved in the physical, demographic, and socioeconomic development and makeup of the area.
2. Issue Identification - The process by which public attitudes, perceptions, and opinions about existing patterns of development are assessed in light of what the public needs and wants from development.
3. A Statement of Goals and Objectives - Considering the issues that are identified, value statements about how the community feels it “should” develop over the long term are devised and methods are identified to attain those development goals.
4. Comprehensive Plan Formulation - Various strategies are considered to face, resolve, diminish, or accentuate the impact of the development issues that are identified. Suggestions are made as to the type of regulatory and economic controls (i.e., JEDD, CRA) to enact to bring about the desired patterns of development.

5. Comprehensive Plan Implementation - The Comprehensive Plan is adopted and used as a guide and a basis for future decisions made about Township development proposals and adopting or modifying regulatory controls.

Besides serving as a policy guide for the decision-making process of public officials, the Comprehensive Plan also serves to educate and to express the development “will” of the community to both public and private interests engaged in development. Ideally, the Comprehensive Plan will function in a way that reduces the spillover costs that are sometimes associated with development. These costs can accrue when the impact of development on the social and physical environment is not given due consideration. Some examples of negative spillover costs include damage to environmentally sensitive areas, traffic congestion, loss of scenic views, and excessive costs for the extension of public utilities and services.

The purpose of the Montville Township Comprehensive Plan is to document the current growth trends and development issues present in the Township. The overall purpose is to provide a framework in which future development proposals and regulatory controls may be viewed for consistency with the goals, objectives, and policy statements established by the Comprehensive Plan.

CHAPTER 2

Inventory, Trends and Considerations for Township Planning

The focus of this chapter will be to provide and evaluate information about the pertinent conditions and trends that are influencing the development patterns occurring in Montville Township. An attempt will be made to provide a historic overview of population and housing growth to highlight the significance of these conditions and trends. Also, existing land use and zoning will be taken into consideration.

Existing natural features and amenities that add value to the community as a whole, or which are nonrenewable and critical to the county's economy and quality of life, should be identified, preserved, conserved, and/or protected in the design of a subdivision. Subdivisions should reflect the uniqueness of the site, responding to its topography, soils, woodlands, wetlands, streams and creeks, floodplains, species habitats, aquifers and archaeological, cultural, and historical resources.

Geographic Location

To understand the development patterns that are affecting Montville Township at this time, one must consider the impact of urban out-migration. While a detailed discussion of the genesis and impacts of urban out-migration is beyond the scope of the Comprehensive Plan, it is important to understand that this is the primary force that is contributing to the transformation of Montville Township. Further, it is important to understand that this force is at play because of Montville Township's geographic location.

Located approximately thirty-five miles from downtown Cleveland and twenty miles from downtown Akron, Montville Township, like other areas in proximity to the cities of Cleveland or Akron and Cuyahoga or Summit Counties, has been experiencing the impacts of urban sprawl. As intra-regional shifts in population occur to more rural areas from other more densely populated places, the impact on these rural areas can be significant. As population increases, the demand for additional housing, places to shop, places to work, etcetera also increase. This chain reaction has the net effect of transforming the land from its customary rural uses to more intense suburban uses. The degree to which this transformation occurs is dependent on a number of factors. Some of these factors include the rate at which out-migration is occurring from the place of origin; the perceived desirability of the place to which people are migrating; ease and access to a strong transportation system; and the capacity of the place receiving the influx of new residents to accommodate this growth.

While individual perceptions as to what makes a place desirable differ, location is generally included as one of the most if not the most important factor. In Montville Township's case, its regional and local setting provides a number of advantages to people wanting a new place to live. It is conveniently located near neighboring cities where a family's day-to-day needs for general goods and services can be satisfied. Located at major interstate interchanges, it is within an easy commute to major metropolitan areas, which makes all of their associated

cultural, social, educational, and recreational amenities and employment opportunities accessible. Finally, there is developable land that is accessible and can support planned infrastructure.

The regional and local setting of Montville Township has made it subject to strong development pressures. Given the above description as to why growth is occurring, the remainder of this chapter will be devoted to documenting the growth that has occurred and the capacity of the Township to accommodate the development that is occurring.

Physical Conditions

For the purpose of the Comprehensive Plan the physical conditions present in Montville Township and the limitation each of these features may pose to development are as follows:

Soils

Soils are the product of the interaction of climate, topography, geology, parent material, and ground and surface waters. For the most part, the soils present in Montville Township have developed from glacial materials. The soils present on a given parcel of land can directly influence the use that can reasonably be developed on that land. For instance: soils whose characteristics are such that they are poorly drained and remain highly saturated are incompatible for the installation of septic systems. Certain soils can also have a high shrink-swell potential, which can affect foundations and basement walls.

The major soil associations present in Montville Township are as follows:

1. Rittman-Wadsworth associations occur on nearly level-to-moderately steep slopes and can have limitations for home sites due either to wetness or steep slopes. This soil association is found throughout the Township
2. Ellsworth-Mahoning soils occur on nearly level-to-moderately steep slopes and can have limitations for home sites due to wetness, steep slopes, or clayey sub-soils. This soil association is found primarily in the northeastern portion of the Township.
3. Fitchville-Chili-Bogart soils occur on nearly level-to-sloping terrain. Fitchville soils can have limitations for home sites due to periodic wetness. Limitations on Chili and Bogart are slight. This association is found in a band that runs north to south near the eastern boundary of the Township.

It should be noted that these categories are generalized, and small areas of other soils, such as Glenford silt loam, Condit silt loam, etc., can be found in the Township. For a detailed discussion of the soils present in Montville Township, the Soil Survey of Medina County, Ohio (United States Department of Agriculture, 1977) should be consulted.

Hydric Soils (Figure 2-1)

A hydric soil is defined as an organic soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation [US Department of Agriculture (USDA) Soil Conservation Service (SCS) 1985, as amended by the National Technical Committee for Hydric Soils (NTCHS) in December 1986]. Hydric soils may either be drained or not drained. Generally speaking, hydric soils that have not been drained may be a wetland habitat. While Figure 2-1 indicates those areas where hydric soils are present in the Township, it does not necessarily indicate the presence of a federally regulated wetland habitat. This may be especially true of those hydric soils that were drained for agricultural or development purposes before the enactment of regulations protecting wetland habitats. However, in order to determine if a specific area is a regulated wetland, a wetland delineation and hydric soils study should be performed prior to development approval. The general policy is that wetlands should be maintained onsite and that development proposals should not degrade either the quality or the functionality of the existing wetland. Currently, regulations regarding minimum setbacks from wetland and riparian areas are included in Chapter 570 of the Montville Township Zoning Resolution and apply to all districts.

Prime Agricultural Soils (Figure 2-2)

The locations of prime agricultural soils within the Township have been mapped. As can be seen by viewing Figure 2-2, some of the Township is characterized as having soils that are conducive to crop production. When viewing this map, it is important to distinguish those lands that have been previously developed or configured in a manner that does not lend them to agricultural pursuits from those lands that are currently used for or are capable of supporting agriculture. This can be accomplished by simultaneously viewing the prime agricultural soils map with the existing Land Use map (Figure 2-10) included with this study.

The preservation of prime agricultural soils that are being used in crop production should be a common goal of the Township and its residents. Farmlands are the primary land uses that continue to provide a sense of rural character to the Township; however, the pressure to convert these lands to more suburban uses may intensify as long as current economic trends exist. While the individual owner of these properties maintains the right to sell or develop their property, every effort should be made to encourage the preservation of these lands. If development is to occur, it is suggested that it be done in a manner that preserves the sense of rural character provided by these lands. It should be noted that agricultural lands contribute to the necessary balance of land uses, which supports the economic viability of the community.

Terrain/ Steep Slopes (Figure 2-3)

The terrain of Montville Township is relatively level to gently rolling except for the steep sloped areas found adjacent to the West Branch of the Rocky River in the northern and eastern portions of the Township and in the southeastern portion of the Township adjacent to the River Styx. Terrain can pose limitations to the development of specific areas in Montville Township because of the slopes involved. Areas with excessively steep slopes that are not serviced by

sanitary sewer may not be developable because of the inability of many septic systems to function properly under these conditions. While these areas may be aesthetically pleasing for development, care and proper design standards must be used. While most of the Township's terrain can be characterized as gently rolling, there are areas where the slope of the land exceeds 12 percent. Figure 2-3 shows the locations where the soils within the Township have a slope between 12 percent and 75 percent. The locations indicated by Figure 2-3 that exceed 25 percent should not be considered for development due to the potential for erosion that these moderate to severe slopes present.

A grading plan with contour lines at two-foot intervals should be required for project proposals where slopes exceed 20 percent. The grading plan should include existing and proposed grades, including the right-of-ways and up to the minimum building setback line. Grading or removal of vegetative cover should not be permitted on land with existing steep slopes.

Forests

Land to be subdivided or developed should be designed and converted to minimize impact on existing forest resources, including hedgerows and tree lines; in reasonable conformity to existing topography in order to minimize clearing or alteration of existing plant communities, especially woodlands and other forest resources; and to minimize associated stormwater runoff and soil erosion impacts that would damage woodlands. Developers/sub-dividers and builders should to the extent possible, place structures so as to minimize destruction of mature trees. Sublots should be laid out with consideration of existing hedgerows and tree lines between fields or meadows to ensure their ongoing protection and preservation. Hedgerows and tree lines should be designated "no build" zones on plats if not placed in open space reserve or conservation easement.

Developments, lot size permitting, should minimize impacts to woodlands, especially those containing numerous mature trees, forest vernal pools, or a significant wildlife habitat. Also, development of woodlands of any size on highly erodible soils with slopes greater than 25 percent should be avoided. "No build" zones should be designated on the final plans within individual developments to protect the woodlands.

Woodlands in poor condition with limited forest management potential or value can provide suitable locations for developments. When any woodland is developed, great care should be taken to locate all areas to be disturbed or impacted by buildings, roads, yards, sewage systems, etc., in areas where there are no large trees or obvious wildlife areas, to the fullest extent that is practicable. Currently, regulations regarding tree preservation are included in Chapter 560 of the Montville Township Zoning Resolution and apply to all districts.

Riparian Corridors (Figure 2-4)

Riparian corridors are naturally vegetated land adjacent to designated watercourses, which if appropriately sized, helps to stabilize streambanks, limit erosion, reduce flood flows and/or filter and settle out runoff pollutants. Figure 2-4 shows the location of riparian corridors and corresponding setbacks.

Protection of riparian corridors is an important component of wetland and stream preservation. Land to be subdivided or otherwise developed should minimize impacts on existing riparian corridors, including stream-side vegetative cover, storm water runoff, water quality, and natural animal habitats. All structures shall meet all required setbacks from streams and riparian corridors, which are included in Chapter 570 of the Montville Township Zoning Resolution and apply to all districts.

Flood Hazard Areas (Figure 2-5)

Flood hazard areas as defined by the Federal Emergency Management Administration's Flood Insurance Rate Maps are found in the eastern portion of the Township along the West Branch of the Rocky River and certain of its tributaries and along the River Styx in the southeastern portion of the Township. It is important to mention that these maps indicate those areas that are subject to inundation by the 100-year flood. The 100-year flood has a 1 percent chance of being equaled or exceeded in any given year. Thus, because an area does not appear on these maps does not mean that it is not subject to flooding. A 500-year flood situation could occur or the property itself could be in a low-lying area relative to the area by which it is surrounded; and therefore, receive excessive amounts of stormwater runoff. Also, certain soils remain seasonally saturated which can lead to localized flooding when storm waters are not able to be absorbed. More detailed information concerning the flood hazard areas in Montville Township is available at the office of the Medina County Highway Engineer. Figure 2-5 shows the 100 Year Flood Hazard areas in Montville Township.

Developing within a flood hazard area may be possible. Employing methods to reduce the damage that may occur from flooding should be encouraged.

Flooding Potential (Figure 2-6)

While certain areas of the Township along the West Branch of the Rocky River and the River Styx have been identified as being in the 100-year Flood Hazard area, there are other locations in the Township that may experience localized flooding on a more frequent, but less hazardous basis. Historically, significant areas of the Township experienced flooding. Figure 2-6 shows locations throughout the Township that experience flooding due to poor drainage or when soils become saturated.

Lake Erie - Ohio River Divide (Figure 2-7)

The Lake Erie-Ohio River Divide runs through Montville Township from northwest to southeast. The area north of the divide lies entirely within the Rocky River drainage basin which drains to Lake Erie, while the area south of the divide lies within the Tuscarawas River drainage basin that drains to the Ohio River. Figure 2-7 shows the path of the Lake Erie and Ohio River Divide through Montville Township.

One of the major implications of the location of this divide in Montville Township is the provision of central sewer and water. This is because in general neither water nor waste waters can be taken or pumped from one continental drainage area to another continental drainage area for use or discharge due to interstate agreements and other water rights laws that have been enacted. While much of the area north of this divide could be serviced by Medina County's water and waste water systems, if main lines were constructed, the area south of this divide is physically removed from a feasible source for these central services. The implications this has on land use and zoning policies is direct. It suggests the continuation of onsite septic systems and water wells. It justifies zoning and other policies that limit the density at which development is permitted to occur; and in certain areas of the Township, it justifies prohibiting development that may create the need for central sewer and water. It must be noted here that the existing NOACA 208 Water Quality Plan is considered the guide for limitations on locations of large alternative sewage treatment options in addition to those sanitary systems that are publicly owned.

Furthermore, Montville Township adopted the *Upper West Branch Rocky River Balanced Growth Initiative Resolution of Jurisdictional Support* on December 11, 2007 and the *Upper Chippewa Creek Watershed Balanced Growth Initiative Resolution of Support* on March 22, 2011 to direct local resources, planning actions, and best local land use practices to encourage protection of Priority Conservation Areas, development of Priority Development Areas, and recognition of Priority Agricultural Areas. Please see Appendix B for the *Upper West Branch Rocky River Balanced Growth Initiative Resolution of Jurisdictional Support* and Appendix C for the *Upper Chippewa Creek Watershed Balanced Growth Initiative Resolution of Support*.

Groundwater Availability/ Aquifer Recharge Areas (Figure 2-8)

The limited availability of a central potable water supply in the Township requires the installation of private water wells when development occurs in areas not serviced by central water. In areas where central water is not available, the ability of the groundwater supply to provide sufficient volumes of water to support development over the long term is essential.

Of prime importance is the recharge of groundwater supplies in areas where these groundwater supplies are not abundant. If development is too dense, groundwater may be withdrawn at a rate beyond what the aquifer can recharge. This situation can lead to dry wells during times of drought or overuse. Figure 2-8 provides information on ground water availability and the depth at which water may be encountered. Aquifers and aquifer recharge areas should be placed in permanent no-build reserves and/or protected through deed restrictions and conservation easements.

In summary, there are definite, identifiable physical constraints to development in certain areas of Montville Township. While it is true that sound engineering and construction practices and reasonable land use policies may temper many of these limitations, it is also true that this temperance comes with a cost. Therefore, when development proposals are put forth, it is necessary to closely examine the physical constraints that may be present and the costs that may be involved.

Historical, Archaeological, and Cultural Resources

Land to be subdivided or developed should be designed and converted to minimize its impact on historical, archaeological, and cultural resources and to consider the location of abandoned railroad right-of-ways. Developers and builders should to the extent possible, place structures and improvements as far removed from existing historical, archaeological, and cultural resources as possible. Development of a site containing historic, archaeological, and/or cultural resources, whether known or unknown, should coordinate with the Ohio Historic Preservation Office (OHPO) in identifying, cataloging, and preserving such resources. Baseline data should be based upon the Medina County Natural Resource Inventory; the Ohio Historic Inventory; records of OHPO; local inventories, surveys, studies, and reports; and additional surveys as requested by the Medina County Department of Planning Services or Medina County Planning Commission.

Species Habitat

Land to be subdivided or developed should be designed and converted in reasonable conformity to existing habitat in order to minimize disturbance and alteration; associated storm water runoff; and soil erosion impacts that would damage such habitat.

Characteristics of the Population and Housing

Having stated some physical constraints to development in Montville Township and some implications of its geographic location, this section will provide an overview of certain population and housing trends and conditions. Population and housing information from the U.S. Census Bureau (2020) will be used, along with information from past census counts and approved development since 2023.

It is a general business rule of developers that residential developments be completed (built-out) in a maximum of five years. This means that homes will be built upon all platted lots within five (5) years. Based on 238 vacant, platted lots and assuming an ongoing absorption rate of 40 units per year, it appears that Montville Township has approximately a 5.95-year inventory of open lots.

Population

The 2020 United States Census Bureau reported 13,131 people reside in Montville Township. Between 2010 and 2020, the population of the Township has grown from 11,224 people to 13,131 people. Upon completion of the 2000-2015 housing boom, the population of the

Township has steadied to a growth rate of 1.7 percent per year.

Numerous studies by economic professionals have shown that when the rate of growth exceeds more than 6 percent a year over a five-year period of time, the local revenue demands for the provision of township services will double within ten years.

Income

The 2022 American Community Survey 5-Year Estimates report that the median household income for Montville Township is \$142,267. The income distribution has been rounded to nearest whole number and is as follows:

**Table 2-1
Montville Township
Household Income Distribution**

Income Category	2013		2022	
	Households	Percentage	Households	Percentage
Less than \$10,000	45	1.2	42	0.9
\$10,000 - \$14,999	14	0.4	0	0.0
\$15,000 - \$24,999	171	4.4	42	0.9
\$25,000 - \$34,999	110	2.8	98	2.1
\$35,000 - \$49,999	360	9.2	219	4.7
\$50,000 - \$74,999	574	14.7	518	11.1
\$75,000 - \$99,999	553	14.2	541	11.6
\$100,000 - \$149,999	1248	31.9	1045	22.4
\$150,000 - \$199,999	833	21.2	900	19.3
\$200,000 or more			1,255	26.9

School Enrollment and Educational Attainment (See Figure 2-9, School District Boundaries)

Montville Township is served by three public school districts: Highland Local; Medina City; and Wadsworth City. Students enrolled in public primary and secondary schools are assigned to one of the districts based on their place of residence within the Township. Figure 2-9 shows the geographic boundaries for each school district within Montville Township.

Table 2-2
Montville Township
School Enrollment
(Persons 3 years of age and older)

Level of Education	Students		
	2000*	2013**	2022***
Preprimary	146	225	261
Kindergarten to 12 th grade	1,166	2,584	2,198
College (undergraduate), graduate school or professional	186	846	544
Total	1,498	3,655	3,003

*Based on 2000 Census

**Based on 2009-2013 American Community Survey 5-Year Estimates

***Based on 2022 American Community Survey 5-Year Estimates

The following table indicates the level of education attained by persons 25 years of age and older:

Table 2-3
Montville Township
Level of Education
(Persons 25 years of age and older)

Level of Education	Number of Persons	
	2013	2022
Less than 9th grade	39	51
9th to 12th grade, no diploma	97	118
High school graduate	1,243	1,800
Some college	1,492	1,261
Associate degree	581	760
Bachelor's degree	2,613	3,081
Graduate or professional degree	1,334	1,974
Total persons	7,399	9,045

Housing

Between 2013 and 2022, the median house value increased 32.7 percent.

**Table 2-4
Montville Township
Housing Units/Median Value**

Units/Median Value	1990	2000	2005	2013	2022
Housing Units (approximately)	1,103	1,956	3,330	4,067	4,666
Median House Value	-	\$194,100	-	\$262,400	\$348,300

Existing Land Use (Figure 2-10)

The most current land use information available for Montville Township was produced in conjunction with the Medina County Department of Planning Services. A generalized existing Land Use map for the Township is provided as Figure 2-10.

Tax duplicate values and acreages for the four broad categories of residential, commercial, industrial, and agricultural land uses are available from the Medina County Auditor’s Office.

There are approximately 13,295.464 acres of land in Montville Township.

Table 5 and Table 6 below show acreages and tax duplicate values for each land use category. Table 7 shows the percentage increase in tax duplicate values for residential and commercial properties for the tax years 2000 – 2005, 2005 – 2014, and 2014 - 2022.

**Table 2-5
Montville Township
2023 Acreage Per Use Category
(According to the Medina County Auditor)**

Category	Acreage	Percentage
Residential	6690.053	50.32
Commercial	840.526	6.32
Industrial	6.93	.05
Agricultural	4881.029	36.71

Approximately 876.925 acres (or 6.6 percent) are classified as exempt.

Table 2-6
Montville Township
Tax Duplicate Value Per Use Category
 (According to the Medina County Auditor)

Category	Tax Year			
	2000	2005	2014	2023
Residential	\$97,189,540	\$225,338,540	\$301,850,020	\$540,762,200
Commercial	\$12,930,170	\$26,780,000	\$43,665,720	\$51,654,190
Industrial	\$275,210	\$295,050	\$342,220	\$585,650
Agricultural	\$11,740,550	\$14,221,180	\$16,465,600	\$16,891,040

Table 2-7
Montville Township
Percentage Increase in Tax Duplicate Values of
Residential and Commercial Properties

Category	Tax Years		
	2000-2005*	2005-2014	2014-2023
Residential	132%	34%	79%
Commercial	107%	63%	18%
Industrial			71%
Agricultural			2.6%

*New construction and updated property value appraisals were the two primary factors that contributed to the significant increase in tax duplicate values between 2000 and 2005.

Joint Economic Development District (JEDD)/Community Reinvestment Area (CRA)
(Figure 2-11)

The City of Medina and Montville Township created a voluntary Joint Economic Development District (JEDD) in accordance with Sections 715.72 through 715.83 of the Ohio Revised Code for the commercial properties located on State Route 18 and State Route 3. The JEDD is intended to facilitate economic development to create and/or preserve jobs and employment opportunities in the commercial areas of Montville Township. The agreement became effective October 1, 2010 and remains in effect until September 30, 2110 and prevents any annexation for one hundred (100) years. The agreement can be cancelled by either party with written notification.

Since participation is voluntary, a Community Reinvestment Area (CRA) for tax abatement was created in 2013 as an incentive for commercial property owners to join the JEDD. The tax abatement is negotiable and requires approval of the Montville Township Trustees, City Council (City of Medina), Medina County Commissioners, and the Board of Education of the applicable school district. Montville Township continues to receive the property (land) tax; only the taxes on the structures and site improvements are abated. In addition, JEDD participants may request a grant for property improvements, which is awarded based on the size of the project, number of jobs being created, payroll, and other parcel-specific factors.

JEDD members withhold income tax on employee compensation, and the company pays a net profit tax. The JEDD Board oversees the JEDD area in accordance with ORC 715.74 and retains 20 percent of the funds to cover expenses, grants, and/or improvements to attract new members to join. The balance is shared equally by Medina City and Montville Township.

After fees, the City of Medina and Montville Township on average each receive over \$80,000 of revenue per year. From October 2010 through October 2023, each entity has received more than \$931,000.

It is recommended that growth in the JEDD area continues to be encouraged.

Public Water and Sanitary Sewer Availability (Figure 2-12 and Figure 2-13)

The availability of water and sanitary sewer utilities is limited in Montville Township. Figure 2-13 shows those areas in the Township that are currently served by Medina County water while Figure 2-14 shows those areas served or potentially serviceable by county sanitary sewer.

CHAPTER 3

FUTURE LAND USE IN MONTVILLE TOWNSHIP

The future uses of land in Montville Township should build on the land use pattern established in the past with only minimal modifications. The modifications suggested by the Proposed Land Use map, Figure 3-1, reflect the following items:

1. The physical constraints to development in Chapter 2;
2. The maintenance of the remaining rural character of the Township; and
3. The comments and opinions obtained from the citizens of Montville Township.

Suburban Growth Boundary

Of key importance to this proposed land use plan is the identification of a suburban growth boundary. This boundary has been established to designate an adequate amount, range, and density of land use within it to meet the anticipated needs of the area for a minimum of 20 years. This suburban growth boundary should be regarded as a long-term commitment for managing the patterns of growth and development and should be subject to periodic review coincident with Comprehensive Plan updates.

North of the suburban growth boundary, incentives should be established to encourage development to occur in an orderly manner; next to existing development. This is intended to discourage "leapfrog" development that increases the cost of providing a suburban level of services to remote areas and the further loss of rural character.

South of the suburban growth boundary, low density residential development that does not require a suburban level of service and that does not conflict with the continuation of agricultural and other non-suburban uses should be promoted. The Rural Residential District should be maintained at a 4-acre minimum in order to maintain the rural character in the Township. Conservation planned residential development should continue to be permitted when a minimum of 50 percent of the site is preserved as open space.

To prevent conflicts between uses on either side of the suggested suburban growth boundary, the Township should allow lower density uses inside and near the boundary, to provide transition/buffer zones, to prevent conflicts with uses south of the boundary such as between suburban development and rural land uses.

As Figure 3-1 shows, the suburban growth boundary suggested by the Comprehensive Plan traverses Montville Township along a path similar to the Lake Erie and Ohio River watershed divide and the area where there is potential for extending sanitary sewer service.

Non-Residential Development

Currently, commercial development in the Township is reflected by the State Route 18 and State Route 3 corridors; a Town Center district in the vicinity of Poe Road and State Route 57; a Highway Commercial District adjacent to the State Route 18 and Interstate 71 interchange; and a State Route 3 Economic Development District.

All non-residential development shall strive to develop internal circulation by connecting adjacent parcels and projects with internal roadways to minimize main thoroughfares. The Comprehensive Plan recommends specific approaches for these districts as follows:

State Route 18 Community Business and Highway Commercial Uses

The existing Community Business and Highway Commercial zoning should be maintained to define the limits where highway service uses should begin and end so that traffic exiting the interstate to obtain highway associated services, i.e., gas, food, and lodging, do not affect the remainder of the commercial area.

The State Route 18 corridor begins at Windfall Road and extends westward to the Buehler's properties and provides the primary entrance into the Township and the City of Medina. The corridor has been significantly developed over the years, but still offers areas of opportunity for economic development. A blend of highway associated services and community associated businesses and services should be considered for initial development and for redeveloped properties that offer potential for economic development. The widening of State Route 18 and the addition of a multipurpose path west of Interstate 71 will give new interest and vitality to the entire State Route 18 community.

Specific properties within the corridor are of significant importance to Montville Township. These areas include the largely undeveloped area along O'Hara Drive and Montville Drive; the 11-acre parcel west of Interstate 71 and south of State Route 18 (030-11B-09-139); the property owned by the Ohio Department of Transportation (030-11B-09-144); the former Washington Court property (030-11B-08-074/030-11B-08-072); the property around River Styx Road; and the undeveloped land in the Buehler's property (030-11B-03-016).

The Montville Township Trustees should continue to work with the following entities to maintain ongoing collaborative efforts to promote all economic development along the State Route 18 corridor:

- Property owners within the proposed district
- Montville Township Zoning Commission
- Medina County Economic Development Corporation
- City of Medina
- Medina County Health Department

- Medina County Highway and Sanitary Engineers
- Medina County Park District
- Medina City School District and Highland School District
- Medina Township

State Route 3 Economic Development District

The Montville Township Trustees should continue to work with the following entities to maintain an ongoing collaborative effort to promote the Economic Development District along the State Route 3 corridor north of Poe Road:

- Property owners within the proposed district
- Montville Township Zoning Commission
- Medina County Economic Development Corporation
- City of Medina
- Medina County Health Department
- Medina County Highway and Sanitary Engineers
- Medina County Park District
- Medina City School District

The purpose of this recommendation is to develop a defined and contiguous development plan for this large area within Montville Township based on the following guiding principles:

1. Sewer Capacity and Service Area (as defined by the Medina County Sanitary Engineer)
 - a. Limits the size of the proposed commercial area and reduces the size of the current State Route 3 Economic Development District.
 - b. Should be designed and constructed to service businesses along both the west and east sides of State Route 3.
2. Develop a vision and design for this large district that is conducive to the rural environment of Montville Township and the needs of its residents.
 - a. This district should encourage development of individual parcels within the framework of the entire district with a unified and enacted overlay plan for development of the entire district.

- Residential Single-Family and Attached Single-Family
 - Retail
 - Professional Offices
 - Commercial Business
 - Research and Development
 - Second or third story residential units
 - c. Architectural and aesthetic guidelines need to be enacted incorporating the recommendations in Chapter 5, Goal 6.
3. Develop a vehicular and pedestrian thoroughfare plan incorporating recommendations from the Medina County Highway Engineer, ODOT, and the Medina County Park District to handle movement within the property and interconnection with other areas within the surrounding communities.
 - a. Incorporate a boulevard plan for State Route 3 adjacent to the Economic Development District and within the district.
 - b. Work with ODOT during any widening or repairs of State Route 3 to incorporate a boulevard plan.
 - c. Direct any new development proposals along State Route 3 to incorporate a boulevard plan in any State Route 3 improvements.
4. The District should be designed and developed to match planned surrounding uses including:
 - a. Cobblestone Park
 - b. Residential properties along the western property line north and south of the proposed Economic Development District.
 - c. Connectivity through the use of pedestrian trails, paths and gathering areas to existing parks and trails, including Cobblestone Park and the Chippewa Trail (Medina County Park District).
 - d. Optimal open space requirement of 35 percent or more.
 - e. Retain existing language for wetlands and tributary protection.

The State Route 3 Economic Development District will be one of the focal areas within Montville Township and a major activity center for all surrounding communities. It is the intent of this recommendation that this entire district and the properties within it be developed under a plan that fits with surrounding residential and recreational uses; provides services and facilities that benefit the residents of Montville Township; and is a positive icon for Montville Township.

State Route 3 Design and Zoning Recommendations

1. Recommend a thoroughfare plan with expanded pedestrian access
 - a. Incorporate pedestrian and multi-use trails that link Cobblestone Park with the Chippewa Trail
2. Promote continuity of design and development of all parcels
 - a. Requires a development plan for multiple commercial properties
 - b. Generates opportunity for economic development to attract target businesses, investors, and developers
3. Include landscaped mounds and recreation buffers in thirty-foot easement along State Route 3.
 - a. Planting strips at least six feet wide with township approved trees
4. Uses to benefit the recreational activities associated with Cobblestone Park
5. Expanded pedestrian paths and gathering areas between businesses and access road
 - a. Thirty-foot buffer along internal commercial access roads with pedestrian walkways tied to gathering areas
 - b. Township approved trees planted every thirty feet along internal roadways
6. Shared parking areas for businesses
7. Tie together the various recreational locations throughout the State Route 3 Economic Development District
 - a. Chippewa Trail (Medina County Park District) to the West of Route 3 commercial area
 - b. Cobblestone Park – East of State Route 3

State Route 57 and Poe Road Intersection Area

Governmental Uses

This district is proposed in order to provide a focal point for community activity and identity. The plan recognizes the future need of the Township to create a centralized area from which local government services can be provided. The type of land uses that should be considered in this area include: a public service and maintenance facility; a police, fire and emergency medical service facility; a cemetery; churches; post office; passive recreation; and the Township Administration Buildings.

The development of this area should be integrated and compatible with the existing Township Administration and Safety Services Building.

Business and Professional Office Uses

Areas in the Township have been identified for development with business and professional office uses. The areas identified have been suggested for this type of development due to their locations and the opportunity to expand the Township's economic base. Also, it is realized that as people continue to move into Montville Township and surrounding areas, the need for the services provided by these uses will increase.

Any development of these uses in the areas suggested should take place on a "campus like" setting where buildings are clustered together, attractively landscaped open spaces are provided, and parking areas and light sources are screened from adjoining residential areas. The locations of these areas in proximity to Interstate 71 with a requirement that any such use be integrated with neighboring office uses, should reduce many of the negative traffic impacts that are often associated with commercial development.

Industrial Land Use

The Comprehensive Plan does not suggest that any areas within Montville Township be identified for industrial development.

Residential Land Use

There are two significant changes suggested for future residential development in the Township. Both suggestions are based in the context of affecting a suburban growth boundary to separate suburban forms of development from rural forms of development. The first recommendation deals with the land area south of the identified suburban growth boundary, and the second recommendation deals with the residential area north of this boundary.

Under the recommendation, it is suggested that housing density of one single family housing unit per four acres of land, as currently established in the Zoning Resolution, be maintained for the Rural Residential District, along with the defined minimum lot widths and frontages. This concept should be maintained even if public water and sewer are made available within the Rural Residential District in order to limit the growth of the Township in undeveloped areas within this classification. As an alternative, Conservation Planned Residential Development, as defined in the

Zoning Resolution, should be permitted in order to conserve significant areas of open space, preserve rural character, and maximize the protection of the community’s natural features. The minimum overall open space that must be perpetually maintained in a Conservation Planned Residential Development project is 50 percent of the net acreage available for development.

For the area north of the suburban growth boundary, it is suggested that conventional subdivisions are permitted with standards, while controlled density subdivisions are permitted uses within the context of the Montville Township Zoning Resolution. This recommendation will enable the Zoning Commission to more closely examine the impact that a conventional subdivision may have on the rural character of the Township.

Open Space/Public Lands and Recreation Uses

Existing natural features and amenities that are non-renewable add value to the community as a whole; are critical to the area’s economy and quality of life; and should be preserved, conserved, and protected in the design of subdivisions and other developments. Development should reflect the uniqueness of the site by responding to its special environmental features. In addition, from a future land perspective, the Township should provide adequate land for recreation and open space reflective of the needs of its current and future population.

**Table 3-8
Montville Township
Parkland and Designated Parkland Acreages**

Proprietor	Park/Designated Parkland	Acreage
Montville Township	Blue Heron Park	254
	Cobblestone Park	39
	Whitetail Park	25.8
Medina County Park District	6035 Wadsworth Road	46
	Trails at Montville	22
	E. Smith Road PPN 030-11B-12-028	38.89
Total		425.69

The Township should encourage the designation of public park resources that represent 10 to 15 acres of parkland per thousand population. Currently, Montville Township has 30.56 acres of parkland per thousand population.

Development of permanent public land should be a prime consideration in the review of all subdivision development proposals. The Township should continue its close relationship with the school districts and support their efforts to secure future school sites. Future open space proposed as part of a development plan review process should follow the guidelines contained in the Recreation Pathway Plan in Chapter 4. There should be a balance between active space, such as ballfields for youth recreation, and passive open space that preserves rural context and protects significant environmental features. The Township should conduct an overall environmental assessment of key environmental features and use those as the basis for identifying future preservation areas.

In addition, the Township should develop performance standards that require the linking of open spaces associated with residential and commercial development. Montville Township should continue a close relationship with the Medina County Park District to support its efforts to acquire lands and/or conservation easements. The Township should also support any citizen-led effort to obtain lands or monies for the development of public recreational or open space areas.

Wetland preservation was discussed in Chapter 2. In terms of future land use, any proposed mitigation of wetlands identified through a development review process should occur within the same sub-watershed as the original wetland.

CHAPTER 4

THOROUGHFARE AND MULTIMODAL TRANSPORTATION DEVELOPMENT GUIDELINES

Thoroughfares

A well-connected thoroughfare network is the basis for a safe and effective transportation network.

The Comprehensive Plan recommends that future thoroughfares within existing blocks of undeveloped land should be planned to connect where readily feasible from an engineering and access management standpoint. However, local streets should be designed to limit speeds with traffic calming measures; for example, using winding, curving roadway geometry or establishment of roundabouts at intersections, etc. This will provide for visual variety and be designed to avoid environmentally sensitive areas.

The primary purpose of a thoroughfare guideline is to provide for the establishment of an orderly street and open space pattern as development in Montville Township continues. In planning for logical, coordinated growth, the Township should consider the following:

1. Designing residential streets to reduce high-volume traffic and heavy use.
2. Optimizing access to suburbanized segments of the Township by:
 - a. Addressing land use patterns and traffic to provide safe intersections and efficient traffic flow;
 - b. Providing efficient access for safety service vehicles;
 - c. Decreasing travel time and reducing energy costs;
 - d. Offering convenient access to residential communities and businesses;
 - e. Considering soil conditions, topography, geology, etc. in laying out streets to reduce environmental degradation;
 - f. Reducing the need for pavement repairs, replacements and improvements by evaluating expected traffic volumes, avoiding offset intersections, developing strong road foundations, etc.
 - g. Preserving the intrinsic environmental value of unique open space areas within Montville Township;
 - h. Creating accessible areas of open space in reasonable proximity for existing and future residents of Montville Township
 - i. Offering multimodal choices in the design by incorporating sidewalks, bike lanes, shared-use paths (SUP's), etc.

Transportation

Currently, the roadway systems in Montville Township can be classified as rural roadways. Rural roadways are generally narrow, two-lane roads having little or no breakdown lanes, with ditches on the edge of the roadways to carry storm water runoff. These rural roadways were designed to carry low volume vehicular traffic. The Township shall work with the Medina County Engineer and ODOT to improve the standards when major capital investments are made on these roads.

It is important that zoning regulations consider the impacts of land use changes on roadway capabilities and the impact of roadway changes on land use and pedestrian activities. When adopting zoning regulations and/or reviewing development plans, the Township should:

1. Consider the current capacity of the roadway in relationship to current uses;
2. Assess the impact of future residential and commercial development;
3. Encourage developers to dedicate the additional right-of-way necessary to implement and incorporate a boulevard plan adjacent to and within the State Route 3 Economic Development District;
4. Review maps of the roads within Montville Township that are on the Federal Aid System (Figure 4-1/ www.noaca.org)
5. Consider bike path routes and the Northeast Ohio Area Wide Coordinating Agency (NOACA) bicycle suitability classifications of roadways in Montville Township;
6. Consider pedestrian connectivity requirements linking communities such as:
 - a. Subdivisions and neighborhoods (both existing and future)
 - b. Cobblestone Park
 - c. Whitetail Park
 - d. Blue Heron Park
 - e. Montville Township Center (located at State Route 57 & Poe Road)
 - f. State Route 3 Commercial District
 - g. Medina County Park District's Current and Planned Pedestrian Pathway Systems
 - h. Other open space designated areas throughout the Township

Access Management and Traffic Impact Studies (TIS)

Changing vehicular and pedestrian patterns, volumes, and thoroughfare requirements are evident in Montville Township. Several resources are available to assist the Township in transportation and access management related issues, including the office of Technical Services of ODOT, the office of the Medina County Highway Engineer, and NOACA. The Township shall collaborate with these resource agencies to identify and address issues and follow the best practices related to access management.

It is important that zoning regulations consider the impact of land use changes on roadway capabilities and the impact of roadway changes on land use and pedestrian activities. To assist in this determination, it is recommended that Traffic Impact Studies be required for any land use changes that could cause a significant change in trip (traffic) generation. Traffic Impact Studies are necessary for the purpose of promoting traffic safety; maintaining proper road capacity and flow; improving public safety; achieving adequate sight distances; minimizing future expenditures of public revenues; and improving the design and location of access connectivity to township, county, and state roads while providing necessary and reasonable ingress and egress to properties along these roads.

The purpose and need for the Traffic Impact Study are to more precisely determine the impact of increased vehicular traffic; to determine how best to mitigate the impact through the proper location, design, and construction of access connection(s); and to ensure the continued functional and operational integrity of the roadway and feeder roadways. This analysis would be required for adjacent roadways, feeder roadways, and intersections between feeder roadways and adjacent roadways.

The Traffic Impact Study will result in recommendations that should be included in the project to mitigate the impacts of additional traffic being placed on the roadway system.

The Township shall collaborate with the Medina County Highway Engineer and ODOT on the need for any Traffic Impact Studies related to development.

Coordination with Surrounding Streets

The street system of a development should be coordinated with existing, proposed, and anticipated streets outside of the development or outside of the portion of a single tract that is being divided into lots, as provided by the Comprehensive Plan. Collector streets should intersect with surrounding collector or arterial streets at safe and convenient locations.

Minor collector, local, and minor residential streets should connect with surrounding streets where necessary to permit the convenient movement of traffic between residential neighborhoods; to facilitate access to neighborhoods by emergency service vehicles; or for other sufficient reasons. However, connection should not be permitted where the effect would be to encourage the use of such streets by substantial through traffic, unless traffic calming countermeasures are included in the proposed development to discourage through traffic.

Relationship of Streets to Topography

Streets should be related appropriately to the topography. In particular, streets should be designed to facilitate the drainage and storm water management and runoff objectives set forth in applicable subdivision engineering standards, and street grades should conform as closely as practical to the original topography.

Recreational and Multimodal Pathways

A key component to the future development of the roadways in Montville Township should be the inclusion of recreational pathways.

It is important to consider a Recreation and Multimodal Pathway Plan that will connect the various activity centers within Montville Township to parks, neighborhoods, schools, and recreational facilities throughout the Township. The pathway network can consist of a mix of existing roadways safe for general pedestrian use including sidewalks, new pedestrian pathways or shared-use pathways along major connector roads within the Township, and easements across properties. The proposed Recreation Pathway Plan has three different components:

1. General Planning Provisions for the pedestrian pathway system
2. Improving existing roadways to include recreational paths
3. Developing a recreational path network separate from the roadway system

A carefully planned recreational pathway system can be an integral part in developing the Montville Township “identity.” This pathway plan also has the opportunity to link with other existing recreational pathways outside of the Township and become an integral part of the overall Medina County Park District pathway plan.

The Bicycle & Pedestrian Pathways map for Montville Township defines the roads suitable for bicyclists. (Figure 4-2)

General Planning Provisions

1. Walk/bikeways should be encouraged as part of the parking/open space design of both residential and commercial uses.
2. Walk/bikeways should interconnect both internally within a proposed development and with adjoining properties. Walk/bikeways should interconnect in all areas where possible.
3. Walk/bikeways and pedestrian circulation in parking areas and areas of intersection between roads and walking paths/bikeways should be clearly marked.
4. Walk/bikeway profiles or construction standards should meet the Medina County Park District, Medina County Engineer or ODOT standards.
5. As with public roads, future connections for walk/bikeways should be provided to adjoining undeveloped properties.
6. Walk/bikeway planning should be considered with cross-access easements and shared parking planning and should be used between and to interconnect adjoining commercial, residential, and recreation uses/properties.

7. When pathway networks in existing subdivisions are not available, public sidewalk systems and roadways should be utilized in order to achieve connectivity for the walk/bikeway plan.

Improving Existing Roadways to Include Recreational Paths

To improve the current roadways within the Township and to safely mix vehicular and pedestrian traffic, it is recommended that as part of any future development of the existing roadways, plans include the development of recreational pathways within the right-of-way. The pathway should be developed through the following criteria:

1. Recreational pathways should be at least 10 feet wide if separate from the roadway.
2. When it is not possible or practical to separate pathways from a roadway, dedicated lanes shall be provided with a preferred minimum width of 5 feet.
3. Acceptable surface materials as determined by the Zoning Commission.
4. Roadways should be developed to minimize pedestrian and vehicular hazards including the elimination of ditches, inclusion of safety lanes, improvement of sight distances, and the elimination of obstacles.
5. Where possible the recreational path shall be separated from the vehicular traffic by a buffer zone, berm, or curbing.
6. All highway improvement projects should take into consideration the Medina County Bike-Hike Plan and the Future Pathway Plan of the Medina County Park District.
7. An overall pedestrian pathway circulation plan should be developed including:
 - Bear Swamp Road
 - Chippewa Road
 - Fixeler Road
 - Poe Road
 - Ridgewood Road
 - River Styx Road
 - Smith Road
 - State Route 3
 - State Route 18
 - State Route 57
 - State Route 162 (Sharon Copley Road)
 - Wedgewood Road (State Route 162)
 - Windfall Road
8. Signed shared roadways are those that have been identified by signage as preferred bike routes. The following criteria should be considered prior to signing a route:
 - a. The route provides through and direct travel in pedestrian/bicycle-demand corridors
 - b. The route connects discontinuous segments of shared use paths, bike lanes, and/or other pedestrian routes

Developing a Recreational Path Network Separate from the Roadway System

The long-term plan should integrate new pedestrian or shared-use pathways on property not associated with existing roadways. This will require obtaining easements and developing the pathway system utilizing public funding, government grants, private sector contributions, and volunteers organized to construct the pathway network.

Pedestrian pathways and easements should be designated and incorporated as part of the open space planning for new subdivisions. Any pedestrian pathway proposal shall include logical connections between recreational activities, residential neighborhoods, existing roadway networks (including sidewalks), and existing or proposed pedestrian pathways. Specific attention should be paid to obtaining easements for and developing the following independent pedestrian pathways (Figure 4-2, Bicycle & Pedestrian Pathways):

1. Between any public parks within Montville Township. More specifically, the following should be considered:
 - a. Linking the Cobblestone Park path with the Medina County Park District Chippewa Trail across State Route 3 and through the proposed State Route 3 Economic Development District.
 - b. From Sharon Copley Road north along the western edge of the Turnberry Subdivision or incorporating existing roadways within the Turnberry Subdivision to connect to the rail spur. The Medina County Park District has already developed a trail along part of this rail spur and has in its long-term plan to extend the existing pathway south to the Turnberry Subdivision.
 - c. From the rail spur north to Smith Road in the area of the property currently owned by the Medina County Park District.
 - d. Along River Styx Road from Smith Road to the southern boundary of Montville Township. This trail is currently in the long-term plan for the Medina County Park District to link with River Styx Park.
 - e. Linking Blue Heron to River Styx Road/Turnberry Subdivision

Sources of Funds for Walkway/Bicycle Path Planning

- Federal, State and Metropolitan Planning Organization (Northeast Ohio Areawide Coordinating Agency) Programs
- Partner with the Medina County Park District, local agencies, and neighboring communities

CHAPTER 5

STATEMENT OF GOALS, OBJECTIVES AND POLICIES

Introduction

This section of the Montville Township Comprehensive Plan provides explicit guidelines for the evaluation of development proposals. The information and public preferences assessed during the policy planning process provide a rational basis for generating goals, objectives, and policies.

All existing zoning districts should be reviewed to ensure the goals and objectives of the Comprehensive Plan are met. Review Township zoning regulations periodically to assess compliance with Comprehensive Plan goals. Review the Zoning Resolution as needed for consistency with new state laws and planning opportunities.

There are numerous benefits to the preparation and adoption of development goals, objectives, and policy statements, including the following:

1. The policy planning process encourages greater public understanding and communication, and thus participation in the planning process.
2. Policy planning enhances stability and consistency of development within communities. Specific recommendations and proposals may change as the community grows and develops; however, policies and goals will remain relatively unchanged.
3. Policy planning provides a guide to local governmental bodies responsible for adopting land use controls; to boards and commissions authorized to administer land use regulations; and to courts which may ultimately be called upon to judge the reasonableness of legislation and the fairness of its administration.
4. In Montville Township, policy planning helps to maintain the natural environment as a setting for an orderly, tranquil community.
5. Policy planning promotes the public interest of the entire Township, rather than the interests of individuals.
6. Policy planning allows the Township to adopt a proactive approach to future development.
7. Policy planning provides a long-range context of decisions concerning short-range actions.

The Comprehensive Plan is based on Montville Township community preferences indicated by the 1995 Montville Township Community Survey and reiterated in the most recent 2023 survey and the previous 2014 survey and the 2008 and 2016 Comprehensive Plans and the trends of development that have occurred since. The prevailing goal of this policy plan

update is the preservation of the remaining rural atmosphere in Montville Township by ensuring open space is maintained while providing for well-planned, higher density residential development north of Poe Road and well-planned, lower density rural residential south of Poe Road. The Comprehensive Plan emphasizes three elements: improved zoning approaches to address modern growth management practices; enhanced traffic management standards; and strong recreation and open space development processes. The Comprehensive Plan envisions a Governmental Town Center and a strong gateway presence along State Route 3 to give greater identity to the Township. The following goals are presented in no particular order of priority.

GOAL 1

Preservation of the rural atmosphere of the Township in a manner which provides for the potential growth and encourages community stability, yet maintains the historical, rural, and agricultural charm of the Township.

Objective 1A: Promote policies to preserve the existing base of prime agricultural land.

- Policy 1A.1: Promote use of the Medina County Current Agricultural Use Value (CAUV), as well as Agricultural District and Division of Forestry programs.
- Policy 1A.2: Identify and monitor location and use of agricultural lands in the Township.
- Policy 1A.3: Utilize conservation development standards that set aside open space in perpetuity.

Objective 1B: Promote development policies that emphasize careful, creative approaches to residential development.

- Policy 1B.1: Allow for alternative lot sizing and house location based on the site's natural characteristics and topography, provided that the basic underlying zoning density is maintained.
- Policy 1B.2: Review subdivision proposals in light of their potential to preserve existing areas of natural value or beauty.
- Policy 1B.3: Discourage rezoning to higher density land use categories.

Objective 1C: Preserve and improve the quality of the natural environment.

- Policy 1C.1: Favor proposed residential or commercial development incorporating engineering which enhances, rather than negatively affects drainage, viewed characteristics, and other natural characteristics of adjoining properties.

- Policy 1C.2: Encourage non-structural approaches to storm water management.
- Policy 1C.3: Require minimum setbacks from stream corridors and wetlands and encourage wetland mitigation to occur within the same sub-stream corridor.

Objective 1D: Commercial development serving the needs of the general traveling public should remain in the State Route 18 Corridor. Commercial development along State Route 3 will comply with the intent of the State Route 3 Economic Development District, which is designed to create a distinctive gateway to Montville Township and to create new economic revenue opportunities for the Township. Governmental Town Center development at State Route 57 and Poe Road should be limited to governmental uses as discussed in Chapter 3.

- Policy 1D.1: Prohibit commercial zoning to expand beyond that which is recommended by the Comprehensive Plan.
- Policy 1D.2: Support the provision of useable open space or valuable natural areas in conjunction with the development of commercial uses.
- Policy 1D.3: Ensure the height and scale of a new building or structure and any addition to an existing building is compatible and harmonious with its site and existing surrounding buildings. New developments shall meet the guidelines of all current and future adopted architectural standards.
- Policy 1D.4: Ensure all new developments provide adequate landscaped buffers in order to limit adverse visual impacts on the surrounding area. When new developments are proposed adjacent to significant vistas, open landscapes, scenic roadways, or individual historic structures, landscaped buffers shall be provided in order to limit visual impacts on these resources from the new development.
- Policy 1D.5: Creation or expansion of strip developments shall be discouraged. Redevelopment of existing strip developments shall provide adequate buffers between parking areas and the street, significant improvements to the interior parking lot landscaping, and frontage building and facade improvements, as necessary, to improve the visual character of the site.
- Policy 1D.6: Landscaping that integrates buildings with their environment, enhances architectural features and provides amenities for pedestrians shall be provided onsite by all new development.
- Policy 1D.7: All developments shall implement a landscape plan which addresses the functional aspects of landscaping, such as drainage, erosion

prevention, wildlife enhancement, screening and buffering, wind barriers, provisions for shade, energy conservation, sound absorption, dust abatement and reduction of light trespass.

- Policy 1D.8: Exterior lighting in new developments or redevelopments shall comply with the standards defined by the Montville Township Zoning Resolution, including design, light source, total light cut-off, and foot-candle levels.
- Policy 1D.9: Use of signage shall be permitted as defined by the Zoning Resolution.
- Policy 1D.10: All utilities for development including cable shall be placed underground except where the presence of natural features such as wetlands or other resources prevent such placement.
- Policy 1D.11: Parking should be encouraged to be located to the rear or the side of a building or commercial complex in order to promote traditional village design in commercial areas, unless such location would have an adverse or detrimental impact on environmental or visual features on the site or is not feasible.
- Policy 1D.12: Open storage areas, exposed machinery, refuse and waste removal areas, service yards, and exterior work areas and parking lots shall be visually screened from roads and adjacent residential areas through fencing, stone walls or landscaping. Where landscaping is used as screening, it should be equally effective in summer and winter. Landscape screening should be installed at a height, density, and depth that provides for the full desired effect within three years growing time. If plantings are not an alternative due to site limitations, the facilities shall be screened from public view with materials harmonious with the building.
- Policy 1D.13: Commercial property on State Route 3 and State Route 18 should be encouraged to join the JEDD and apply for the Community Reinvestment Area (CRA) tax abatement.

GOAL 2

Protection of sensitive natural areas by careful development of natural resources, and development based on the natural capabilities and limitations of the land.

Objective 2A: Encourage the protection of floodplains and natural drainage systems from improper development practices.

- Policy 2A.1: Enforce the *Medina County All Hazards and Flood Mitigation Plan* by adopting zoning regulations which will restrict new development within federally defined floodplains.

- Policy 2A.2: No new developments shall be located in a floodway.
- Policy 2A.3: Regulate any land use in the Township from physically obstructing, interfering or altering any portion of a floodplain or natural drainage system.
- Policy 2A.4: Promote floodplains and wetlands as open space/conservation easement areas, as well as river corridors in general.
- Policy 2A.5: Discourage residential developments on sites of poor drainage characteristics, and/or encourage large lots in these areas.
- Policy 2A.6: Require minimum setbacks from wetlands, streams, and riparian corridors and encourage wetland mitigation to occur within the same sub-stream corridor.
- Policy 2A.7: Strengthen enforcement of the environmental planning guidelines of the *Medina County Subdivision Regulations* by incorporating those standards within the Zoning Resolution.

Objective 2B: At a minimum, ensure that new development does not result in public health hazards for the rest of the community because of adverse soil or geologic characteristics.

- Policy 2B.1: All new zoning permits must demonstrate compliance with adequate water supply standards.
- Policy 2B.2: All new zoning permit requests must first demonstrate compliance with onsite waste water treatment standards.
- Policy 2B.3: Available soil suitability data should be used in evaluating potential development sites.

GOAL 3

Maintain community facilities and services adequate to meet the needs of the Township population.

Objective 3A: All new zoning requests must demonstrate that the proposed development will not lower the accepted community level of service standards in regards to services and infrastructure.

Objective 3B: Prevent random uncontrolled development of the type which could result in the need for further extension of suburban services on an expensive emergency basis.

- Policy 3B.1: Establish Township zoning on a current Comprehensive Plan for Montville Township and protection of current community services and infrastructure standards.

GOAL 4

Maintain the Township's current thoroughfare network to ensure the safe, orderly, and convenient movement of vehicles.

Objective 4A: Ensure all new roads, improvements to roads, and utilities are designed in conformance with the subdivision regulations of the Medina County Highway and Sanitary Engineers.

Policy 4A.1: All proposed development projects and zoning certificate applications shall demonstrate compliance with the road service standards contained in Chapter 4.

Policy 4A.2: All development proposals shall demonstrate compliance with the recreation and pathway standards of the Township's Thoroughfare and Multimodal Transportation Development Guidelines.

Policy 4A.3: All proposed subdivision streets shall have direct access to an existing public road within the Township.

Objective 4B: Ensure proper funding for the upkeep of the Township's roads.

Policy B.1: Carefully review long-term road maintenance responsibilities during the subdivision approval process.

GOAL 5

Preservation of open spaces and scenic natural resources in the Township.

Objective 5A: Encourage open space development with residential and/or commercial development activity in the Township.

Policy 5A.1: Support the efforts of the State of Ohio and Medina County Park District to develop additional recreational lands and natural areas in and near Montville Township.

Policy 5A.2: Support the provision of useable open space or valuable natural areas in conjunction with the development of residential subdivisions by requiring open space to be provided commensurate with the demand of the projected population. The basic standard will be between 10 and 15 acres of active and passive recreation space per thousand population.

Policy 5A.3: Conduct an environmental assessment of all lands within the Township for the purpose of identifying properties that should be preserved for their natural features.

GOAL 6

Township Trustees should maintain an Architectural Review Board according to the Ohio Revised Code (ORC) Section 519.171. This authority should be placed with the Township Zoning Commission. The Review Board will consider the following criteria:

Objective 6A: Building Design and Character

- Policy 6A.1: Privacy – As development intensities increase, greater opportunities for privacy should be provided by utilizing landscape buffering to enclose internal views. Consideration shall be given in building design and location to the privacy of occupants of adjacent buildings.
- Policy 6A.2: Site Amenity – The primary living area of a dwelling or the primary activity area of a building should be oriented toward a natural site amenity where possible.
- Policy 6A.3: Building Placement – Buildings should be placed in an orderly, non-random fashion.
- Policy 6A.4: Context – New development should be viewed in the context of a cluster, block, neighborhood, or the entire township. Developments should be designed to be architecturally compatible with nearby structures or to screen incompatible elements of nearby development.
- Policy 6A.5: Compatible – Within the requirements of the applicable zoning district, the height, scale and setback of each building should be compatible with existing or proposed adjoining buildings, including those in surrounding communities. Architectural style should not necessarily duplicate adjoining structures, but should complement the overall form, texture, color and rhythm. Compatibility can be enhanced by the use of building materials and roof lines comparable to nearby development. Brick and stone should be incorporated into the design where possible.
- Policy 6A.6: Consistency – Consistency in architectural style should be provided within a development.
- Policy 6A.7: Style and Bulk – The architectural style should be reviewed by the Architectural Review Board. Flat roofs should be discouraged; however, when proposed, the impact shall be lessened with the use of architectural features. Size limitations should be considered, as well as a three-story limit.
- Policy 6A.8: Variety – variety can be provided within a particular architectural style by subtly varying building form, colors and materials. Excessively long, unbroken building facades shall be avoided.

Policy 6A.9: Offsite Impacts – Building, lighting, and landscape design should be used to reduce adverse offsite visual impacts resulting from mechanical, service or parking areas.

Policy 6A.10: Service Areas – Service and storage areas, dumpsters, mechanical equipment and other utility features shall be screened from view from the street and neighboring properties using materials harmonious with the building.

Objective 6B: Natural Features

Policy 6B.1: Natural Features - Natural topographic, scenic, and landscape features of the site should be incorporated into the development whenever possible.

Policy 6B.2: Proportion - Buildings and open spaces should be in proportion and scale with existing structures and spaces in the surrounding area.

Policy 6B.3: Relationship to Buildings - A site should not be so overcrowded as to cause an unbalanced relationship of buildings to open spaces. Open space areas should not be unduly isolated from one another by unrelated physical obstructions such as buildings and paved vehicular areas, but should be linked by open space corridors of reasonable width.

Policy 6B.4: Natural Separations - When possible, natural separations should be created on the site by careful planning of streets and clustering of buildings using natural land features and open space for separation. Cul-de-sacs and loop streets, coupled with open spaces, should be used to achieve separation and create identity for sub-areas on the site.

Policy 6B.5: Storm Water Runoff - Consistent with the requirements of the adopted Medina County Storm Water Drainage Standards, storm water runoff from the development should be handled, as much as possible, through a natural system of swales and detention and retention facilities. These should be designed as an integral part of the open space amenities or the parking and circulation system on the site.

Objective 6C: Climate Considerations/Energy Conservation

Policy 6C.1: All builders within Montville Township should be encouraged to comply with the National Association of Home Builders' green building protocols.

**APPENDIX A
MONTVILLE TOWNSHIP
SAFETY AND MITIGATION ELEMENTS OF
THE COMPREHENSIVE PLAN**

Elements: Public Facilities and Infrastructure

Emergency and Security Management

In 2019, the Medina County Emergency Management Agency updated its planning document entitled Medina County All Hazards and Flood Mitigation Plan 2019 (on file in the Montville Township Planning and Zoning Office or found at www.medinacountyema.org), which was adopted by the Montville Township Trustees. As it relates to Montville Township, the term "hazard mitigation" describes actions that can help reduce or eliminate long-term risks caused by natural or manmade disasters, such as floods, droughts, tornadoes, earthquakes, and dam failures. After disasters, repairs and reconstruction are often completed in such a way as to simply restore damaged property to pre-disaster conditions. These efforts may expedite a return to normalcy, but the replication of pre-disaster conditions often results in a repetitive cycle of damage and reconstruction. Hazard mitigation is needed to break this repetitive cycle by producing less vulnerable conditions through post-disaster repairs and reconstruction. The implementation of such hazard mitigation actions by state and local governments means building stronger, safer and smarter communities that will be able to reduce future damage and injuries.

GOALS

GOAL 1

To maintain a level of public facilities and services adequate to meet the needs of the community.

Objective A: Provide new services, facilities, and land usage as the population and needs of the community change.

Objective B: Encourage developers and new development to assist in providing improved facilities and services.

Objective C: Adhere to the Medina County All Hazards and Flood Mitigation Plan 2019, as prepared by the Medina County Emergency Management Agency, and adopted by the Township, for the health and safety of the residents.

Objective D: Adopt new technology and communication infrastructure when and where appropriate.

Recommendations for Goal 1:

Protect the health and safety of the residents by adherence to the Medina County All Hazards and Flood Mitigation Plan 2019, prepared by the Emergency Management Agency

and adopted by Montville Township. The mitigation plan studies past hazards and provides a plan to either mitigate future disasters or respond more efficiently to disasters. The Medina County All Hazards and Flood Mitigation Plan 2019 establishes a means by which funds from FEMA may be available to affected residents in the event of a disaster.

For hazard mitigation purposes, specific hazard sites have been identified and development is diverted from these sites by designating the sites for low density or open space, parking or recreation. Special consideration can be given to obtaining and providing education for evacuation routes, emergency shelters, and post-disaster reconstruction.

Improve public safety by working with the appropriate county agencies to install smoke, fire and burglary detection systems that automatically link to emergency dispatch services, in addition to existing 911 technology.

Implementation Strategies

All Hazards and Flood Mitigation Plan 2019

Montville Township may experience a variety of natural and manmade hazards that cause damage to property and local citizens. The Emergency Management Agency in Medina County has prepared a countywide hazard mitigation plan that proposes to enable communities to recuperate more quickly and easily from disasters. Montville Township continues to decrease vulnerability to natural and manmade disasters and update its response to public threats through the use of this plan and specific recommendations of the Comprehensive Plan through risk management tools, prioritizing hazards, and identifying vulnerabilities. Educating community officials and residents to understand potential threats to security will assist responders in the event of a natural or manmade disaster.

As identified in the Medina County All Hazards and Flood Mitigation Plan 2019, the key purposes of the plan are to:

- Identify the possible risks and hazards that may affect Medina County through a systematic hazard identification and risk assessment process;
- Determine areas within Medina County that are vulnerable to various types of hazards;
- Strategize about the best approaches to avoid and mitigate impacts; and
- Prioritize loss reduction and emergency preparedness activities.

An action plan will serve as a blueprint for future development and preparedness activities in Montville Township.

APPENDIX B
MONTVILLE TOWNSHIP

UPPER WEST BRANCH ROCKY RIVER
BALANCED GROWTH INITIATIVE
RESOLUTION OF JURISDICTIONAL SUPPORT

We, as duly elected public officials and current office holders for the jurisdiction forthwith, do, on this day, support the Balanced Growth Initiative for the Upper West Branch of the Rocky River Watershed as prepared by the Watershed Planning Partnership members.

We understand there was initial local majority support in 2005 to proceed with the Balanced Growth Initiative.

We understand the plan includes Priority Conservation Areas (PCA's), Priority Development Areas (PDA's), as well as Priority Agricultural Areas (PAA's).

We understand the information contained within these designated areas was presented to us in a public setting within our normal business meetings or work sessions.

We understand that the implementation of the Balanced Growth Initiative is voluntary in our jurisdiction and is provided with the intent that our future comprehensive planning process would take this information into consideration.

We understand that upon resolution by 75% of the jurisdictions, 75% of the population represented, and 75% of the land area in the watershed, the Balanced Growth criteria will be forwarded to the Ohio Lake Erie Commission in Toledo for their review and endorsement by the State of Ohio.

We understand that upon endorsement by the Ohio Lake Erie Commission our jurisdiction would become eligible for state incentive programs in the future within our PDA's, PCA's and PAA's.

We understand the state incentive programs are still in the development stages by the Ohio Lake Erie Commission and will be announced in 2008.

We also understand that Hinckley Township, which also drains partially to the Upper West Branch of the Rocky River and was not originally included with the 12 jurisdictions, is now being offered the opportunity to become part of the Balanced Growth Initiative.

NOW, THEREFOR BE IT RESOLVED BY THE MONTVILLE TOWNSHIP BOARD OF TRUSTEES THAT:

Section 1. The Watershed Balanced Growth Plan for the Upper West Branch Rocky River identifies Priority Development Areas and Priority Conservation Areas is hereby adopted.

Section 2. The Upper West Branch Rocky River is directed to seek endorsement of the Balanced Growth Watershed plan by the Ohio Lake Erie Commission in order to permit the local government in the watershed to seek the benefits and incentives provided by this endorsement.

Section 3. The Priority Development Areas and Priority Conservation Areas identified in the Balanced Growth Watershed Plan are to be used by State of Ohio Agencies to guide state activities and programs and they will serve as the basis for special incentives programs to be directed to the Upper West Branch Rocky River watershed.

Section 4. The Watershed Balanced Growth Plan will be supported by actions of _____ BOARD OF TRUSTEES _____ to direct local resources, planning actions and best local land use practices to encourage protection of Priority Conservation Areas and development of Priority Development Areas.

This resolution is therefore adopted:

Montville Township - Medina County, Ohio
Jurisdiction City or Township

12-11-07
Date

Names and Titles
[Signature] Trustee
[Signature] Trustee
[Signature] Trustee

Lake Erie Balanced Growth Program

Balanced Growth is a strategy to protect and restore Lake Erie and its watersheds to assure long-term economic competitiveness, ecological health, and quality of life. The recommendations focus on reducing urban sprawl, protecting natural resources and encouraging redevelopment in urban areas.

In April of 2004, the Ohio Lake Erie Commission adopted task force recommendations for a voluntary, incentive-based program to achieve balanced growth in the Ohio Lake Erie Watershed. The recommendations include a lead role for local governments with state government providing strong support and encouragement. The Lake Erie Balanced Growth Program recommendations include:

- A regional focus on land use and development planning in the Lake Erie basin.
- The creation of local Watershed Planning Partnerships to designate Priority Conservation Areas and Priority Development Areas.
- The alignment of state policies, incentives, funding, and other resources to support watershed balanced growth planning and implementation.
- The implementation of recommended model regulations to help promote best local land use practices that minimize impacts on water quality and provide for well planned development efficiently served by infrastructure.

Implementing the Recommendations

Funding for implementation of the program exceeds \$1.2 million and has been underway for over two years. Specific activities include:

- Four pilot watersheds are currently developing Watershed Balanced Growth Plans which are a regional framework for coordinated, local decision making about how growth and conservation should be promoted by local and state policies and investments.
- A State Balanced Growth Incentives Strategy identifies programs and policies that state agencies can use to assist and encourage local governments in implementing the Watershed Balanced Growth Plans.
- The Commission sponsors an awareness and training program on Best Local Land Use Practices highlighting the model regulations and local guidance.

These recommendations will help move Ohio in a new direction in its thinking about growth and development. They will raise the stewardship of Lake Erie to a higher level; promote new forms of regional cooperation; and help everyone in the state envision how restoration of natural resources will be an essential part of Ohio's future progress.



For more information, please visit www.epa.state.oh.us/oleo or call (419) 245-2514.

12-2008

Lake Erie Balanced Growth Program Priority Conservation Areas (PCA)

What is it?

A Priority Conservation Area is a locally designated area targeted for protection and restoration.

Who would designate a PCA?

- PCAs would be designated by local Watershed Planning Partnerships in consultation with local and state governments.
- PCAs would be designated as part of a Watershed Balanced Growth Plan.

What is the purpose of designating PCAs?

- Protect the ecological health of the watershed and tributaries.
- Provide a process by which areas containing environmental, natural, historic or archaeological resources of critical watershed concern may be identified and protected from substantial deterioration or loss.
- Provide procedures by which areas of critical watershed concern may be designated.
- Protect and enhance public health, safety, and welfare.
- Guide state programs, policies, and investments that influence the location of conservation and/or development.

What types of areas could be designated as a PCA?

- The determination of what areas are designated as PCAs is decided upon by the Watershed Planning Partnerships.
- Examples of types of areas include; parks, forests, wildlife refuges, wilderness areas, scenic areas, aquatic preserves, areas of critical habitat for endangered or threatened species, rivers, frequently flooded areas, lakes, estuaries, aquifer recharge areas, geologically hazardous areas, prime farmland, coastal and riparian lands, recreation areas, and other environmentally sensitive areas in the watershed.

What factors could determine the designation of a PCA?

- Whether the ecological value of the area is of substantial watershed or basinwide significance.
- Whether the ecological functions provided by the area are of substantial watershed or basinwide significance.
- Whether the area is susceptible to significant natural hazards that would affect existing or planned development within it.
- Whether the area contains designated critical habitat or any threatened or endangered plant or animal species.
- Whether the area contains a unique, ecologically sensitive, or valuable ecosystem whose loss or decline would negatively affect watershed, state, or national biodiversity.
- Whether the area offers significant recreational, historical, or quality of life benefits.
- Whether the area offers opportunities for ecological restoration in urban areas.



This information provided by the Ohio Lake Erie Commission
One Maritime Plaza, 4th Fl., Toledo, OH 43604
www.epa.state.oh.us/oleo

04/05

Criteria Used to Create Draft PAAs, PCAs & PDAs

Priority Agricultural Areas (PAAs)

Why PAAs?

Agriculture is an important land use factor to consider when developing a watershed balanced growth plan. The Upper West Branch of the Rocky River Watershed Planning Partnership (WPP) opted to create a separate priority category for agriculture rather than trying to fit it into the category of PCA or PDA for the following reasons:

- Agricultural land use could be classified as a factor for either conservation or development based on practices applied.
- Representatives from Farm Bureau indicated that farmers want to keep their options open for how their land will be used.
- It is hoped that farms located in areas designated as PAAs will receive extra consideration for state agricultural programs.
- There is a desire to preserve the watersheds rural heritage.

Suitability factor applied- Farmland enrolled as AG (Agricultural) Districts.

Further defining factors:

- Agricultural Districts
Farms in agricultural districts indicate a willingness to maintain the land in agriculture.
- Operating farms.
Active farm operations as opposed to once farmed land or land being held for development speculation would have a greater potential for long-term stability of use.
- Landowner cooperation.
The cooperation of the owner of a farm is very important to maintain the land in agriculture.
- Locally significant farms.
Locally significant farms may not have all of the characteristics of prime farmland but its importance to the local community's economy or local character that the local community may wish to help maintain the agricultural use.
- Presence of local utilities (May be a negative factor.)
Farmland that is within easy access to public utilities such as central sewer and water may be committed to development due to the higher value of the land and the community's need to recoup the capital investment in the infrastructure.

Rational: Originally, all soils classified as “prime farmland soils” by the NRCS, USDA, were being considered to designate PAAs. With 74% of the watershed covered by these soils, this factor was not limiting enough. The next step was to look at where operating farms were located within the watershed. Eventually the operating farms were narrowed down to ones that are enrolled in the Agricultural District program. It was felt that these farms were somewhat of an agricultural equivalent to enterprise zones. It should also be noted that layer will tend to be fluid due to farmers opting into or out of the program as desires change.

Priority Conservation Areas (PCAs)

Suitability factors applied-

Factor 1- Floodplains

Areas that meet one of the following conditions:

- Within a 100-year floodplain designated by the Federal Emergency Management Agency
- Classified as flood prone soils by the Natural Resources Conservation Service

Further defining factor:

The delineation of floodplains should be done by hydrologic analysis and verified by the Medina County Highway Engineer’s office.

Factor 2- Riparian Corridors

Areas that meet one of the following conditions:

- Within 120’ of the edge of a stream that drains 20-300 sq mi
- Within 75’ of the edge of a stream that drains 0.5-20 sq mi
- Within 25’ of the edge of a stream that drains under 0.5 sq mi

Further defining factor:

- Riparian Setback Areas should be delimited along all streams with a defined bed and bank. The width of the setback area should be determined as a function of the size of the upstream watershed.

Factor 3- Forests

- Areas covered by 20 or more acres of contiguous forest

Further defining factors:

- The degree of value and protection efforts can be a function of the size and shape of woodlands.
Larger wooded areas typically provide a greater diversity of wildlife habitat and narrow wooded areas between larger woodlands can provide corridors to allow for wildlife movement.

- Woodlands associated with a stream or wetland.
Wooded strips adjacent to a stream can greatly benefit the water body. The forest can stabilize the stream bank controlling erosion, help keep nutrients and pesticides from reaching the water, provide shade to stabilize water temperature and provide for a more varied wildlife habitat. Forested stream buffers therefore offer a high degree of protection for a stream. Forested wetlands can also provide a high quality of wildlife habitat and are often considered high value wetlands.
- Quality and age of the stand.
Stands of mature forests can provide habitat for certain wildlife species, especially cavity nesting birds.
- Woodland Function
The infiltrative capacity of forested areas is key to ground water recharge.

Factor 4- Steep Slopes

Areas located on slopes with a steepness of 12% or greater

Factor 5- Parklands

Parcels held by the Medina County Park District

(Note: city and township parks are categorized from features of the "land use" layer i.e. urban recreational grasslands, forests)

Factor 6- Conservation Easements

Parcels held in conservation easements by the:

- Western Reserve Land Conservancy – Medina/Summit Chapter
- Cleveland Museum of Natural History

Factor 7- Wetlands

Areas identified on the *National Wetlands Inventory* that intersect with *hydric soils*.

It should also be noted that wetland areas not identified on this layer are likely lie within areas already covered by the above suitability factors.

Further defining factor:

Three criteria are used to identify wetlands: the presence of hydrophytic vegetation, hydric soils, and water at or near the surface during part of the growing season. When a delineation study is done on a particular site and accepted by the US Army Corps of Engineers and/or the Ohio Environmental Protection Agency, wetlands can be classified into Category 1 (low quality), Category 2 (moderate to high quality) and Category 3 (high quality). Varying width buffer areas may be established around the wetlands according to these categories.

Priority Development Areas (PDAs)

Suitability factors applied for residential development-

The entire Pilot Project Area, where not in conflict with PCA and PDA (commercial/industrial) areas, currently developed areas, or jurisdictional desires, has high potential for residential development

Further defining factor:

Density of development will depend on the availability of public sewer and water, local zoning and market forces.

Suitability factors applied for commercial/industrial development-

Factor 1- Sewer Service (in conjunction with factor 2 below)

Areas with current sewer service or projected to have sewer service within the next 20 years

Further defining factor:

- Construction costs

Although a sizeable portion of the pilot study area is projected to have future sewer service, actual expansion in some areas may be limited by construction expenses (i.e. digging through bedrock or the need to install pumping stations).

Factor 2- Proximity to Major Highways

Areas that currently have or are projected to have sewer service and which are located:

- within 1000' of State routes
- within 1000' of US routes

Further defining factor:

- Highway access

Interstate highways were excluded because they are limited access and interchanges would be covered under the criteria listed in above in factor 2.

Factor 3- Enterprise Zones and Community Reinvestment Areas (in conjunction with factor 4 below)

Factor 4- Commercial or Industrial Zoning

Absent from map- fiber-optic ring, rail lines with siding access

These factors, although important, are absent from the list because they are located within the PDA areas created by the factors listed above.

PCA/PDA Overlap Areas

Apparent conflict areas exist where PCAs and PDAs intersect. It was felt, however, that since these areas could represent opportunities for incentives for either conservation or development, they should be shown in a unique color.

Note- the map layers for the above suitability factors were created using the best available data. Minor revisions will be made as more timely information becomes available.

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APPENDIX C
MONTVILLE TOWNSHIP

**UPPER CHIPPEWA CREEK WATERSHED
BALANCED GROWTH INITIATIVE
RESOLUTION OF SUPPORT**

We, as duly elected public officials and current office holders for the jurisdiction forthwith, do, on this day, support the Balanced Growth Initiative for the Upper Chippewa Creek as prepared by the Watershed Planning Partnership members.

We understand the plan includes Priority Conservation Areas (PCA's), Priority Development Areas (PDA's), as well as Priority Agricultural Areas (PAA's).

We understand the information contained within these designated areas was presented to us in a public setting within our normal business meetings or work sessions.

We understand that the implementation of the Balanced Growth Initiative is voluntary in our jurisdiction and is provided with the intent that our future comprehensive planning process would take this information into consideration and that the Balanced Growth Plan does not precede our own local zoning decisions.

We understand that upon resolution of support by 75% of the jurisdictions representing 75% of the population, and 75% of the land area within the watershed, the Balanced Growth Plan will be forwarded to the Ohio Water Resources Council in Columbus for their review and endorsement by the State of Ohio.

We understand that upon endorsement by the Ohio Water Resources Council our jurisdiction would become eligible for state incentive programs in the future within our PDA's, PCA's and PAA's. These incentives could be in the form of financial support and technical assistance and would be available to the entire jurisdiction.

NOW, THEREFORE BE IT RESOLVED by the Board of Trustees THAT:
Montville Township

Section 1. The Watershed Balanced Growth Plan for the Upper Chippewa Creek Watershed that identifies Priority Development Areas and Priority Conservation Areas and Priority Agricultural Areas in our jurisdiction is hereby supported.

Section 2. The Upper Chippewa Creek Watershed Planning Partnership is directed to seek endorsement of this Balanced Growth Watershed plan by the Ohio Water Resources Council in order to permit the local governments in the watershed to seek the benefits and incentives provided by this endorsement.

Section 3. The Priority Development Areas, the Priority Conservation Areas and Priority Agricultural Areas identified in the Balanced Growth Watershed Plan are to be used by State of Ohio agencies to guide state activities and programs and they will serve as the basis for special incentives programs to be directed to the Upper Chippewa Creek watershed.

Section 4. The Watershed Balanced Growth Plan will be supported by actions of this jurisdiction to direct local resources, planning actions and best local land use practices to encourage protection of Priority Conservation Areas, development of Priority Development Areas and recognition of Priority Agricultural Areas.

This resolution is therefore adopted :

Montville Township, Medina County
Jurisdiction

March 22, 2011
Date

Names and Titles

Ronald Bischof Trustee
Jeffrey J. Niskan Trustee
John A. Brandon Trustee

**APPENDIX D
MONTVILLE TOWNSHIP
2023 COMMUNITY SURVEY
SUMMARY**

In 2023, the Montville Township Comprehensive Plan Review Committee conducted a survey of the property owners of Montville Township regarding planning criteria required to help mold the future of the Township. The survey consisted of questions regarding growth rate for residential and commercial uses, amount of residential and commercial development, and favorite characteristics of the Township.

The majority of residents stated that residential growth was too fast, and commercial, parks and schools were growing at an acceptable rate. When further broken down, the residential growth that was considered too fast was the higher density neighborhoods, stating that the mid to lower density areas were acceptable. The community agreed that commercial was growing at an acceptable pace.

When asked to rate characteristics of the township that were liked the most and the ones liked the least, the following categories were rated in said order:

1. Rural character
2. Proximity to surrounding areas (work, shopping, entertainment)
3. Schools
4. Governmental services (roads, safety services, police)
5. Parks and Recreation
6. Variety of lot sizes
7. Subdivision availability

The findings of the survey concluded that future development should include low density residential housing on lots between two and four acres, and commercial businesses offering personal services and retail sales along the western corridor, State Route 3.

A copy of the 2023 survey results is available in the Montville Township Planning and Zoning Office or can be requested via email at zoning@montvilletwp.org.