Porter Township Comprehensive Plan 2000

Prepared by the
Delaware County Regional Planning Commission

Porter Township Steering Committee

The Porter Township Zoning Commission convened a Land Use Steering Committee on July 13, 1998 for the purpose of updating elements of the 1985 Comprehensive Plan.

The Steering Committee was comprised of members from the Zoning Commission, Jennie Kavage & Marvin Miller; members from the Board of Zoning Appeals, Don Dible & Dane Scholl, and residents Sue Van Skoy (co-chair), Joe Zralik (co-chair), Al Blyth, Don Caudy, Phyllis Flattery, and Jerry and Sydney Schardt.

These volunteer members deserve the gratitude of Porter Township for their selfless hours of service and guidance.

Porter Township Zoning Commission

Marvin Miller, Chairman
Jennie Kavage
Brent A. Skatzes, Sr.
Jim Sherman
Sue VanSkoy

Delaware County Regional Planning Commission

DCRPC Executive Committee

Mark Mazzon, Chairman, DCRPC (Porter Township representative)
Paul Rosile, RS, MPH, Vice Chairman, DCRPC (Delaware County Health Dept. Representative)
Holly Foust, 2nd Vice Chairman, (Liberty Township representative)
Richard Gladman, (Orange Township representative)
James Ward, (Delaware County Commissioner)

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Porter Township Comprehensive Plan 2000 Update

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Table of Contents

Executive Summary

Porter Township has experienced modest to slow growth while being in the northeast corner of the fastest growing County in the State of Ohio. Its' projected 2.72% annual growth rate from 1990-2000 was half the rate of Delaware County as a whole, and slower than the state of Ohio overall growth rate.

A. Key Characteristics of the Porter Township Comprehensive Plan 2000

1. Porter Township is a rural community with a strong agricultural base. Approximately 84% of the township is in agricultural production or undeveloped.
2. Population grew from 1,345 in 1990 to 1,696 by the 2000 census, an increase of 26%.
3. Single family residential use accounts for 11 % of the lands. Commercial/industrial activity is low with less than 0.5 %.
4. With the arrival of Del-Co water in 1997, increased lot split and minor subdivision activity occurred.
5. Agricultural acreage has decreased slightly in the last two decades as new lots have been created. Loss of farmland is a concern regarding growth and land use.
6. Traffic is not a significant problem, but as additional vehicles are put on these roads the functional classification begins to change from farm-to-market to collector and arterial streets. Collector roads need to be widened, but some narrow roads are considered part of the scenic character. Many of the township roads are unimproved or gravel.
7. In a recent poll, Protocol for Assessment of Community Environmental Health (PACE), it was found that 58% of the respondents think the pace of growth in Delaware County is too fast.
8. Porter Township has significant natural beauty in its ravines and creeks that need protection.
9. There is a variety of housing for different income level families in the township. 89% of all housing is in very good condition.
10. There are 600 housing units within Porter Township, all single-family.
11. Delaware County is in good economic condition. The current unemployment rate is 1.7- 1.9%. The current inflation rate is less than 2%. The current prime lending rate is 7.75%. Economic development analysts worry that the low unemployment rate may deter new industry from locating in the county.
12. The Polaris area eight miles south of US 36 has been a huge job and traffic generator for Delaware County. As land becomes more scarce and expensive there, northerly commercial expansion up the US 23 corridor, along the US 36 corridor, and at the US 36/ I-71 interchange becomes more viable. This in turn encourages further sprawl into the northern communities of the County.
13. Access management principles to limit curb cuts can help prevent the deterioration of the State Highways in Porter Township.
14. There is adequate potable water supplied by the Del Co Water Company, but summertime lawn watering taxes its ability to maintain treatment and pressure. A year round alternate-day watering ban was instituted in July 1999. A significant percentage of residents are still dependent on wells.

15. Delaware County does not provide sanitary sewer to Porter Township, nor is sewer expected anytime in the foreseeable future.
16. The Big Walnut School system is growing at a similarly slow to moderate pace as the township.
17. Porter/Kingston Fire District provides fire protection with on-call volunteers.
18. There is a small township park, and Big Walnut Creek provides passive open space and recreation.

B. Goals and Objectives of the Comprehensive Plan

CATEGORY: COMMUNITY VISION

Goal # 1
To retain rural character and maintain economically viable agriculture.

Objectives
A.) Keep a friendly atmosphere for agriculture by considering flexible agriculture/open space zoning and maintaining views/vistas from road – large open areas and woods.
B.) Establish/maintain deep township road setbacks.
C.) Maintain narrow two lane roads.

Goal # 2
To make the vision for future development as inclusive as possible.

Objectives
A.) Permit a variety of housing options.
B.) Gain community wide acceptance of comprehensive plan and zoning amendments.

CATEGORY: ENVIRONMENT

Goal #3
To preserve woods and forestland.

Objectives
A.) Require reforesting cut trees in new developments.
B.) Adopt flexible zoning/subdivision techniques that encourage retained forests.

Goal # 4
To preserve a high degree of environmental quality.

Objectives
A.) Maintain high quality stream water.
B.) Discourage super high-density agriculture.
C.) Adopt regulations establishing lighting standards for the protection of celestial observation.

Goal #5
To define appropriate areas for growth, while maintaining an environment conducive to wildlife.

Objectives
A.) Prohibit residential/commercial development in 100-year floodplains.
B.) Maintain and preserve wildlife corridors, streams/underpasses, grasslands/bird nesting areas, and significant wetlands as part of PRD's.
C.) Use creative zoning to preserve large tracts of open land conducive to wildlife. (See Chapter 11 for description of wildlife).

CATEGORY- LAND USE
Goal # 6
To retain an overall low density.

Objectives
A.) Make some areas of the township very low density to preserve farmland.

Goal # 7
To provide appropriate recreation or managed open space.

Objectives
A.) Establish bike/hike path.
B.) Encourage expansion of the existing park and development of recreation/park areas in PRD/PUD's.

Goal #8
To allow appropriate compact commercial uses.

Objectives
A.) Permit commercial uses around Olive Green as part of a Planned District.
B.) Permit institutional uses such as nursing homes as compatible land uses in residential areas with certain performance and environmental standards.

Goal # 9
To avoid inappropriate sprawl.

Objectives
A.) Avoid strip commercial development.
B.) Delay/defer extension of county sanitary sewer.

Goal # 10
To provide an articulate plan for the future.

Objectives
A.) Revise Porter Township's comprehensive plan to current standards.
B.) Revise comprehensive plan map with densities and land uses.
C.) Blend land uses along borders with other townships.
D.) Revise Township Zoning to conform to the Comprehensive Plan.

C. Comprehensive Land Use Plan (map)

The Porter Township Comprehensive Plan 2000 (map) embodies the policies and principles of the text of the plan and should be adopted in its entirety. If the township develops in accordance with the Porter Township Comprehensive Plan 2000, the ultimate maximum population would be approximately 14,000 with an aggressive farmland preservation policy and limited on-site central sewer (OEPA approved treatment systems). If agricultural lands were sacrificed for developments with centralized sewer everywhere in the township the population would be approximately 25,000.

CHAPTER 1

Introduction

Porter Township has experienced modest to slow growth while being in the northeast corner of the fastest growing County in the State of Ohio. Its projected 2.72% annual growth rate from 1990-2000 is half the rate of Delaware County as a whole, and slower than the state of Ohio overall growth rates.
The Township has taken steps to plan for its future. The Zoning Commission adopted a comprehensive plan in 1985, which was a series of policy outlines for future growth. By 1998, new development trends (i.e. water lines, flag lots, Ohio Environmental Protection Agency permission to create on-site centralized sewage disposal systems) sparked a desire to revisit the plan. The Zoning Commission established a steering committee to revise the plan.

1.1 The Intention of the Porter Township Comprehensive Plan Update is to:

A.) Review the changes in land use, population, utilities, roads, economic, legislative, regulatory, and political conditions 1986-1999.

B.) Review the goals and policies which were adopted in 1985; judge if they are still representative of the community's values and visions of its future, and if they conform to current federal and state land use legislation and court decisions.

C.) Review the tools for implementation of the township's vision of future land use.

D.) Make adjustments to the township's comprehensive plan and development policies to assure that the township will be what has been envisioned when it is all built out.

1.2 Township Authority

Porter Township has taken the authority given by Ohio Revised Code Section 519 to adopt a comprehensive plan as a basis for zoning, and to adopt township zoning. The Township Zoning Commission, the Board of Zoning Appeals and the Township Trustees make decisions on planning and zoning, subject to the will of the people.

1.3 1985 Porter Township Development Plan

The 1985 Development Plan is a set of policies of the township with four land use categories: Agricultural, Residential, Commercial, and Industrial (1985 Porter Township Development Plan, Appendix G).

A.) **Strengths of the 1985 Porter Township Development Plan**

1.) It existed, and was the underpinning of zoning.

2.) It guided the growth of the township for 15 years.
3.) There are sub-area-planning recommendations in a textual format for policy guidance.
4.) Its densities conformed to the existing and anticipated utility services.
5.) It preserved agriculture and rural character by keeping densities low.

B.) Drawbacks of the 1985 Porter Township Development Plan

1.) It was not based on the Auditor's property map, so its recommendations were not site specific.
2.) The amount of area designated for commercial and industrial land use along S. R. 61 appears excessive. There are no access management practices demonstrated by location of future signals or thoroughfare improvements. Strip commercial format without access management controls could lead to traffic deterioration from a proliferation of curb cuts.
3.) There are no environmental criteria for evaluation of land (i.e. slopes > 20%, 100-year floodplains, wetlands, prime agricultural soils, unsuitable soils for septic systems, topography).
4.) It does not recognize or protect the Big Walnut Creek watershed.
5.) The recommendations have not been updated in 15 years.

C.) The Porter Township Comprehensive Plan 2000 is intended to be the township's vision for the next five to ten years. It is based upon economic and environmental conditions, availability of utilities, adequacy of roads, and the values of the township regarding density of housing and the look of the community when completely developed. The major change between the 1985 and the Plan 2000s are that the Comprehensive Plan 2000 is intended to be site specific. Land use and/or density classification is attached to each parcel. It is subject to review and possible amendment whenever requested by a landowner, or as part of a potential rezoning.

1.4 How Planning Relates to Zoning and the Community Vision

The comprehensive plan is a set of policies, goals and map for the future development of the township. However, as a plan, it has no teeth under Ohio law. The township must adopt zoning, which implements these policies and visions. Zoning is the police power that guides and enforces the township's development. The township adopts a comprehensive plan that is descriptive of its vision of the future. After the plan is adopted, the township conforms the zoning to the plan.

The advent of the Delaware County Auditor's Delaware Area Land Information System (DALIS) for property tax maps has made this possible via a much more detailed set of topographic and property line maps.

A.) Mapping is provided on the Delaware County Regional Planning Commission (DCRPC) Geographic Information System (GIS), so scale is infinite, (as large or small as one may desire). Updated 1999 mapping has been provided as follows:

1.) Topography at 5 and 10 foot contour intervals.
2.) Property tax maps and subdivision. The system has the ability to be kept current on an ongoing basis via the DCRPC GIS.
3.) Existing Land Use, mapped in April 1999 on the DALIS digital orthophotos
4.) A site specific Comprehensive Land Use Plan Map at a scale of 1"=500', with topography, critical resources, and parcels.

1.5 The DCRPC 1993 Comprehensive Plan; Effect on the Township

The Delaware County Regional Planning Commission contracted with Frank Elmer and Assoc., Wilbur Smith and the SWA Group to prepare a Regional Comprehensive Plan (approved in 1993) for the entire Delaware County Planning Area.

Porter Township falls within the East Planning Area. The 1993 DCRPC Regional Comprehensive Plan is not site specific. It uses GIS overlays of data to create a land suitability map which, in conjunction with development policies for each planning area, represents the best guidelines possible at the macro scale of the study.

The 1993 DCRPC Master Plan is the adopted Regional Plan. It is suggestive, not prescriptive. It is referenced in the ultimate goals and policies and the recommended land use map provided by this Plan 2000.

The Porter Township Comprehensive Plan 2000 is the culmination of the vision, goals and objectives determined by the Porter Township. Where the Porter Township plan differs from the DCRPC plan, the Porter Township plan shall take precedence.

1.6 DALIS – How Digital Information Affects the Township's Ability to Plan

The Delaware County Auditor has developed a Geographic Information System (GIS) for the primary purpose of accurately mapping tax parcels. The mapping system was designed and developed by Shoreh Elhami, who also developed the Delaware County Regional Planning Commission GIS during her tenure from 1989-94.

DALIS stands for Delaware Area Land Information System. It is a very accurate, technically advanced computer mapping system which offers both tabular and graphic real estate data about each of 50,000 tax parcels. This mapping system has a cadastral (property line) layer and topography layer. Topography is available in 2', 5', and 10' contours depending upon which area of the county is viewed. In addition, the Auditor has also created revised soil maps and digital orthophotos with structures.

The DALIS mapping is used as the base map for the Porter Township Comprehensive Plan 2000. DALIS data for 1999 is vector data and considered more accurate. The software used is Arc Info and Arc View, by ESRI.

CHAPTER 2

Existing Conditions & Changes from 1980-1999

2.1 Township Boundaries

Porter Township was established in 1826, the last township organized in Delaware County. It is located in the northeast corner of the County. The Township is bordered by Kingston Township to the west, Trenton Township to the south, Morrow County to the north, and Knox County to the east.

2.2 Population

As stated in the Introduction, Porter Township is a slow growing township in the fastest growing county in Ohio, with a projected 2.72% annual growth rate from 1990-2000. Actual growth rate, provided by the DCRPC after the 2000 census, was 26.10% from 1990 to 2000. The lack of sanitary sewer, and, until recently, the lack of public water, has limited the township's growth.

Table 2.1 Delaware County Population Growth: 1980-2000

1980 population (census)	1990 (census)	2000 (census)
53,840	67,881	109,989

The fasted growth in Delaware County has come primarily in Orange, Liberty and Genoa Townships. These are the townships with water and sewer service that are closest to the Columbus job market. Porter Township's population has grown from 1,345 in 1990 to an estimated 1,696 in 2000.

Map 2.1 Porter Township Boundary

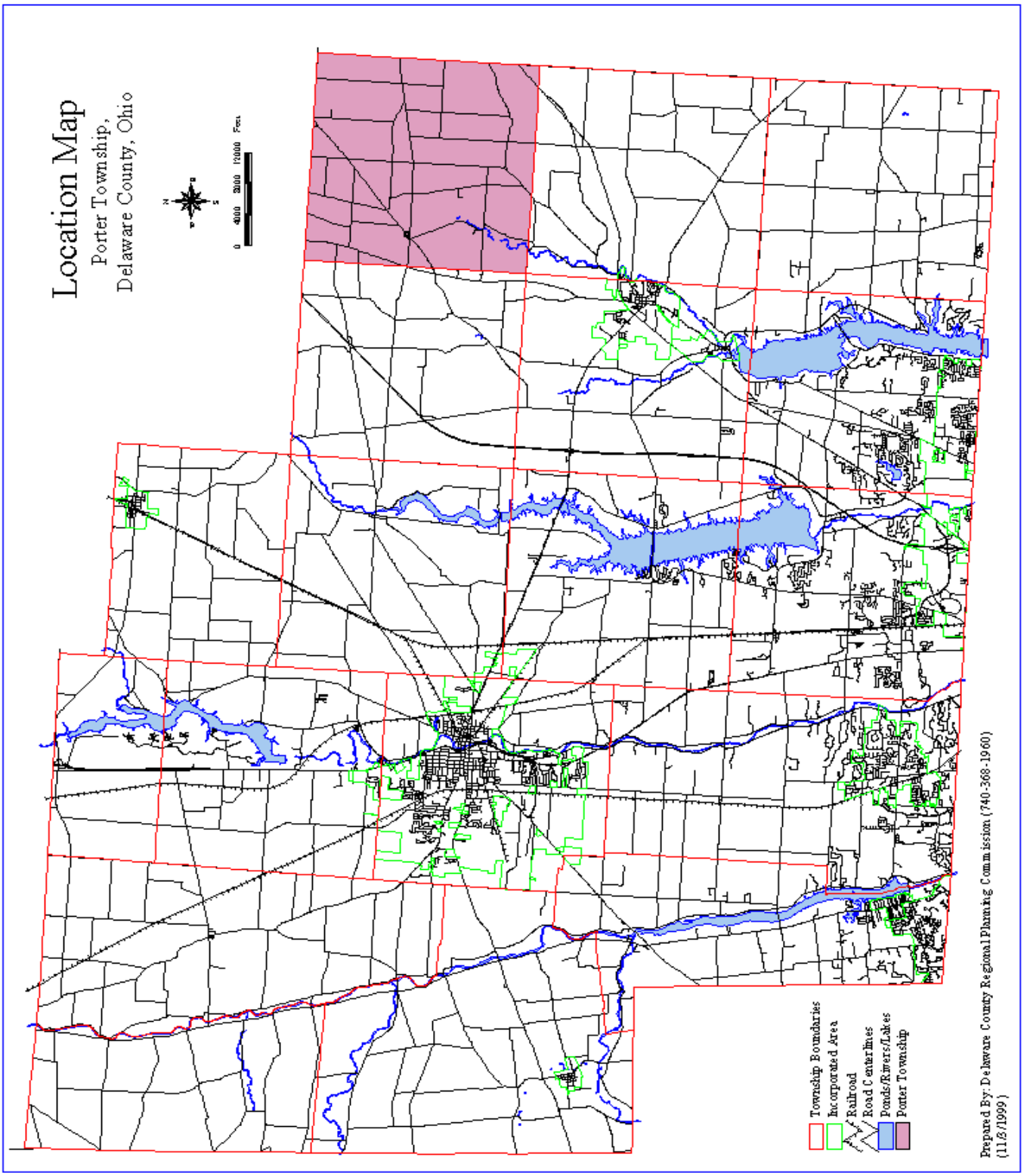


Table 2.2 Population Growth in Northern Delaware County 1950-2000 (projected)

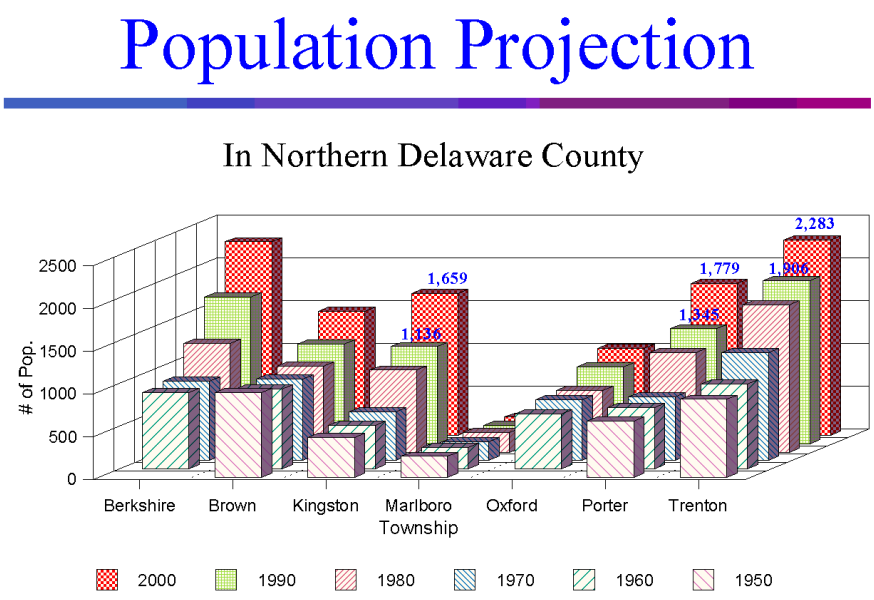


Table 2.3 Delaware County Population Projection to Year 2020

Delaware County's year 2020 population is projected to be 166,579.

Table 2.4 Population Projections

DELAWARE COUNTY REGIONAL PLANNING COMMISSION
POPULATION PROJECTION (HOUSING UNIT METHOD)
1990 THROUGH 2020

YEAR	1990 CENSUS (APRIL OF 1990)	POPULATION INDEX	H. UNITS VACANCY R	END OF 1990 (ESTIMATED)	1991	1992	1993	1994	1995	1996	1997	1998 (PROJECTION)	1999	2000	GROWTH RATE (90-2000)	ANNUAL GROWTH R.	2005	2010	2015	2020	GROWTH RATE (2000-2010)	GROWTH RATE (2011-2020)
TOWNSHIPS																						
BERKSHIRE	1,713	3.002	4.1%	1,751	1,816	1,864	1,929	1,980	2,012	2,062	2,108	2,151	2,211	2,265	29.36%	2.61%	2,748	3,153	3,526	3,878	39.22%	22.99%
BERLIN	1,978	2.666	3.9%	1,989	2,017	2,064	2,124	2,203	2,309	2,463	2,608	2,750	2,930	3,091	55.40%	4.51%	3,702	4,212	4,683	5,126	36.27%	21.71%
BROWN	1,164	2.989	6.4%	1,174	1,189	1,203	1,223	1,250	1,279	1,308	1,341	1,367	1,413	1,462	23.67%	2.15%	1,614	1,748	1,872	1,968	20.35%	13.73%
CONCORD	3,363	3.171	4.1%	3,394	3,457	3,512	3,595	3,692	3,790	3,870	3,951	4,065	4,189	4,297	26.61%	2.39%	4,963	5,519	6,031	6,513	28.42%	18.02%
DELAWARE	1,607	2.567	4.7%	1,610	1,625	1,634	1,640	1,606	1,619	1,717	1,723	1,740	1,751	1,760	9.34%	0.90%	1,817	1,864	1,906	1,946	5.89%	4.39%
GENOA	4,053	2.966	2.2%	4,107	4,232	4,414	4,779	5,362	6,086	6,927	7,964	8,964	10,055	11,032	168.62%	10.39%	14,640	17,659	20,448	23,079	60.07%	30.69%
HARLEM	3,391	2.945	2.5%	3,402	3,432	3,472	3,547	3,622	3,676	3,731	3,796	3,867	3,951	4,025	18.30%	1.70%	4,342	4,605	4,846	5,073	14.40%	10.17%
KINGSTON	1,136	2.975	4.3%	1,147	1,178	1,213	1,277	1,349	1,397	1,442	1,486	1,538	1,602	1,659	44.62%	3.76%	1,883	2,071	2,243	2,406	24.84%	16.18%
LIBERTY	3,790	2.890	4.2%	3,874	4,066	4,352	4,768	5,201	6,219	7,220	7,817	8,437	9,086	9,684	149.95%	9.59%	11,897	13,747	15,455	17,065	41.96%	24.13%
MARLBORO	213	3.242	18.9%	212	210	210	209	209	209	210	211	210	212	213	0.38%	0.04%	219	224	229	233	5.45%	4.07%
ORANGE	**3,789**	**2.920**	**4.3%**	**3,903**	**4,128**	**4,416**	**4,793**	**6,067**	**7,601**	**8,390**	**9,274**	**10,154**	**10,894**	**11,555**	**196.09%**	**11.47%**	**14,053**	**16,141**	**18,068**	**19,884**	**39.68%**	**23.19%**
OXFORD	901	2.735	3.1%	905	921	934	945	958	968	972	983	994	1,008	1,019	12.63%	1.20%	1,075	1,120	1,162	1,202	9.92%	7.24%
PORTER	1,345	3.001	3.2%	1,360	1,390	1,442	1,484	1,521	1,572	1,599	1,630	1,674	1,730	1,779	30.78%	2.72%	1,978	2,144	2,297	2,441	20.55%	13.84%
RADNOR	1,156	2.874	3.3%	1,163	1,179	1,195	1,221	1,253	1,279	1,306	1,328	1,351	1,389	1,422	22.24%	2.03%	1,558	1,671	1,775	1,873	17.55%	12.10%
SCIOTO	1,698	2.752	0.5%	1,715	1,758	1,790	1,835	1,898	1,963	2,036	2,091	2,149	2,242	2,324	35.54%	3.09%	2,647	2,916	3,163	3,397	25.46%	16.51%
THOMPSON	582	3.279	13.0%	585	586	591	594	592	592	591	597	604	607	609	4.12%	0.40%	627	640	653	665	5.10%	3.80%
TRENTON	1,906	3.147	0.7%	1,920	1,943	1,968	1,998	2,032	2,049	2,085	2,143	2,188	2,239	2,283	18.96%	1.75%	2,473	2,631	2,776	2,912	15.22%	10.68%
TROY	1,652	2.777	4.2%	1,659	1,681	1,687	1,704	1,732	1,762	1,781	1,809	1,838	1,878	1,913	15.28%	1.43%	2,063	2,188	2,303	2,410	14.38%	10.16%
TOTAL UNINC.	35,437	2.919	3.7%	35,870	36,809	37,962	39,666	42,527	46,383	49,709	52,860	56,042	59,394	62,382	**73.91%**	**5.69%**	74,301	84,253	93,456	102,090	**35.06%**	**21.17%**
INCORPORATED AREAS																						
DELAWARE	20,030	2.806	6.8%	20,229	20,327	20,410	20,530	20,849	21,406	22,204	23,120	23,745	24,566	25,240	24.77%	2.24%	28,074	30,318	32,307	34,114	20.12%	12.52%
GALENA	361	2.807	11.3%	360	357	355	353	351	349	348	350	349	352	354	-1.60%	-0.16%	366	375	384	391	6.10%	4.13%
SUNBURY	2,046	2.705	3.4%	2,069	2,093	2,095	2,110	2,282	2,462	2,511	2,593	2,672	2,781	2,871	38.76%	3.33%	3,241	3,535	3,796	4,033	23.14%	14.08%
SHAWNEEHILLS	423	2.597	9.0%	430	438	445	449	456	466	466	470	476	480	504	11.56%	1.10%	504	523	540	555	8.97%	6.03%
POWELL	2,154	3.044	5.9%	2,330	2,561	2,767	3,072	3,532	3,929	4,224	4,599	4,981	5,214	5,407	132.10%	8.78%	6,192	6,815	7,368	7,871	26.03%	15.50%
ASHLEY	1,059	2.666	5.2%	1,129	1,200	1,270	1,262	1,256	1,254	1,252	1,247	1,246	1,246	1,246	10.38%	0.99%	1,263	1,275	1,285	1,294	2.35%	1.50%
OSTRANDER	431	2.961	9.6%	429	428	426	424	423	428	448	459	465	482	496	15.48%	1.45%	554	600	641	678	21.03%	13.00%
DUBLIN	3,811	3.208	7.2%	3,814	3,880	3,945	4,010	4,030	4,050	4,072	4,093	4,115	4,136	4,158	9.00%	0.87%	4,357	4,377	4,397	4,416	5.27%	0.91%
WESTERVILLE	1,177	3.341	10.8%	1,221	1,291	1,365	1,443	1,526	1,613	1,705	1,803	1,906	2,015	2,130	74.39%	5.72%	2,813	3,715	4,906	6,479	74.39%	74.39%
COLUMBUS		2.920	4.3%						69	597	1,020	2,146	2,355	2,530			3,204	3,742	4,221	4,658	47.94%	24.46%
TOTAL INC.	31,492	2.869	6.8%	32,011	32,576	33,077	33,654	34,697	35,947	37,827	39,749	42,094	43,623	44,911	**40.30%**	**3.44%**	50,568	55,275	59,844	64,489	**23.08%**	**16.67%**
T. INC&UNINC.	66,929	**2.896**	**5.2%**	**67,881**	**69,385**	**71,039**	**73,320**	**77,224**	**82,330**	**87,536**	**92,609**	**98,136**	**103,017**	**107,293**	**58.06%**	**4.68%**	**124,868**	**139,529**	**153,279**	**166,579**	**30.04%**	**19.39%**

ASSUMPTION: 1) DUBLIN HAS 15 BUILDING PERMITS PER YEAI
2) THE POPULATION GROUTH RATE OF WESTERVILLE IS HALF OF 80-90'S RATE (5.72% ANNUAL G.R.)

ANNUAL GROWTH RATE: 4.68% (90-2000)

THIS FIGURE CONSIDERS: 1) ANNEXATION
2) SINGLE F. AND MULTI F. OR CONDOMINIUM BUILDING PERMIT:
3) VACANCY RATE
4) 8 MONTHS CONSTRUCTION TIME AFTER GETTING BUILDING PERMIT.
5) ANNUAL DECLINE RATE (0.60758% (90-95); 0.55852%(96-2000))

DELAWARE COUNTY POPULAION IN THE JULY OF 1997 (1997 U.S. CENSUS BUREAU): 87,396

DELAWARE COUNTY REGIONAL PLANNING COMMISSION

Table 2.5 Building Permits

DELAWARE COUNTY REGIONAL PLANNING COMMISSION
NUMBER OF BUILDING PERMITS
1980 THROUGH 1998

YEAR	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
TOWNSHIPS																			
BERKSHIRE	6	3	2	6	6	13	30	28	26	26	30	18	27	26	13	21	22	16	17
BERLIN	8	11	4	9	11	19	19	34	32	17	13	22	26	35	39	65	66	54	98
BROWN	3	2	2	9	5	3	5	10	15	13	8	7	9	12	14	11	17	9	10
CONCORD	16	16	4	11	14	26	42	44	51	27	30	22	33	38	42	35	30	43	96
DELAWARE	3	5	2	2	7	5	6	6	5	6	11	9	5	10	12	3	4	12	25
GENOA	9	3	10	21	30	27	66	52	39	40	51	54	114	187	271	243	363	342	622
HARLEM	13	8	8	19	19	16	32	33	30	19	18	17	32	37	27	25	30	30	23
KINGSTON	6	3	2	7	9	11	6	14	15	7	14	12	22	32	20	19	18	19	24
LIBERTY	20	18	9	19	35	37	60	59	93	57	73	91	164	153	202	164	202	231	262
MARLBORO	0	0	0	0	0	0	1	0	1	0	0	0	1	0	0	1	1	0	1
ORANGE	**11**	**5**	**5**	**56**	**57**	**43**	**110**	**150**	**139**	**80**	**84**	**103**	**135**	**170**	**180**	**188**	**268**	**352**	**378**
OXFORD	0	1	2	3	4	1	2	4	3	4	8	8	6	7	7	3	6	6	4
PORTER	10	5	7	6	4	6	14	11	17	17	10	21	20	12	25	12	13	16	17
RADNOR	7	3	6	4	3	2	1	5	7	8	9	7	11	15	12	13	11	9	13
SCIOTO	16	8	8	12	14	21	17	30	21	11	22	15	17	28	26	33	26	20	27
THOMPSON	1	0	1	2	1	1	6	4	2	7	1	3	3	0	2	0	3	4	4
TRENTON	6	7	3	7	9	4	8	17	15	16	11	12	12	17	9	11	25	17	13
TROY	0	6	1	21	4	6	5	18	13	7	15	5	9	13	18	9	15	13	12
TOTAL UNINCORP	**135**	**104**	**76**	**214**	**232**	**241**	**430**	**519**	**524**	**362**	**408**	**426**	**646**	**792**	**919**	**856**	**1,120**	**1,193**	**1,646**
INCORPORATED AREAS																			
DELAWARE	132	104	6	54	46	103	86	160	150	322	89	76	87	111	245	305	465	248	
GALENA	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	2	0	
SUNBURY	2	0	0	1	8	13	5	4	8	4	3	3	11	10	14	17	40	30	
SHAWNEEHILLS															3	7	1	2	
POWELL	9	9	7	7	24	56	105	202	137	129	92	73	89	169	166	103	130	163	
ASHLEY											1	1		0	2	3	0	2	
OSTRANDER	2	0	0	0	2	2	6	2	2	0	1	0	0	1	0	9	7	1	
DUBLIN																			
WESTERVILLE																			
COLUMBUS																83	121	546	
TOTAL INC.	**145**	**113**	**13**	**62**	**80**	**174**	**203**	**369**	**297**	**456**	**186**	**153**	**187**	**291**	**430**	**527**	**766**	**992**	
T. INC&UNINC.	**280**	**217**	**89**	**276**	**312**	**415**	**633**	**888**	**821**	**818**	**594**	**579**	**833**	**1,083**	**1,349**	**1,383**	**1,886**	**2,185**	

NOTE: 1) # OF BLDG PERMIT RECORDS WERE NOT AVIALABLE FOR DUBLIN AND WESTERVILL.
2) THOSE NUMBERS REPRESENT ONLY THE NUMBER OF NEW SINGLE FAMILY RESIDENTIAL BUILDING PERMITS.
3) IN THE CITIES OF DELAWARE AND COLUMBUS, THOSE FIGURES ARE INCLUDING MULTI-FAMILY RESIDENTIAL BUILDING PERMITS.
4) BUILDING PERMITS PROJECTED BY LINEAR CURVE COMPUTATION

SOURCE: DELAWARE COUNTY REGIONAL PLANNING COMMISSION.

Table 2.6 Central Ohio Population Growth

Population Information in Central Ohio
(Data source: 1997 U.S. Census Bureau)

Area Name	90 Census	97 Census	Changed # of Pop.	Total Growth R.	Births 1990-97	Deaths 1990-97	Natural G. # of Pop.	Int'l Migration*	Domestic Migration
Franklin	961,437	1,017,274	**55,837**	**5.81%**	117,796	54,595	**63,201**	**7,263**	**-13,047**
Delaware	66,929	87,396	**20,467**	**30.58%**	7,150	3,381	**3,769**	**318**	**16,384**
Fairfield	103,472	121,457	**17,985**	**17.38%**	10,777	6,398	**4,379**	**164**	**13,570**
Licking	128,300	139,411	**11,111**	**8.66%**	13,290	8,477	**4,813**	**247**	**6,208**
Union	31,969	38,634	**6,665**	**20.85%**	3,623	1,919	**1,704**	**153**	**4,847**
Pickaway	48,244	53,218	**4,974**	**10.31%**	4,626	2,868	**1,758**	**106**	**3,186**
Madison	37,068	41,486	**4,418**	**11.92%**	3,865	2,152	**1,713**	**136**	**2,636**
Central Ohio	1,377,419	1,498,876	**121,457**	**8.82%**	161,127	79,790	**81,337**	**8,387**	**33,784**
			35.50%				***5.91%***	***0.61%***	***2.45%***
Ohio	10,847,115	11,186,331	**339,216**	**3.13%**	1,152,659	747,484	**405,175**	**39,365**	**-106,714**
							3.74%	***0.36%***	***-0.98%***
United State							***4.40%***	***2.31%***	***0.00%***

Note: International migration refers to those migrating into the Township from areas outside of the U.S.A. Domestic migration refers to those migrating into the Township from other regions within the U.S.A.

2.3 Building Permits

As recently as 1980 Porter Township issued 10 new home building permits annually. By 1998 this number was 17. By Comparison, Orange Township issued 11 permits in 1980, and in 1998 issued 378.

Delaware County is growing by in-migration of new families buying new homes (+16,384 from 1990-97, #1 in Ohio). Interestingly, Franklin County, though much larger in population, experienced an outward migration from 1990-97 (-13,047).

2.4 New Subdivisions

Porter Township has been averaging 2-3 small subdivisions (three lots) each year for the last five years. Countywide, there are 11,000 lots platted or zoned, plus 1,000 multi-family units in the pipeline for the unincorporated townships of Delaware County. This is a 10-year supply at current growth rates.

Table 2.7 Approved Lots 1993-1998

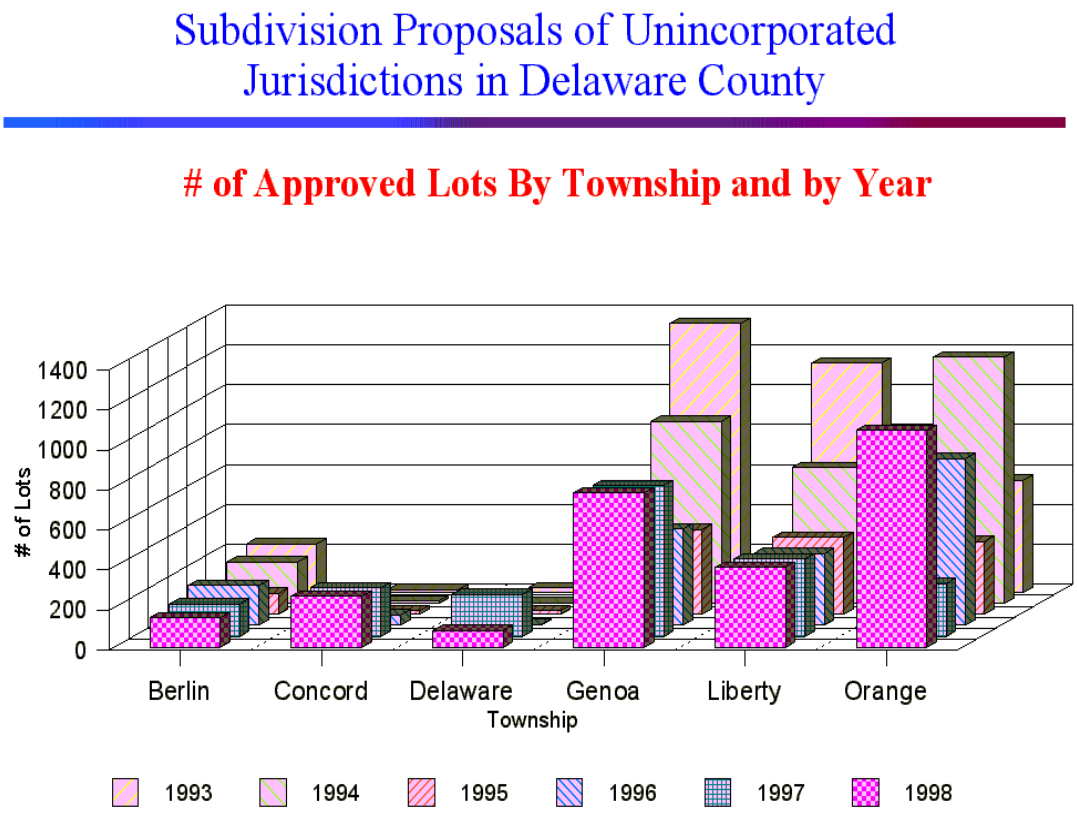


Table 2.8 Total Lots Approved

SUMMARY STATISTICS OF SUBDIVISION DATA BASE FROM 1/1/87 TO 12/31/98						
	TOTAL # OF LOTS APPROVED BY RPC					
TOWNSHIP	**1993**	**1994**	**1995**	**1996**	**1997**	**1998**
BERKSHIRE	9	6	10	3	0	24
BERLIN	244	206	107	198	162	145
BROWN	6	0	0	8	0	2
CONCORD	15	11	19	52	241	254
DELAWARE	24	4	19	5	209	83
GENOA	1346	912	425	483	753	771
HARLEM	11	11	26	9	4	3
KINGSTON	10	7	0	8	8	12
LIBERTY	1149	679	386	358	386	398
MARLBORO	0	0	0	0	0	0
ORANGE	562	1232	364	834	263	1085
PORTER	**4**	**2**	**2**	**2**	**3**	**0**
RADNOR	8	0	0	0	0	0
SCIOTO	2	11	7	11	4	0
THOMPSON	0	0	0	3	0	0
TRENTON	7	9	23	0	0	0
TROY	8	3	0	11	0	4
TOTAL	**3405**	**3093**	**1388**	**1985**	**2033**	**2781**

* TOTAL # OF LOTS INCLUDING PRELIMENARY & FINAL APPROVED SINGLE FAMILY SUBDIVISION PROPOSALS
NOTE: OXFORD TOWNSHIP HAD NO SUBDIVISIONS DURING 1/87 - 9/98

Table 2.9 Approved Lots by Status

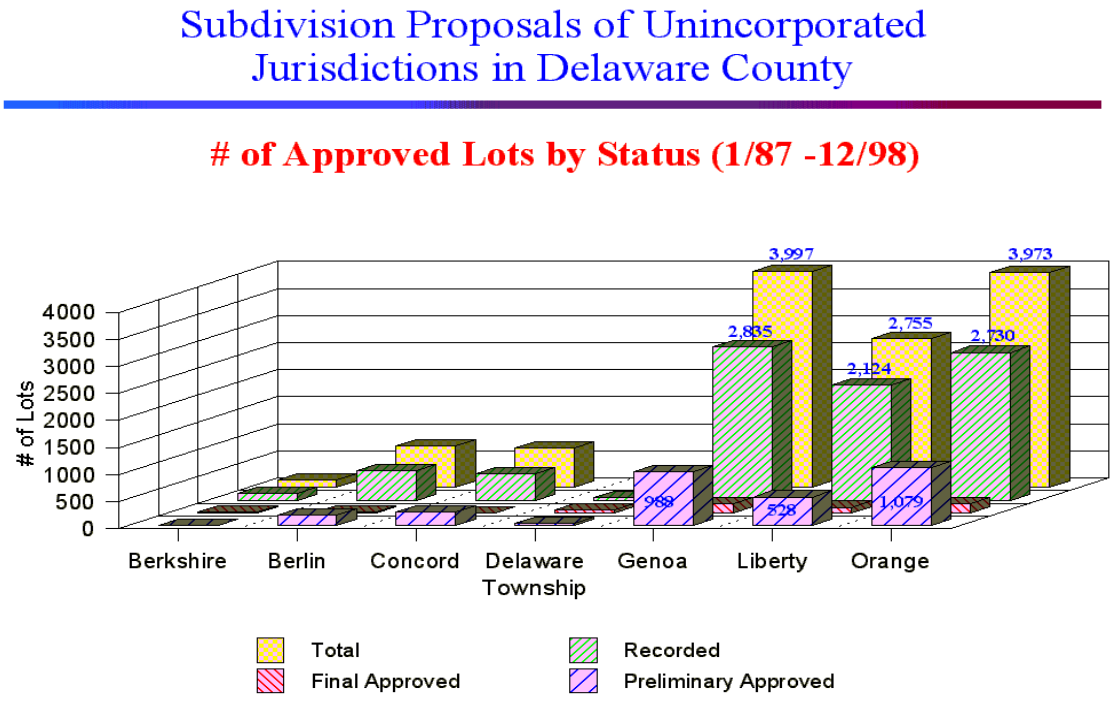


Table 2.10 Rezoned Lots by Type

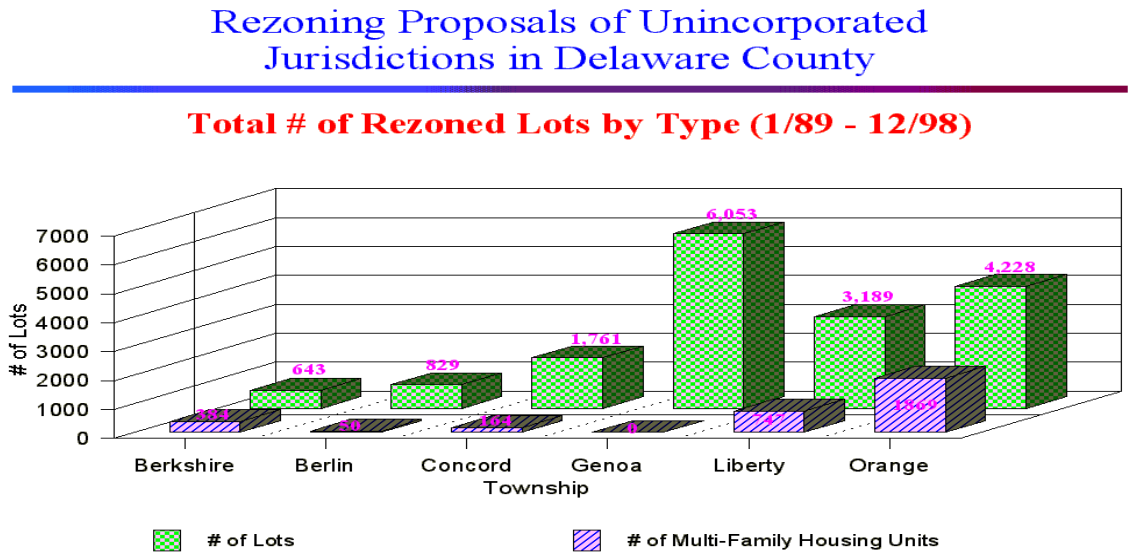


Table 2.11 Rezoning 1/94 – 12/98

SUMMARY STATISTICS OF REZONING DATA BASE FROM 1/1/94 TO 12/31/98

ACTIVE REZONING PROPOSALS REVIEWED BY RPC *

TOWNSHIP	1995		1996		1997		1998	
	# LOTS	# M-F. HU **	# LOTS	# M-F. HU	# LOTS	# M-F. HU	# LOTS	# M-F. HU
BERKSHIRE	5	0	9	0	32	0	31	0
BERLIN	0	0	0	0	164	0	124	50
BROWN	0	0	0	0	0	0	0	0
CONCORD	0	0	598	72	0	0	1164	92
DELAWARE	0	0	203	0	0	0	0	0
GENOA	773	0	271	0	157	0	63	0
HARLEM	11	0	5	0	5	0	4	0
KINGSTON	0	0	0	0	0	0	0	0
LIBERTY	29	145	229	408	116	0	203	192
MARLBORO	0	0	0	0	0	0	0	0
ORANGE	158	0	396	0	333	292	486	522
OXFORD	0	0	0	0	1	0	0	0
PORTER	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**
RADNOR	0	0	0	0	0	0	0	0
SCIOTO	0	0	0	0	0	0	0	0
THOMPSON	0	0	0	0	0	0	0	0
TRENTON	12	0	2	0	2	0	6	0
TROY	0	0	0	0	0	0	0	0
TOTAL **0**	**988**	**145** **0**	**1715**	**480** **0**	**810**	**292** **0**	**2081**	**856**

* Regional Planning Commission

** Multi-Family Housing

Table 2.12 Acreage of Rezonings Approved by Township

SUMMARY STATISTICS OF REZONING DATA BASE FROM 1/1/89 TO 12/31/98 ACTIVE REZONING PROPOSALS APPROVED BY RPC AND TOWNSHIPS						
TOWNSHIP	TOTAL	RESIDENTIAL			NON-RESIDENTIAL	
	ACREAGE	ACREAGE	# OF LOTS	#OF M-F. HU	ACREAGE	# OF SQ.FT
BERKSHIRE	682.56	543.85	643	384	138.71	464364
BERLIN	625.99	485.45	829	50	140.54	306892
BROWN	42.91	0	2	0	42.91	4644
CONCORD	1375.91	1178.64	1762	164	197.27	50090
DELAWARE	224.46	203.28	300	0	21.18	3560
GENOA	2225.3	2148.37	6053	0	76.93	308300
HARLEM	436.1	262.07	91	0	174.03	0
KINGSTON	13.32	0	0	0	13.32	0
LIBERTY	2536.93	1683.74	3189	747	853.19	2309294
MARLBORO	2.1	0	0	0	2.1	4280
ORANGE	4305.78	2548.58	4228	1869	1757.2	4244804
OXFORD	1.02	0	0	0	1.02	1920
PORTER	**4.5**	**4.5**	**2**	**0**	**0**	**0**
RADNOR	6.24	0	0	0	6.24	0
SCIOTO	584.42	0	0	0	584.42	0
THOMPSON	0	0	0	0	0	0
TRENTON	117.69	108.42	50	0	9.27	23600
TROY	44.24	0	0	0	44.24	30500
TOTAL	**13229.47**	**9166.9**	**17149**	**3214**	**4062.57**	**7752248**

Table 2.13 Total Number of Rezoned Lots 1994 - 1998

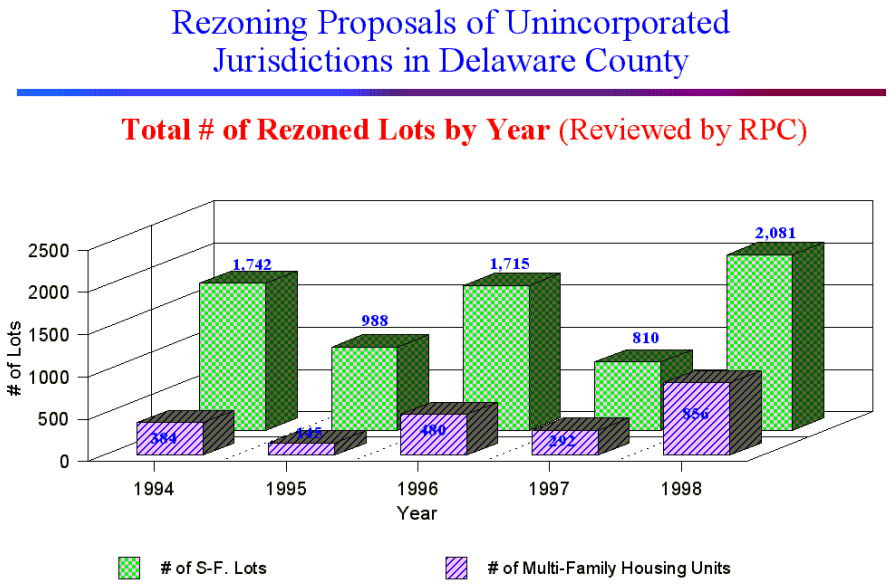
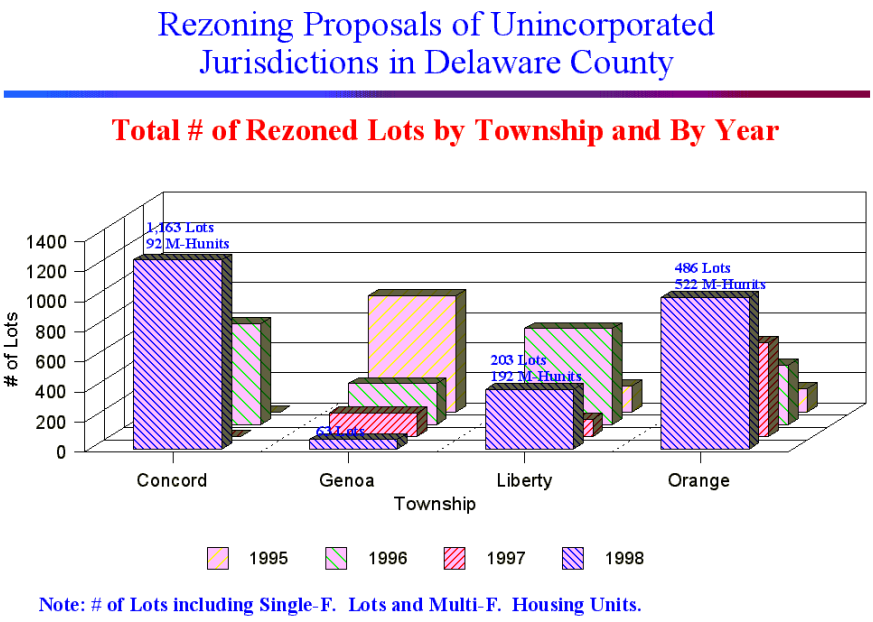


Table 2.14 Rezoned Lots by Township by Year 1995-1998



Note: # of Lots including Single-F. Lots and Multi-F. Housing Units.

Table 2.15 Rezoned Lots by Platting Status

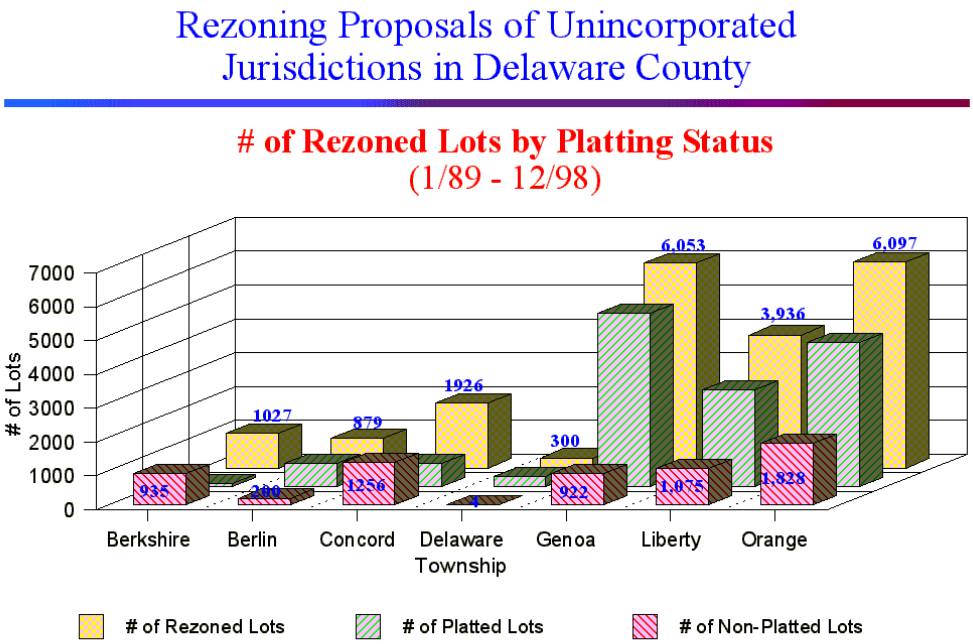


Table 2.16 Rezonings 1/89-12/98

SUMMARY STATISTICS OF REZONING DATA BASE FROM 1/89 TO 12/98 ACTIVE REZONING PROPOSALS APPROVED BY RPC AND TOWNSHIPS				
TOWNSHIP	**# OF LOTS***			**PLATTING**
	REZONED	**PLATTED**	**NON-PLATTED**	**RATE**
BERKSHIRE	1027	92	935	8.96%
BERLIN	879	679	200	77.25%
BROWN	2	0	3	0.00%
CONCORD	1926	670	1256	34.79%
DELAWARE	300	296	4	98.67%
GENOA	6053	5131	922	84.77%
HARLEM	91	80	11	87.91%
LIBERTY	3936	2861	1075	72.69%
ORANGE	6097	4269	1828	70.02%
PORTER	**2**	**2**	**0**	**100.00%**
TRENTON	50	38	12	76.00%
TOTAL	**20363**	**14118**	**6246**	**69.33%**
NOTE: # OF LOTS* IS INCLUDING MULTI-F. HOUSING UNITS				

Table 2.17 Comparison of the Number of Lots by Status

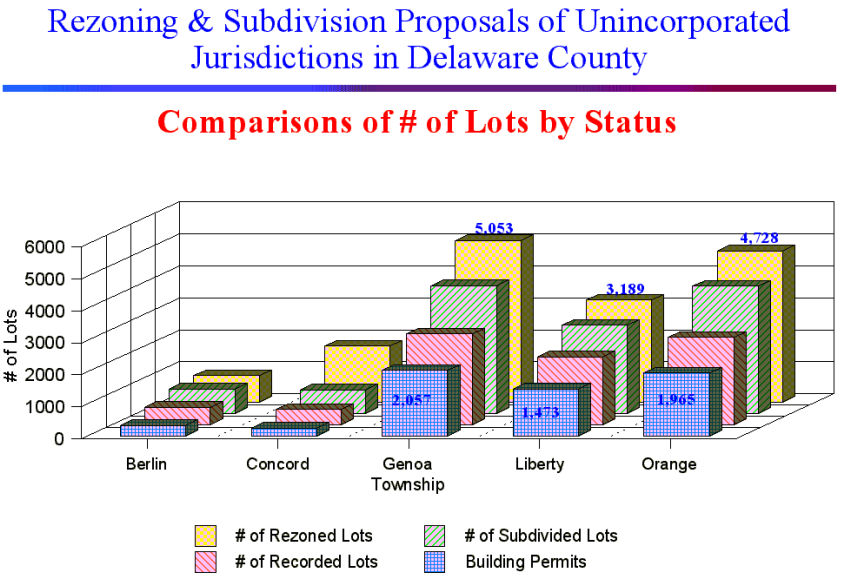


Table 2.18 Active Proposals Reviewed

SUMMARY STATISTICS OF REZONING AND SUBDIVISION
ACTIVE PROPOSALS REVIEWED BY RPC

	# OF LOTS					
TOWNSHIP	**REZONED***	**SUBDIVIDED****	**RECORDED**	**B-PERMITS*****	**M-F. H-UNITS**	**UNBUILT********
BERKSHIRE	643	141	125	75	0	568
BERLIN	829	772	547	331	0	498
BROWN	2	24	22	16	0	-14
CONCORD	1762	736	484	247	0	1515
DELAWARE	300	147	57	38	48	262
GENOA	5053	3997	2835	2057	60	2996
HARLEM	91	91	88	43	0	48
KINGSTON	0	64	57	38	0	26
LIBERTY	3189	2755	2124	1473	580	1716
MARLBORO	0	2	2	0	0	2
ORANGE	4728	3972	2730	1965	1004	2763
PORTER	**2**	**22**	**22**	**16**	**0**	**6**
RADNOR	0	21	21	11	0	10
SCIOTO	0	35	35	15	0	20
THOMPSON	0	3	3	0	0	3
TRENTON	50	39	39	30	0	20
TROY	0	52	48	31	0	21
TOTAL	**16649**	**12873**	**9239**	**6386**	**1692**	**10263**

NOTE *: NUMBER OF REZONED TO SINGLE-F. LOTS (FROM 1/89 TO 12/98)
NOTE **: NUMBER OF SUBDIVIDED FOR SINGLE-F. LOTS (FROM 1/87 TO 12/98)
NOTE ***: NUMBER OF BUILDING PERMITS FOR THE SUBDIVIDED LOTS (FROM 1/87 TO 12/98)
NOTE****: NUMBER OF ZONED OUT UNBUILT LOTS

Table 2.19 Building Trends 1980 - 1998

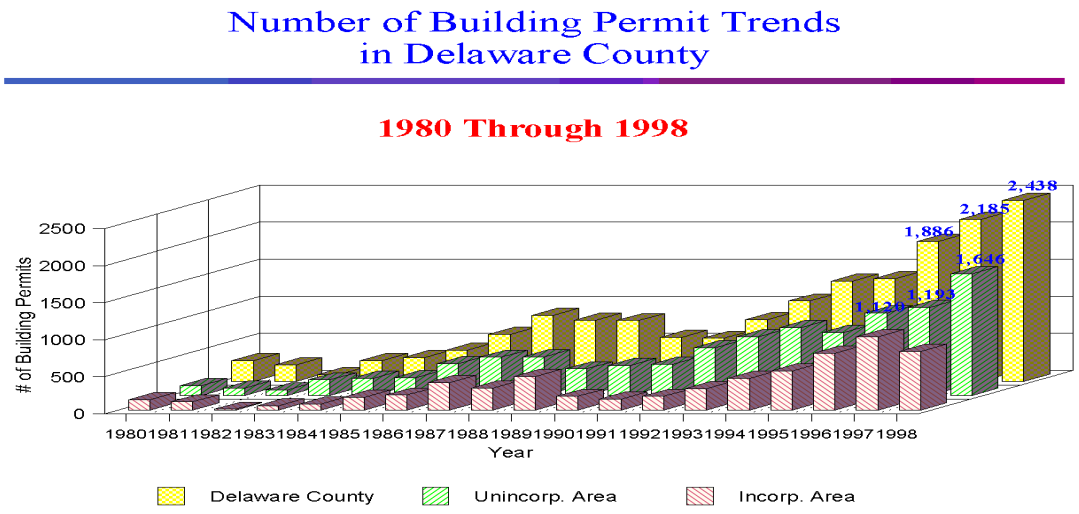
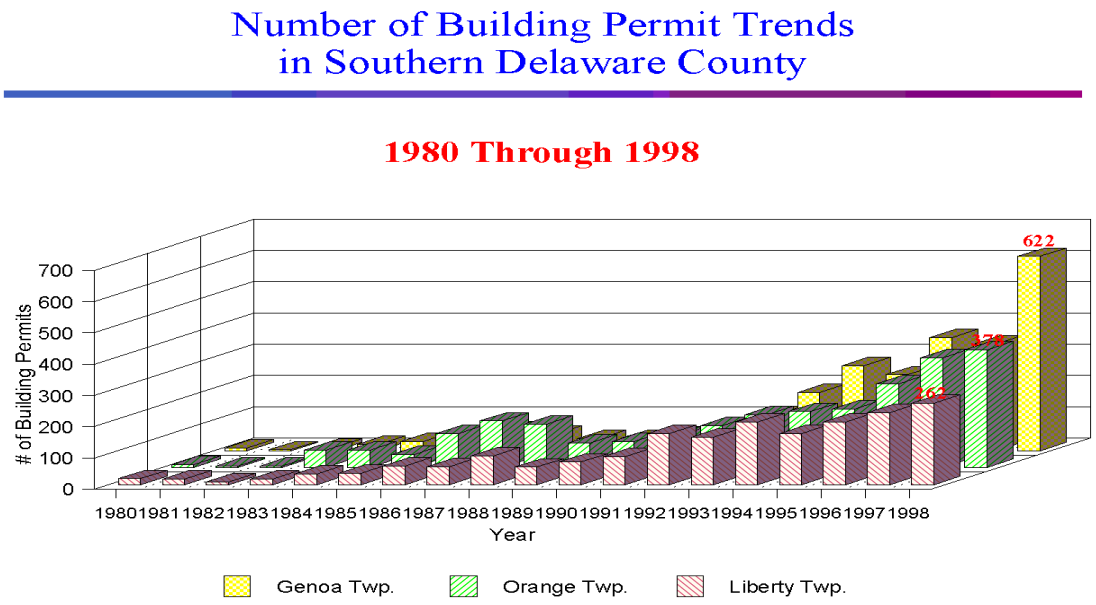


Table 2.20 Building Permit Trends in Southern Delaware County



OBSERVED TRENDS

***. POTENTIAL # OF SINGLE-F. LOTS**

NON-PLATTED ZONED LOTS :
APPROVED BY TOWNSHIPS: 1,512 LOTS
PENDING IN TOWNSHIPS: 1,200 LOTS
SKETCH REVIEWED LOTS: 142 LOTS
OVERALL PREL. APP'D LOTS: 1,164 LOTS
EXPIRED LOTS: 901 LOTS
PREL. APPROVED LOTS : 3,098 LOTS
FINAL APPROVED LOTS : 537 LOTS
NON-BUILT RECORDED LOTS : 2,853 LOTS

TOTAL : 11,307 LOTS + 1,000 MULTI-F. HOUSING UNITS
(10 YEARS DEL. CO. TOWNSHIPS SUPPLY :
BASED A 5 YRS AVERAGE'94-'98
+-1,200 BLDG PERMITS / YEAR)

CHAPTER 3

Vision/Goals

3.1 Effects of Growth- Community Perception; Then, Now, the Future

THE PACE SURVEY (Protocol for the Assessment of Community Environmental Health) was performed in Delaware County in 1998. This survey asked questions relating to the citizen's perception of Delaware County's environmental health. Trained volunteers surveyed 500 students in five local high schools and 200 county fair attendees. In addition, the survey questions were mailed to 40,000 households.

A.) The top five environmental concerns were:

1.) Loss of farmlands
2.) Development out of control
3.) Drinking water pollution
4.) Loss of green space, lack of parks
5.) Trash and litter in public areas

3.2 What Elements of Porter Township Do We Wish to Preserve?

At a March 12, 1998 meeting, the Zoning Commission and residents discussed their likes and dislikes for Porter Township. These likes and dislikes (following table) can be reformulated into the vision and goals for future development of Porter Township.

Likes	Dislikes
Decent people	Del-co water (brings change and development)
Harvest time	Poor drainage
Quiet	Fast growth
Residential, not Commercial/Industrial.	Limited/unreliable phone service
Big Walnut Creek	Traffic
Wildlife	Bridges (prevent movement of agricultural equipment)
Privacy	Speeders
Good roads	Accessibility to Columbus (brings change)
Uncrowded, low-density	
Quality of life	
Self determination	
Friendly people	
Living rural – personal freedom	
Clean air	
Adequate well water	
Woods	
Darkness	
Community self assistance	
Low crime rate	
Accessibility to Columbus (for jobs)	
People mind their own business	
Just country	
Mrs. Crowl's store	
Del-co water (poor well water)	
Bridges	

3.3 The Essence of Porter Township

The essence of Porter Township (according to the consensus of the steering committee) is:

A.) Open spaces

B.) Rural feel as characterized by:

1.) Traditional and historic buildings
2.) Deep setbacks of houses from roads
3.) Ravines
4.) Access to Big Walnut Creek
5.) Mature trees on scenic roads
6.) Large agricultural areas
7.) Wildlife habitats
8.) Greenbelts along drainage ways and utility corridors

C.) Unique, diverse housing (not production subdivisions)

D.) Olive Green and East Liberty as the historic heart of the township.

3.4 Vision - What Do We Want to Be When We Are All Built Out?

Based upon the expression of what is worth preserving or striving for as the essence of Porter Township, the Steering Committee authored a vision for the future.

Vision Statement

When Porter Township is all built out, we would like it to be a community with a rural feel and character.

We would like agriculture and/or green spaces throughout the community. We would like to retain historic and agricultural structures that give a sense of our heritage. We would like to preserve unique scenic views and our critical natural resources such as ravines, floodplains, wetlands and forests. We would like limited planned commercial and planned industrial uses to balance the tax base.

We would like to see a center of the township, perhaps at Olive Green, where a traditional village with neighborhood shops would be an attractive destination.

3.5 Goals

A.) To retain rural character, and economically viable agriculture.

B.) To make the vision for future development as inclusive as possible.

C.) To preserve woods and forestland.

D.) To preserve a high degree of environmental quality.

E.) To define appropriate areas for growth, while maintaining an environment conducive to wildlife.

F.) To retain an overall low density.

G.) To provide appropriate recreation and managed open space.

H.) To allow appropriate compact commercial uses.

I.) To avoid inappropriate sprawl.

J.) To provide an articulate plan for the future.

CHAPTER 4

Existing Land Use

4.1 Existing Land Use

The 1999 Existing Land Use Map (map 4.1) shows the extent of development and its types. Based upon current information from the Delaware Area Land Information System (DALIS), it appears that the following breakdown in land use acreage exists:

Table 4.1 Percentage Land Use Mix

	1999* Acreage	**% total acres**
Acreage in Township	16,227	100 %
Residential (SF +MF)	1846.62**	11.38 %
Single Family	1846.62	11.38 %
Multi family	0	0 %
Commercial & Services (Commercial, Industrial & Institutions)	69.39	0.43 %
Commercial	69.39	0.43 %
Industrial	0	0 %
Agriculture + Undeveloped	13,662.47 (10,973.33 Agriculture)	84.2 % (67.62 % Agriculture)
Water	253.83***	1.56 %
Highway/Rail/Utility	306.31****	1.89 %
Parks/open space	1.1	0.01 %
Vacant residential (residentially zoned, but not developed)	86.08	.53 %

* The 1999 DALIS Geographic Information System (GIS) acreage calculation, based on the land area shown by the Auditor's maps.

**1999 residential acreage calculated using DALIS data for entire parcel.

*** Water area was created as follows: Lakes, ponds and rivers exist as polygons in the GIS and can be calculated. Lakes and pond area: 49.68 acres. Streams, including seasonal swells on the United States Geological Survey (USGS) maps, were given a width of 20 feet, and multiplied times 444,628 lineal feet = 204.15 acres.

**** The right-of-way area for roads and utilities is 306.31 acres. No railroads exist in Porter Township.

4.2 Findings From the Existing Land Use Map, January 1999

Porter Township is a rural community with a strong agricultural base. Approximately 84% of the township is in agriculture production or undeveloped. Single-family residential properties account for 11% of the land area. There is no multi-family housing. Commercial/industrial activity is low with less than 0.5 %. The remaining lands are water and roads (3.5%), with many of the roads unimproved / gravel.

4.3 Results of 1999 Windshield Survey of Existing Land Use

An existing land use field or "windshield" survey was taken in May 1999. While the DALIS land use categories are based on Auditor's tax data, the field survey is intended to:

A.) Update the Auditor's data to the present

B.) Record the actual land uses (Auditor's data gives general categories and the owner, but not the actual land use)

C.) Record housing conditions from a basic exterior view on a scale of 1-5

DCRPC staff and community volunteers performed the survey using 1997 aerial photos at a scale of 1"=400'. The results are compiled in the following table. (Table 4.2)

Table 4.2 Existing Land Use in Porter Township

Existing Land Use (dwelling unit count) in Porter

July 1999

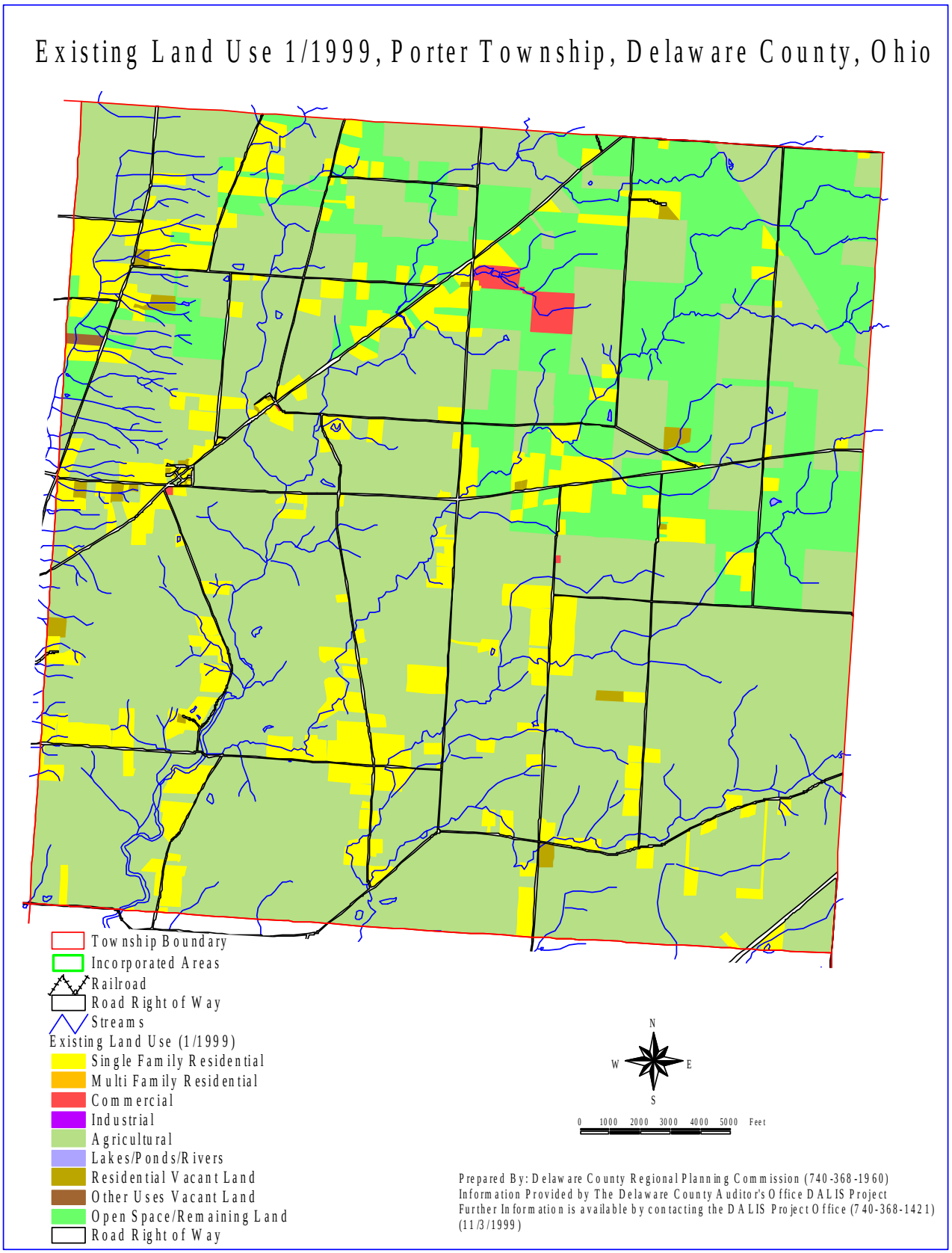
Section	Single-Family	Two-Family	Multi-Family	Housing Conditions*					Commercial	Industrial	Institutional
	# of D.U.	# of D.U.	# of D.U.	1	2	3	4	5	# of Units	# of Units	# of Units
1 of 16	57	0	0	34	13	7	1	2	2	0	0
2 of 16	52	0	0	36	10	6	0	0	0	0	0
3 of 16	34	0	0	18	10	5	1	0	2	1	0
4 of 16	11	0	0	3	4	3	1	0	0	0	0
5 of 16	73	0	0	41	23	8	1	0	6	1	5
6 of 16	38	0	0	22	13	3	0	0	0	1	1
7 of 16	59	0	0	47	9	3	0	0	0	0	0
8 of 16	10	0	0	3	2	5	0	0	0	0	0
9 of 16	48	0	0	44	4	0	0	0	0	0	1
10 of 16	30	0	0	22	7	1	0	0	1	0	0
11 of 16	41	0	0	29	9	2	0	1	0	1	0
12 of 16	11	0	0	6	3	2	0	0	0	0	0
13 of 16	29	0	0	15	12	2	0	0	0	0	0
14 of 16	51	0	0	35	12	4	0	0	0	0	0
15 of 16	32	0	0	21	8	3	0	0	1	0	1
16 of 16	24	0	0	15	5	3	1	0	2	0	0
Totals	600	0	0	391	144	57	5	3	14	4	8

Source- Field Survey by Porter Township volunteers, checked and compiled by DCRPC.

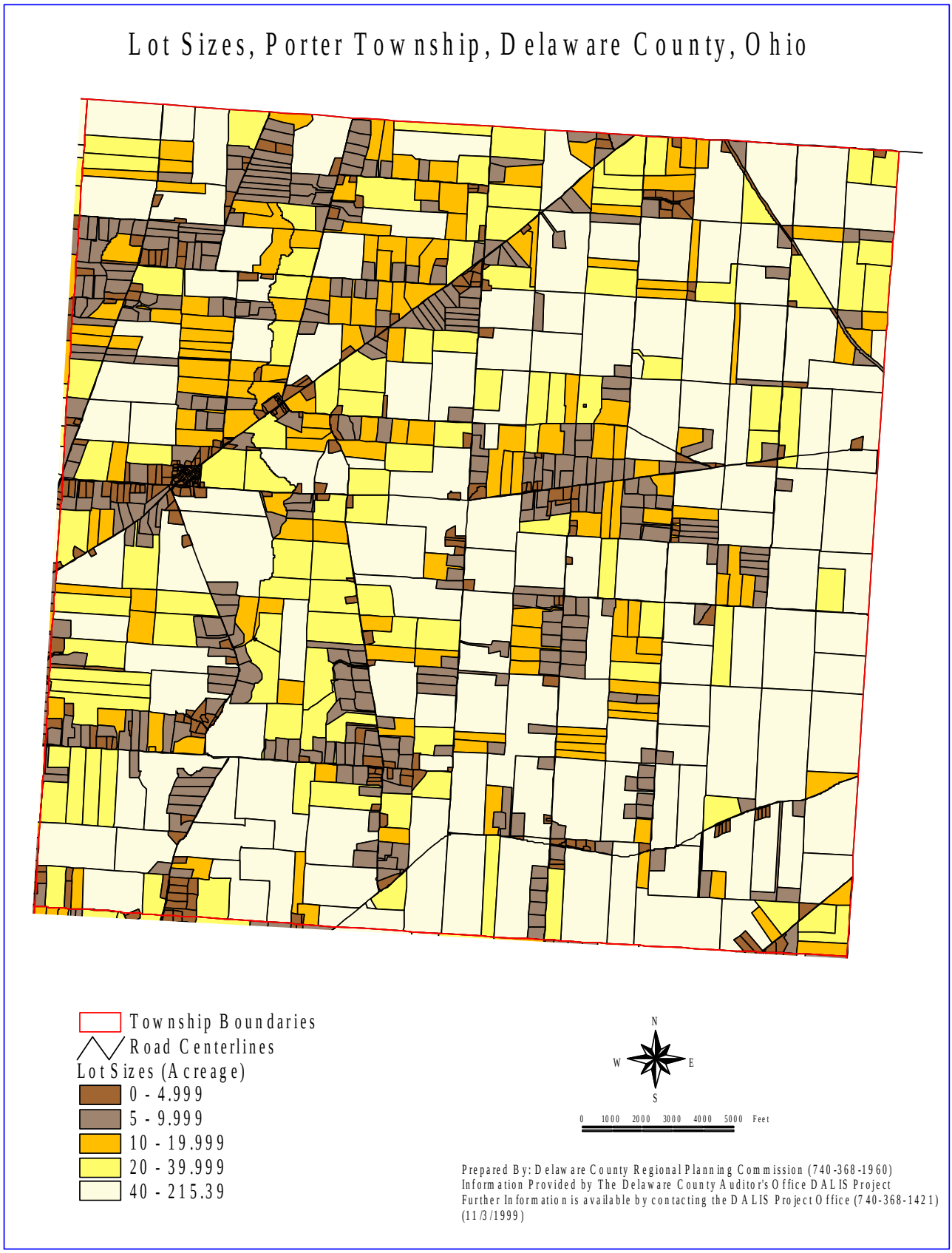
***Housing Conditions**

1.) Sound: no defects, a meticulously maintained structure, or a recently completed new structure.
2.) Sound: slight defects- structure in which defects were correctable by normal maintenance.
3.) Sound: deteriorated- an intermediate defect, for example, a roof sagging, a wall unit warped, a foundatior settled unevenly or a chimney eroding.
4.) Dilapidated: critical defects- a structure in a state of disrepair to the extent that the present condition might impose a threat to the health and safety of its occupants but which was still considered inhabitable.
5.) Uninhabitable: extensive critical defects- structure in a state of disrepair to the extent that the unit is not suitable for habitation.

Map 4.1 Existing Land Use 1/1999, Porter Township



Map 4.2 Porter Township Lot Sizes



CHAPTER 5

Natural Resources and Conservation

Porter Township is gently rolling, with Big Walnut Creek and numerous lesser creeks. It has floodplains, wetlands, woods and abundant wildlife. It has farmlands with good agricultural soils. People have moved to Porter Township for these rural attributes.

Porter Township has beauty in its natural resources. If these resources are not conserved and protected, then the vision of the township to preserve its rural character and its natural resources will not be achieved and the principal attribute of the township will be diminished.

5.1 Topography- (DALIS contours)

Porter Township has relatively mild differences in elevations and slopes. The elevation map indicates a 250-foot difference in elevation from the highest point in the northeast corner of the township to Big Walnut Creek as it exits the southwest corner of the township.

5.2 Slopes Greater than 20%

The township set a goal to preserve ravines and slopes greater than 20% for open space when the township develops. The steep slope map indicates slopes over 20%. Generally, roads do not exceed 10% slope, and houses with walkout basements can typically be built on slopes up to 20%, or slightly greater.

5.3 Floodplains, bodies of water

Big Walnut Creek is a significant natural resource area. The National Flood Insurance Program, (includes Porter Township) discourages development in the 100-year floodplain and prohibits development in the 100 year floodway. The U.S. Army Corps of Engineers for the Federal Emergency Management Agency (FEMA) maps these areas in detail. The floodplain map gives a general location of the floodplains. For specific information refer to the FEMA maps at the Delaware County Building Department.

Floodplains perform several critical functions in their undisturbed state (adapted from Protecting Floodplain Resources, A Guidebook for Communities, Federal Interagency Floodplain Management Task Force and FEMA, June 1996):

A.) Water Resources

1.) Natural Flood and Erosion Control

a.) Provide flood storage and conveyance

b.) Reduce flood velocities & peak flows

c.) Reduce sedimentation

2.) Water Quality Maintenance

a.) Filter nutrients and impurities from runoff

b.) Process organic wastes

c.) Moderate temperature fluctuations

3.) Groundwater Recharge

a.) Promote infiltration and aquifer recharge

b.) Reduce frequency and duration of low surface flows

B.) Biological Resources

1.) Biological Productivity

a.) Rich, alluvial soils promote vegetative growth

b.) Maintain biodiversity

c.) Maintain integrity of ecosystems

2.) Fish and Wildlife Habitats

a.) Provide breeding and feeding grounds

b.) Create and enhance waterfowl habitat

c.) Protect habitats for rare and endangered species.

C.) Societal Resources

1.) Harvest of Wild and Cultivated Products

a.) Enhance agricultural lands

b.) Provide sites for aquaculture

c.) Restore and enhance forest lands

2.) Recreational Opportunities

a.) Provide areas for passive and active uses

b.) Provide open space

c.) Provide aesthetic pleasure

3.) Areas for Scientific Study and Outdoor Education

a.) Contain cultural resources (historic and archeological sites)

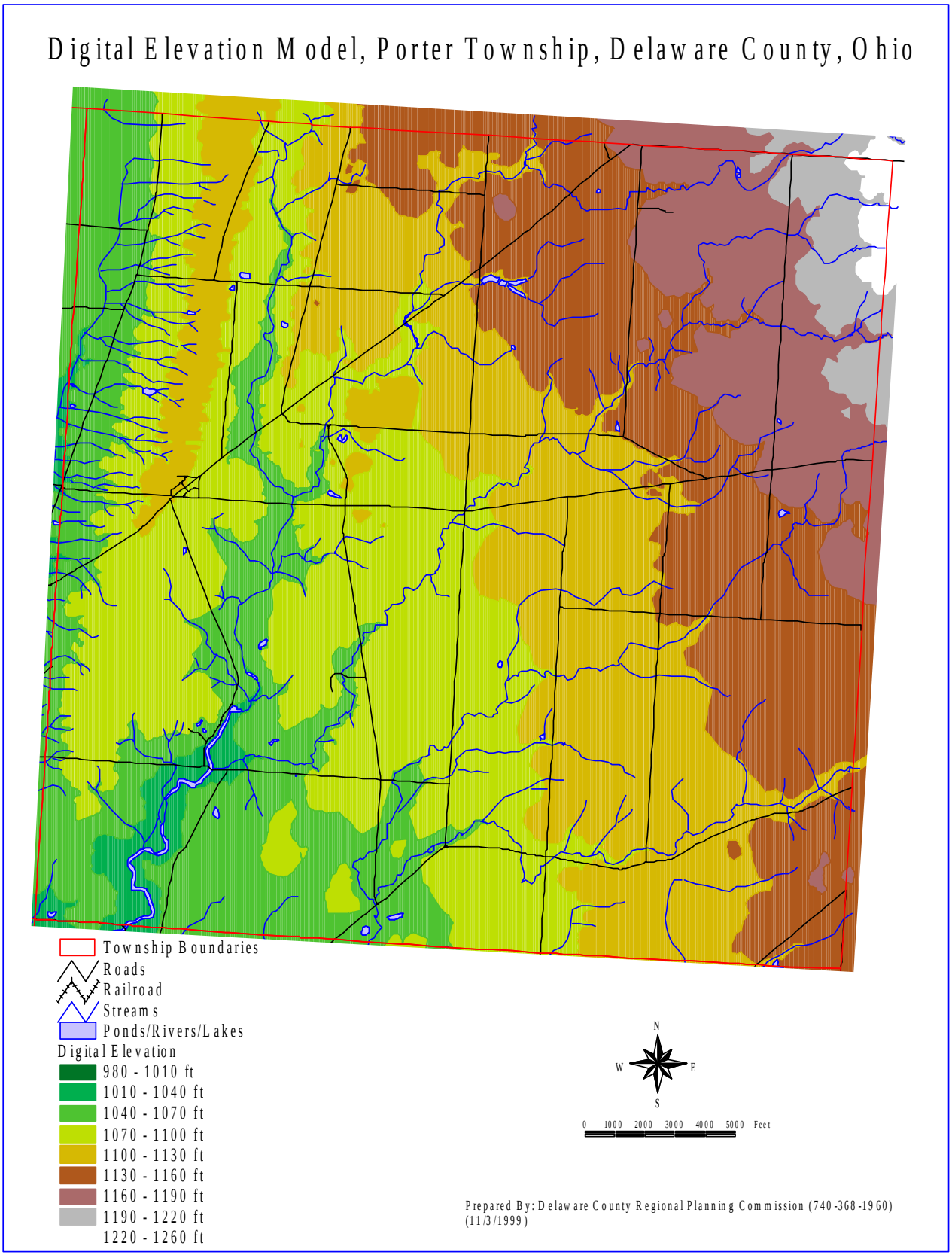
b.) Provide opportunities for environmental and other studies

For all these reasons, the 100-year floodplains in Porter Township should be protected. Some counties, such as Franklin, have large meandering flat floodplains, which comprise a great deal of the developable area of the county. In an urban county, where such land is precious, it is understandable, but not advisable, that some conversion to urban uses based on fill or elevated pilings may occur. In Delaware County, the floodplains are narrow, limited and comprise a very small portion of the land area. They occur on four rivers (Alum Creek, Big Walnut Creek, Scioto River & the designated state scenic Olentangy River) which are drinking water sources and recreational areas.

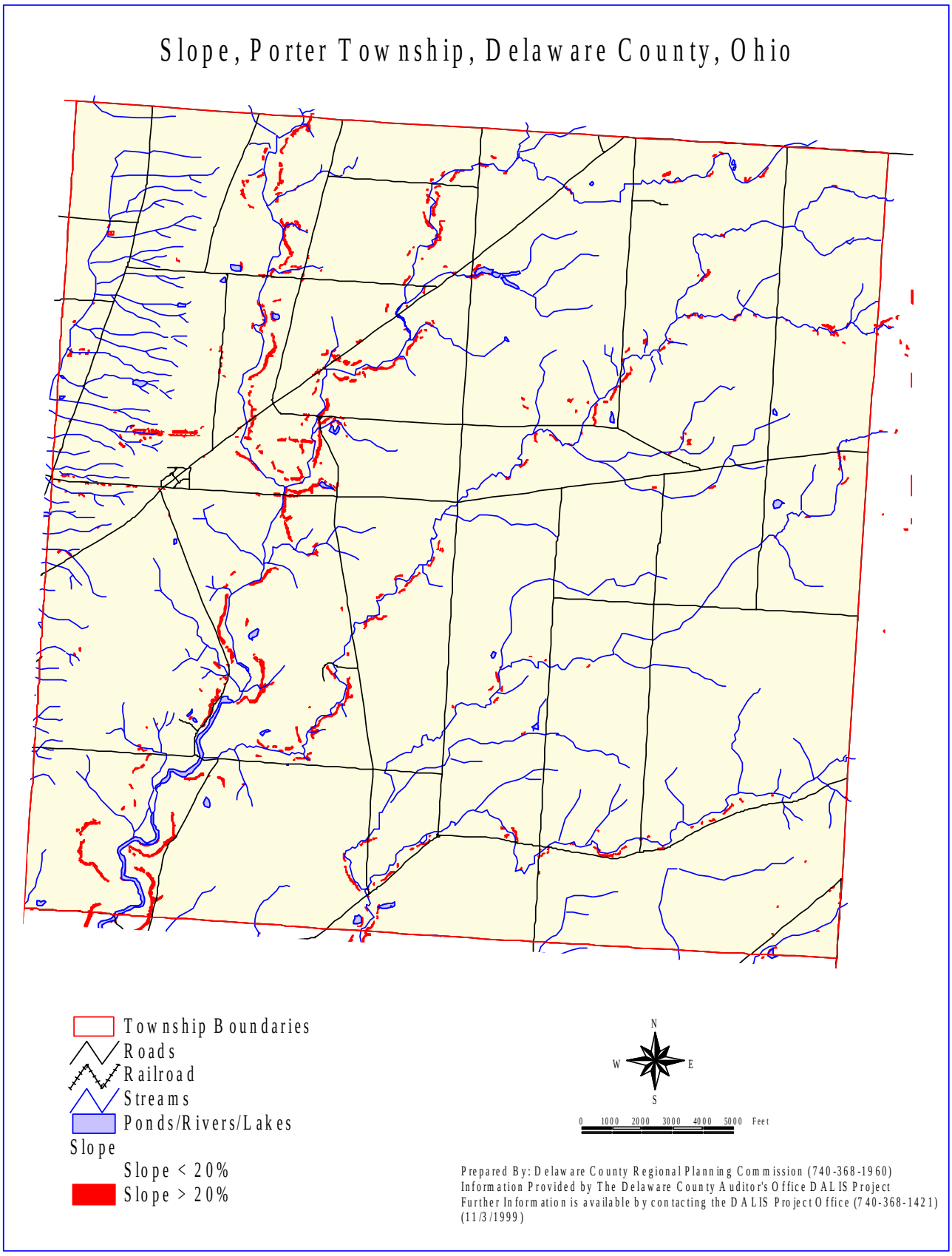
The Delaware County FEMA floodplain maps were revised in 1999. Floodplain elevations in some areas have risen for the 100-year flood as suburban development puts water into the waterways after storms at a greater rate.

With floodplains rising, and all the natural benefits of floodplains listed previously, it is imprudent to permit residential development in the 100-year floodplain at or slightly above the current 100-year floodplain elevation. The subsidy for the low-cost national flood insurance comes from federal taxes. Each land use decision to permit development in the 100-year floodplain not only puts people in harm's way, but also potentially burdens all United States taxpayers with the cost of continuing to bail out bad development after a flood.

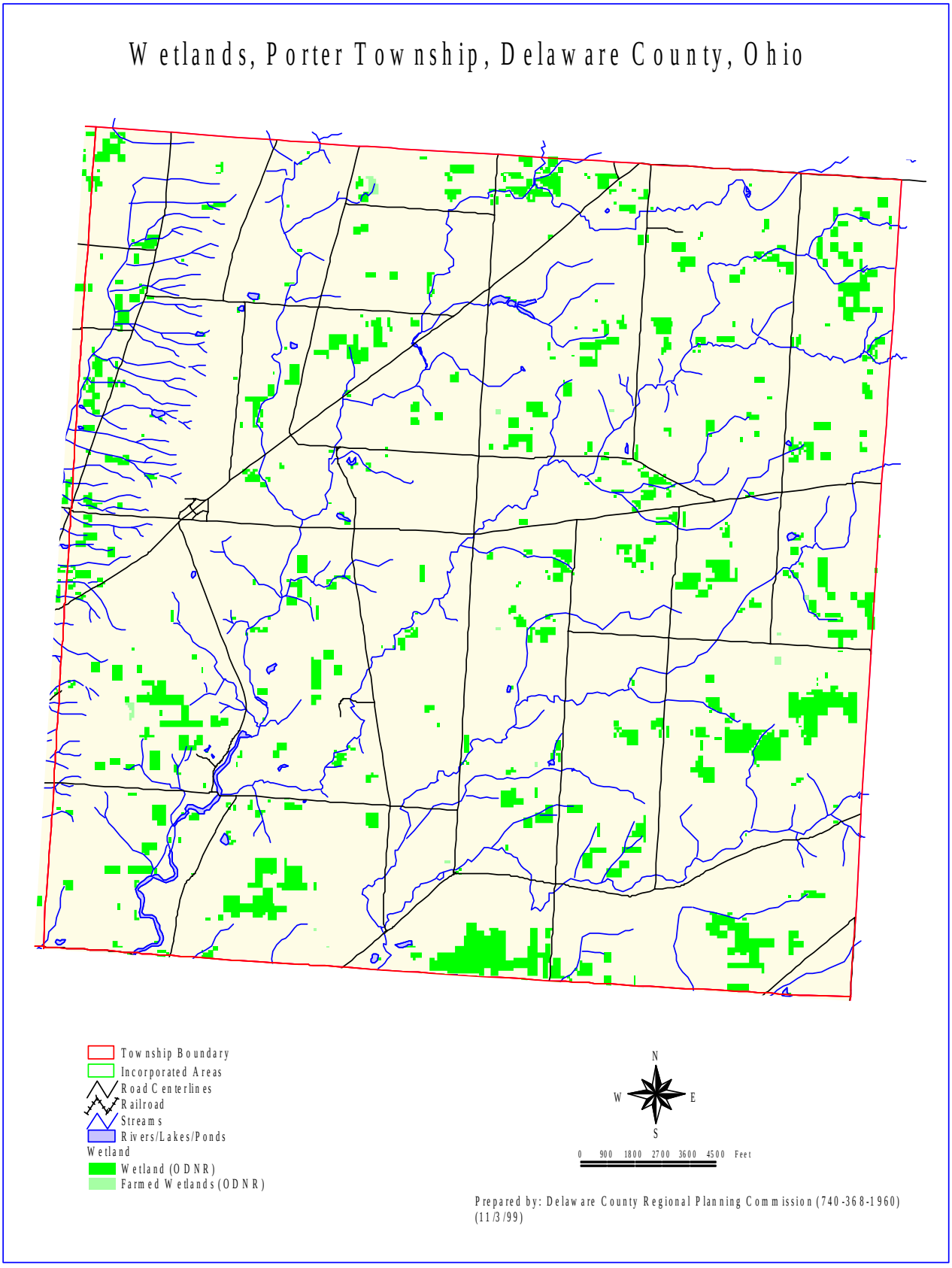
Map 5.1 Digital Elevation, Porter Township



Map 5.2 Slope Map



Map 5.3 Wetlands



5.4 Wetlands

Wetlands are generally defined as soils that support a predominance of wetland (hydrophytic) vegetation, and/or are under water at least two weeks per year. The more specific definition of wetlands under the jurisdiction of the US Army Corps of Engineers is found in the Corps of Engineers Wetlands Delineation Manual Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Miss.

Jurisdictional wetlands are regulated by the Clean Water Act of 1972, Section 404. They consist of:

1.) Hydric soils.
2.) Hydrophytic vegetation.
3.) Wetland hydrology (they support more than 50% wetland vegetation, are poorly drained, and are periodically inundated or saturated).

Jurisdictional wetlands serve many of the same functions as floodplains, and deserve to be protected for the same reasons. Porter Township's wetlands are mostly tiled agricultural fields, which, if tiled before 1985, are exempt from regulation unless they revert back to their natural state. Wetlands can be enhanced to be an attractive and functional part of the storm water detention system in developments. They work better than man-made basins, since wetland vegetation serves to trap, filter and break down surface runoff pollutants.

The wetlands map shows the location of potential wetlands from Ohio Capability Analysis Program (OCAP) satellite imaging. These locations are raster data, which have square edges in their computer images. They should not be too closely relied upon, but may indicate the locations of potential jurisdictional wetlands.

5.5 Prime Agricultural Soils

The Prime Agriculture Map (map 5.4) shows the location of soils suited to high yields in Porter Township. From an economic standpoint, where the land value for development so significantly exceeds its potential for agriculture in Porter Township it will be unlikely that large-scale agriculture will be sustained. However, it is the agricultural flavor to the township that makes it so desirable. Therefore, if there are proposals to use creative zoning and development techniques to use agriculture as open space, those areas with the highest yield soils might be given the most favorable consideration. The US Department of Agriculture has a ranking system, Land Evaluation Site Assessment (LESA) for such lands.

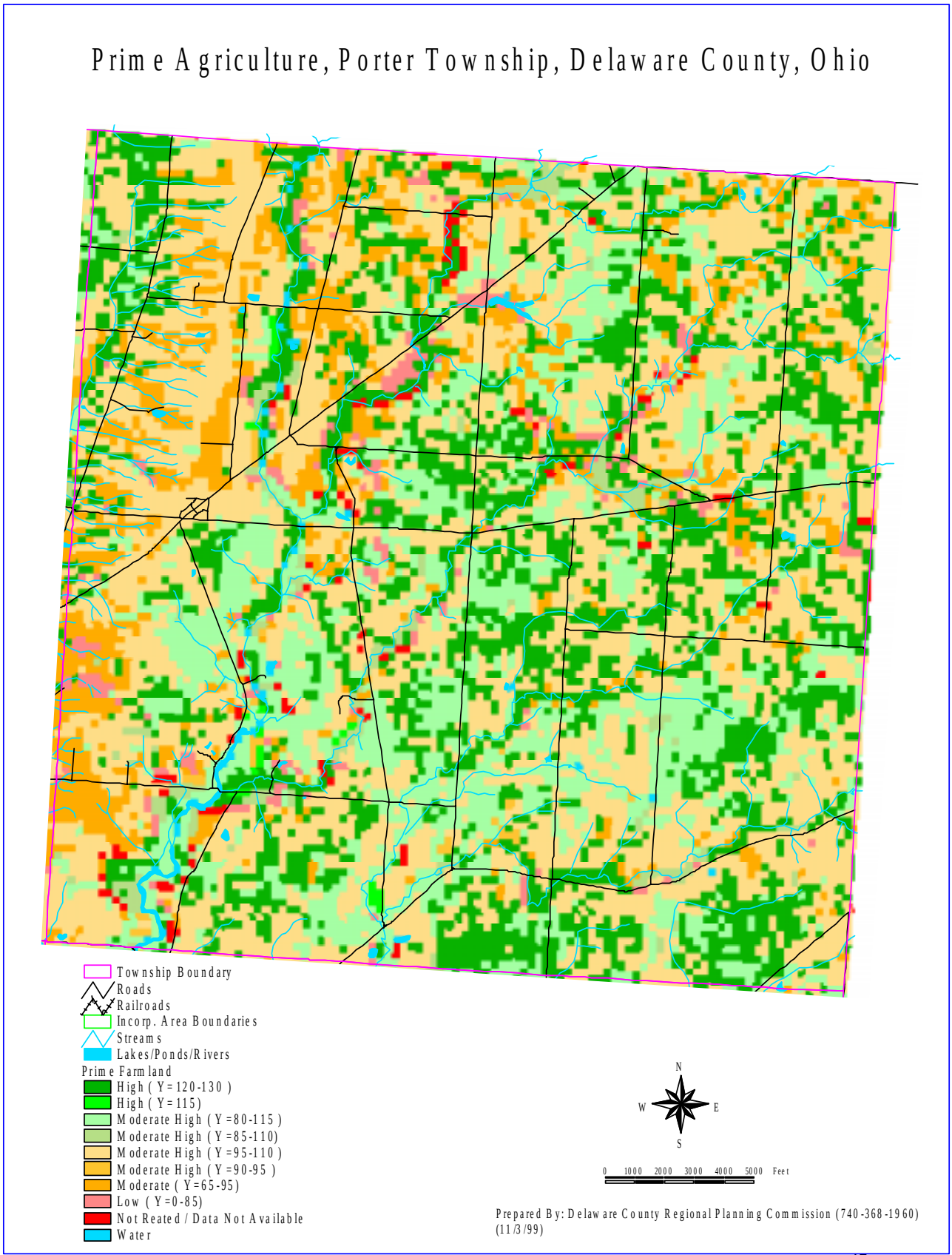
5.6 Soil Suitability for Septic Systems

Sanitary sewer service is not yet available to the township. Therefore, it is useful to evaluate the soil capability for septic systems. Land with very poor suitability for septic systems should await centralized sanitary sewer, or use alternative sewage disposal systems. The Soil Suitability for Septic Systems Map (map 5.5) displays this information.

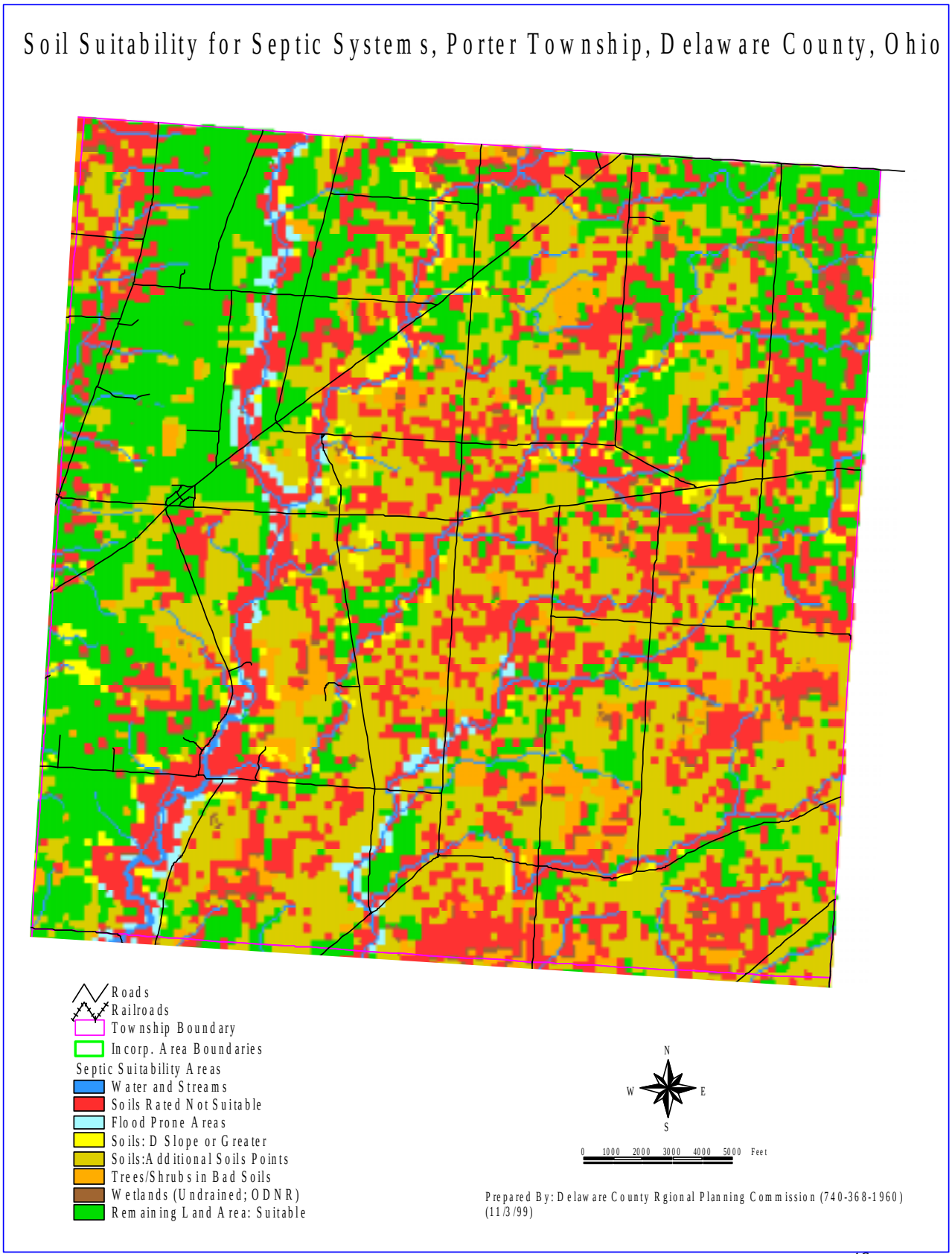
5.7 Combined Critical Resources

The Combined Critical Resources Map (map 5.6) displays generalized floodplains, water, wetlands, prime agricultural soils and 100-foot suggested setbacks from major watercourses. Since it is a goal to preserve the natural resources of the township, this map should be used as an evaluation tool when land is developed

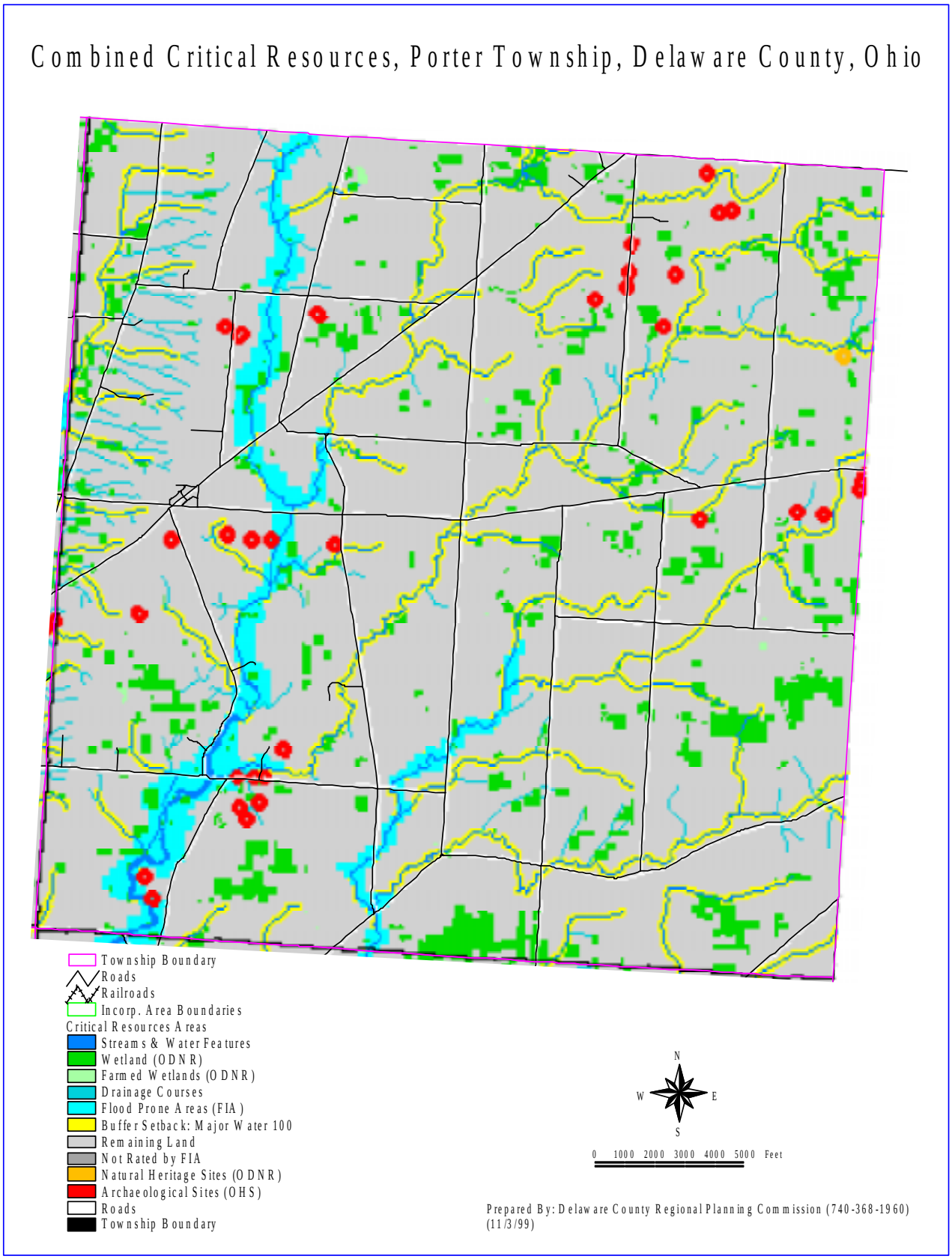
Map 5.4 Prime Agriculture



Map 5.5 Soil Suitability for Septic Systems



Map 5.6 Combined Critical Resources



Chapter 6

Housing

Housing has been the primary index of growth in Porter Township. The township is a rural community without central sewer but with water service being extended on many roadways.

Because of a lack of urban services and reliance on septic systems, the township has maintained low residential densities. The issue of providing a range of housing in a developing community is complex and fraught with legal overtones if zoning decisions imply exclusionary agendas. Porter Township has not practiced exclusionary zoning. The township's zoning provides for a variety of housing types, (single family detached garage, single family attached garage and multi-family) without restrictive minimum square footages or lot sizes. Minimum square footages for single family houses are only 1,100 square feet for one story and 900 square feet first floor for two stories.

As the township updates its land use plan, consideration has been given to the appropriate timing and location of housing types based upon the inventory of existing housing, conditions and relationship to the housing needs of the area. The adopted Planned Residential District (PRD) permits a variety of housing types and reduced lot sizes but limits an overall gross density of one unit per two acres, due to lack of sewer and desire to reduce pressure on farmland.

6.1 Existing Housing Stock

A house-to-house windshield (exterior view from a moving automobile) survey was conducted in May 1999. A rating of the exterior condition of each house was given based upon five criteria. (Table 6.1). The housing survey results are in Table 4.2.

Table 6.1 Porter Township Housing Survey Results, May 1999 Field Survey

Housing Type	Total # Units	#Units new,/well maintained	# Units need normal repair	# Units somewhat dilapidated	# Units possible health threat	# Units appear condemnable
Single Family	592	391	144	51	3	3
Twin Family	0	0	0	0	0	0
Multi-Family	0	0	0	0	0	0
Mobile Homes	8	0	0	6	2	0
Totals	**600**	**391**	**144**	**57**	**5**	**3**
% Totals	**100%**	65%	24%	10%	1%	1%

6.2 Findings

Based upon the housing survey, it is obvious that there is not a problem with aged or deteriorated housing stock in Porter Township. Of the housing within the township, 65% is either new or maintained like new. Housing needing normal exterior maintenance totaled 24%. Only 10% of all housing appeared to be somewhat dilapidated. Less than 1% (5 units) appeared to be a possible health threat, and only 3 units appeared so bad as to be condemnable from an exterior survey.

Porter Township does not have a housing condition problem. Porter Township does not need to seek development of replacement housing for those living in dilapidated units, since the numbers are small.

6.3 Housing Needs

Porter Township has been the thirteenth largest provider of new housing stock in Delaware County for the years from 1980 to 1998, ranked by building permits issuance from Table 2.5, DCRPC Number of Building Permits 1980-1998. Porter Township has provided 1.4 % of the total new housing in Delaware County in the last 18 years. The top five communities have provided 70% of all the housing in Delaware County in the last 18 years.

Table 6.2 Housing Providers in Delaware County, by Reported Building Permits 1980-98

Rank, Name of Community	Building Permits 1980-98	Total Permits, % Issued 1980-98, Delaware County
1. Delaware city	3144	18.41%
2. Genoa Township	2544	14.90%
3. Orange Township	2514	14.72%
4. Liberty Township	1949	11.41%
5. Powell Village	1887	11.05%
6. Columbus	934	5.47%
7. Concord Township	620	3.63%
8. Berlin Township	582	3.41%
9. Harlem Township	436	2.55%
10. Scioto Township	372	2.18%
11. Berkshire Township	336	1.97%
12. Kingston Township	260	1.52%
13. Porter Township	**243**	**1.42%**
14. Trenton township	219	1.28%
15. Sunbury Village	206	1.21%
16. Troy Township	190	1.11%
17. Brown Township	164	0.96%
18. Radnor Township	146	0.85%
19. Delaware Township	138	0.81%
20. Oxford Township	79	0.46%
21. Thompson Township	45	0.26%
22. Ostrander Village	35	0.20%
23. Shawnee Hills	14	0.08%
24. Ashley Village	9	0.05%
25. Galena Village	7	0.04%
26. Marlboro Township	6	0.04%
Total All Reporting Inc. and Unincorp in Delaware County	17,079	100%

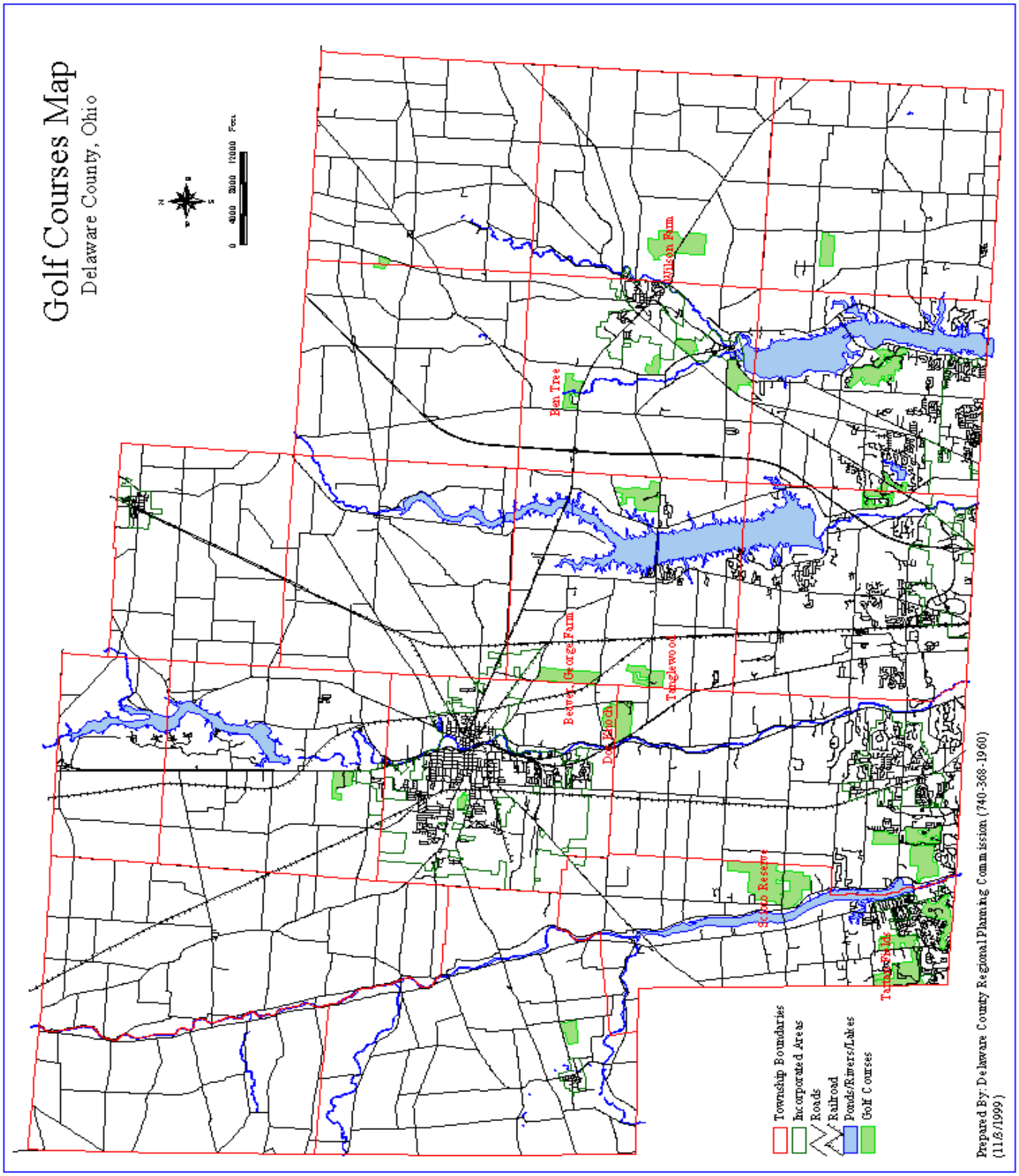
6.4 Golf Course Developments

The top five past providers might have been expected to continue as the primary housing providers. A change in the sewer policy of the Ohio Environmental Protection Agency (EPA) (see Chapter 9) has allowed for on-site centralized sewage disposal systems with land application. This has led to a surge in golf course development in outlying townships that previously had no sanitary sewer. These golf course communities may shift housing starts to rural, non-urban service areas with on-site land application central sewers. This could redistribute the housing geography in Delaware County.

Table 6.3 Golf Course Developments in Delaware County with On-Site Sewage Disposal

Development	Location	Township	Units Approved	Units Proposed
Tartan Fields	Concord Road	Concord	449	
Dornoch	US 23	Liberty/Delaware	393	
Scioto Reserve	Home Road and Riverside Drive	Concord	1250	
Tanglewood	Cheshire Road	Berlin/Liberty		1000?
Bent Tree	North Galena Road	Kingston/Berkshire		1500-3000?
Wilson Farm	SR 37	Trenton		1000?
Beaver, George Farms	Curve, Berlin Station Roads	Berlin		500?
Totals			**2092**	**5500?**

Map 6.1 Golf Courses



6.5 Future Housing Needs

In order to make future housing projections, a community might anticipate what services it can, or should, provide for what kinds of housing, anticipate further its share of the future population of the area and allocate the distribution of housing types. Few communities attempt such an analysis, leaving the housing mix up to the traditional power of zoning, which is seldom so analytical. In a high-growth area such as Delaware County, where all recent population projections have been grievously low, it is impossible to anticipate what the county's share of the state's population will be, and distribute that amount among the townships, village and cities. Furthermore, this is not a centralized economy, but a free market economy, and the market is saying that Delaware County is the most desirable place to live within the state.

Ohio annexation law favors the cities. If landowners wish to annex and are contiguous, it is generally approved. Zoning battles occur along the edges of cities over density, which translates to land value, with developers sometimes playing one jurisdiction against the other to get the most density.

Porter Township exists as a legal entity of the state, without home rule authority. Townships have limited powers to tax, and almost no legislative authority. Townships defend their territory from annexation if they can, but cannot be certain of their future township boundaries. For that reason, it is impossible to assess fair share allocations of housing to be provided when a city may take some of that land and provide that housing at a higher density.

Furthermore, without public transportation, suburbanizing townships have to rely on automobile transportation. It is reasonably inexpensive; traffic has not yet become overly difficult, and is accepted as the way of life. If there were to be an economic upheaval that would change all of the economies of scale, the land use pattern of most of suburban America would have to adapt. No such event seems to be on the horizon. Therefore, a more pragmatic approach to housing distribution is to determine what the community wants to look like when it is all built out (vision), what services it can and should provide, and what its reasonable and fair share of the mix of population would be. A single-use and single low density zoning district for single family housing blanketing the township would be suspect in a developing suburb. This has been the case since the National Association for the Advancement of Colored People (NAACP) vs. Mt Laurel 1995 land use law case, and the "Dayton Plan" for fair share housing planning.

In the case of Porter Township, to anticipate future housing mix, the Steering Committee took the Vision Statement, reviewed the community's resources and limitations, and created a land use map, which depicts the recommended residential mix and density.

Porter Township has attempted to be a responsible community by considering what densities can be served by county sewer, what transportation modes are available, what areas are already planned for various housing types and what services the township can legally and economically provide.

6.6 Housing Policies

Porter Township's overall density is limited by lack of sanitary sewer services and the township's desire to maintain a sense of rural character, even when it is all built out. Porter Township's share of Delaware County housing starts is likely to remain small.

Porter Township should continually evaluate its housing mix as new developments are proposed. Unless there is a fundamental change in the goals of the township, the future housing allocations should be close to those projected here.

According to a survey by the Danter Company reported in Business First newspaper 2/19/99, Columbus area vacancy rates have crept up from 3.6% in the third quarter of 1997 to 5.1% at the end of 1998. Vacancy rates will continue to rise, caused by 1,600 new apartment units under construction. In the Midwest, as reported by Business First 5/7/99, rental vacancy rates are 8%. The Columbus area vacancy rates are below those for the Midwest as a whole, but anything over 5% is a signal to slow down new multi-family construction. A 3% to 5% vacancy rate is considered ideal for both landlords and tenants.

Columbus is the multi-family powerhouse in the central Ohio housing market. Columbus offers areas annexed, higher densities than the townships. Multi-family housing is seen as needing more urban services such as public transportation, which are not available in the townships. The City of Delaware has recently passed a high-density apartment district, which will compete with Columbus for land yield (approximately 15 units per acre). The townships cannot compete in the range of urban services with the three cities (Delaware, Columbus and Westerville) in Delaware County.

For this reason, the townships should not be expected to show large percentages of their future land use mix in multi-family housing. In those areas where there is access to major road networks, in transition to commercial uses, or as part of large planned developments, multi-family housing can and will occur in the townships. Porter Township will only receive multi-family housing requests as part of larger planned developments. It must evaluate its housing mix in light of all local, state and federal housing laws as well as binding court decisions. The cities of Delaware, Columbus and Westerville are building higher density

multi-family; therefore they will have the economic and service clout to provide the larger share of the multi-family market.

For the foreseeable future, Porter Township, because of its lack of centralized sewer, public transportation and centralized water (in most areas) cannot support housing densities greater than one unit per two acres, which is the Delaware County Board of Health requirement for a lot size with on-site septic system. Creative planned developments may use the adopted PRD process to permit smaller lots in an overall development and also to permit limited multi-family housing.

Chapter 7

General Economic Conditions

7.1 In the Township, In the County, In the Central Ohio Region

Land use plans depend upon a vibrant economy. At any given time there are recessions and robust regional economies. Within states there are pockets of prosperity and poverty. It is not the intent of this chapter to predict the future economy of Porter Township. It is appropriate, however, to note the economic state of the union, the state, the county and the township at the time of this plan. If the prospects are good for a sound local economy, it will give credence that the plan can be attained. There are no detailed economic data on Porter Township available, but general economic indicators are noted herein.

7.2 The United States Economy in General

According to an article titled, "Analysts: Get ready for Rate Hike" (Associated Press, Columbus Dispatch, May 18, 1999, Section D, page 2,) "U.S. markets have returned to record levels, bolstered by low U.S. interest rates and continued strength in a U.S. economy enjoying its lowest unemployment levels in three decades". First Quarter 1999 productivity shot up 4.3%. (Source: Delaware Gazette, May 11, 1999). Federal Reserve Chairman, Alan Greenspan said the national economy was "truly phenomenal".

The following indicators are of note as of May 1, 1999:

- Inflation - reported at various rates from 1 to 2% in May of 1999
- Prime Rate - 7.75% (Source: Columbus Dispatch (May 22, 1999)
- Discount Rate - 4.5% (Source: Columbus Dispatch (May 22, 1999)
- Six Month T Bills - 4.56% (Source: Columbus Dispatch (May 22, 1999)
- Fixed Mortgage, 30 year - 7.25% Fifth Third Bank; 6.99% Huntington Bank; 7% Delaware County Bank
- New Car 48 Month Loan - 7.40% Fifth Third Bank
- Certificate of Deposit, 1 year, $1,000 minimum – 4.25% Delaware County Bank
- Dow Jones Industrial Index - 10,888, May 22, 1999
- U.S. Unemployment Rate - 4.3% (Source: Columbus Dispatch, May 22, 1999)
- Ohio Unemployment Rate - 4.2%, (Source: Columbus Dispatch, May 22, 1999)
- Delaware County Unemployment Rate - 2.1% (Source: Columbus Dispatch, AP May 22, 1999)

- Per Capita Income - 11.29% increase from 1994-96 for Columbus Metropolitan Statistical Area (MSA), ranked 52nd nationally (Las Vegas was 1st with 23.33%)
- Per Capita Income - $24,863 for Columbus MSA, 38th nationally (West Palm Beach was 1st at $38,081); (Source: Business First, December 11, 1998, page 34.)

7.3 Global Economy, May 1999

In recent months, the global economy has not been strong. The global economy is facing "serious challenges from a 20-month-old global currency crisis" (AP story, Columbus Dispatch, April 27, 1999, page 2E). Those sectors of the local economy that depend on foreign export may face short-term retrenchment. This could have wider implications if it effects the US national economy because of the loss of foreign trading partners. To this date, the weak global economy has had little adverse effect on the local economy.

7.4 The Local Economy

The national economic news has been better than almost any time in the last 30 years; the local economy has also been strong.

A. Employment by Industry in Delaware County

Delaware County has a broad-based economy. No one sector drives the economy, which protects the county from sharp up and down spikes. Delaware County's overall employment by sector very closely mirrors the state of Ohio's. Unlike some counties, which are largely one industry driven (auto manufacture, agriculture, etc.) Delaware County has a healthy mix of employment sectors.

Table 7.1 Employment by (covered) Industry in Delaware County, 1995 (Source: Ohio Development Department) *

Employment Category	1995 Employees	Covered Local Employment	State Employment
1. Wholesale and Retail Trade	6,172	26%	16%
2. Services	5,301	22%	17%
3. Manufacturing	5,017	21%	27%
4. Government	3,834	16%	10%
5. Finance, Insurance Real Estate	1,639	7%	15%
6. Construction	1,326	5%	4%
7. Transportation/Utilities	647	3%	8%
8. Mining	76	.3%	1%

*This does not include all employment in this report from 1995.

Table 7.2 Major Employers, Delaware County (Source, Chamber of Commerce)

Employer	Employment Sector	Employees, # of
ATS Ohio	Delaware Area	170
American Showa	Manufacturing (Vehicle Suspensions)	425
Bank One	Finance	2,500
Delaware City BD of Education	Government	525
General Castings	Manufacturing	425
Grady Memorial Hospital	Service (Medical)	450
Liebert	Manufacturing	300
Mid West Acoust-A-fiber	Manufacturing	160
Nippert	Manufacturing (Copper Processing)	300
Ohio Wesleyan University	Service (Higher Education)	500
PPG Industries	Manufacturing (Paint)	600
Sarcom	Service (Information Technology)	300
State of Ohio	Government	891
Western Auto	Trade (Vehicle Parts)	400
Willamette Industries	Manufacturing	150
Worthington Cylinders	Manufacturing	200

B. Unemployment Rate.

Delaware County continues to maintain the lowest unemployment rate in Ohio. While this is normally a good sign, the unemployment rate of 2.1% in Delaware County is making it difficult for business to hire workers.

C. Columbus Metropolitan Statistical Area Housing Market

Compared to the Midwest region, the Central Ohio housing market is healthy, but not super hot. The Building Industry Association (BIA) has described it as a "B minus". Whereas the Midwest was up 18% for single and multi-family units in 1998, Central Ohio was up only 8.6% overall (Source, Business First, May 7, 1998, page 60). This was still down 8.9% from the 1996 total unit high of 12,147. The number of closings in February 1999 was 1,097, versus 1,174 in February 1998, a 6.5% decrease.

D. Poverty Rate

Delaware County's poverty rate was 6.4% in 1993, or half of that of Franklin County. Surprisingly, all other central Ohio counties have higher poverty rates than Delaware, including Union, which has a

strong manufacturing jobs base with Honda, Goodyear, and Scotts. (Source: Business First, December 11, 1998)

E. Educational Attainment Rate

Delaware County has the highest educational attainment rate of any central Ohio county. High school graduates account for 84.4% of the population. Bachelor's degree total 17.1% with an additional 9.3% of the population obtaining Master's or higher college degree (total college degree- 27%). By comparison, combined college level attainment in other counties is: Franklin 26.6%; Fairfield- 15.5%; Licking-13%; Madison- 9%; Pickaway- 9%; and Union- 12%. (Source: Business first, December 11,1998).

F. Per Capita Property Tax Revenues

Delaware County ranks third among Ohio's 88 counties in the highest per capita property taxes, with 1997 revenues of $1,063.86 per capita.

7.5 Porter Township Economy

Porter Township has the possibility for some commercial development in its local economy primarily due to some territory on SR 521, SR 61, SR 656, and US 36/ SR 3, where there is availability of water service.

7.6 Effect on Growth and the Community Vision

A. To summarize, Delaware County is the most educated and affluent central Ohio county. Its unemployment and poverty rates are very low. It has a broad strong economy, which is growing by great strides.

Of all the economic factors reviewed, there is only one that may give cause for concern, and that is the low unemployment rate. When unemployment is too low, it can have a domino effect.

- When local labor force is tapped out, business expansion goes elsewhere.
- When business bypasses a geographic area, this can be a harbinger of a declining real estate (housing) demand.
- When too much housing is created in advance of a softening demand curve and very low unemployment rate, a glut of housing product can build up and cause real estate price deflation. (See Land Policy & Boom-bust Real Estate Markets, the Lincoln Institute of Land Policy, Cambridge, Massachusetts). In the last twenty years, such American "boom-bust" real estate cycles have occurred in Texas, Colorado, California, Seattle, and New England areas.

B. Preliminary review of available housing lots in the townships of Delaware County (see Observed Trends, Chapter 2, after Table 2.20) suggests that a glut of supply may be building. It is very difficult to interpret this trend, or to call the moment when oversupply occurs.

1.) For example, looking at the five-year average lot absorption rate for the Townships in Delaware County, the 11,307 single-family house lots in the development (subdivision plat) pipeline as of 1/1/99 would be a ten-year supply.
2.) However, looking at the 1998 building permit data, (1,646 total permits in the townships), this is only a 6.8 year supply.
3.) Due to the length of time it takes to get lots through the development process and available for construction, a three-year supply is considered healthy. The largest production builders use a five-year planning horizon.
4.) Seen in this light, the current available supply may not be excessive. The key will be future demand.

C. The Delaware County housing market remains stronger than the central Ohio housing market. To attempt to understand this phenomenon, we looked at recently released census figures, which show the story in another light. Recent census information shows that while population growth in the United States increased slightly in 1997-98, it has declined in central Ohio. Meanwhile, Delaware County has increased its population. Delaware County is growing by population shift away from Franklin County. Therefore, market demand is increasing.

D. The vision for Porter Township's comprehensive plan appears to be economically attainable in the short term, barring any unforeseen economic factors since the local, state and national economy are strong.

E. The only caution is to avoid prematurely zoning property before there is an apparent need, since that could lead to gross oversupply, and the possibility of price deflation in a real estate recession. Phasing of large projects also helps the incremental absorption of the land costs to the developer and avoids oversupply of product.

Chapter 8

Roads and Transportation

8.1 Current Inventory of Transportation Modes

Automobiles are the primary means of transportation in Porter Township in 2000. The township is crisscrossed with good state, county and township roads which were laid out in the 1900's for farming and farm-to-market usage. The roads are not overtaxed and traffic flow is excellent everywhere within the township.

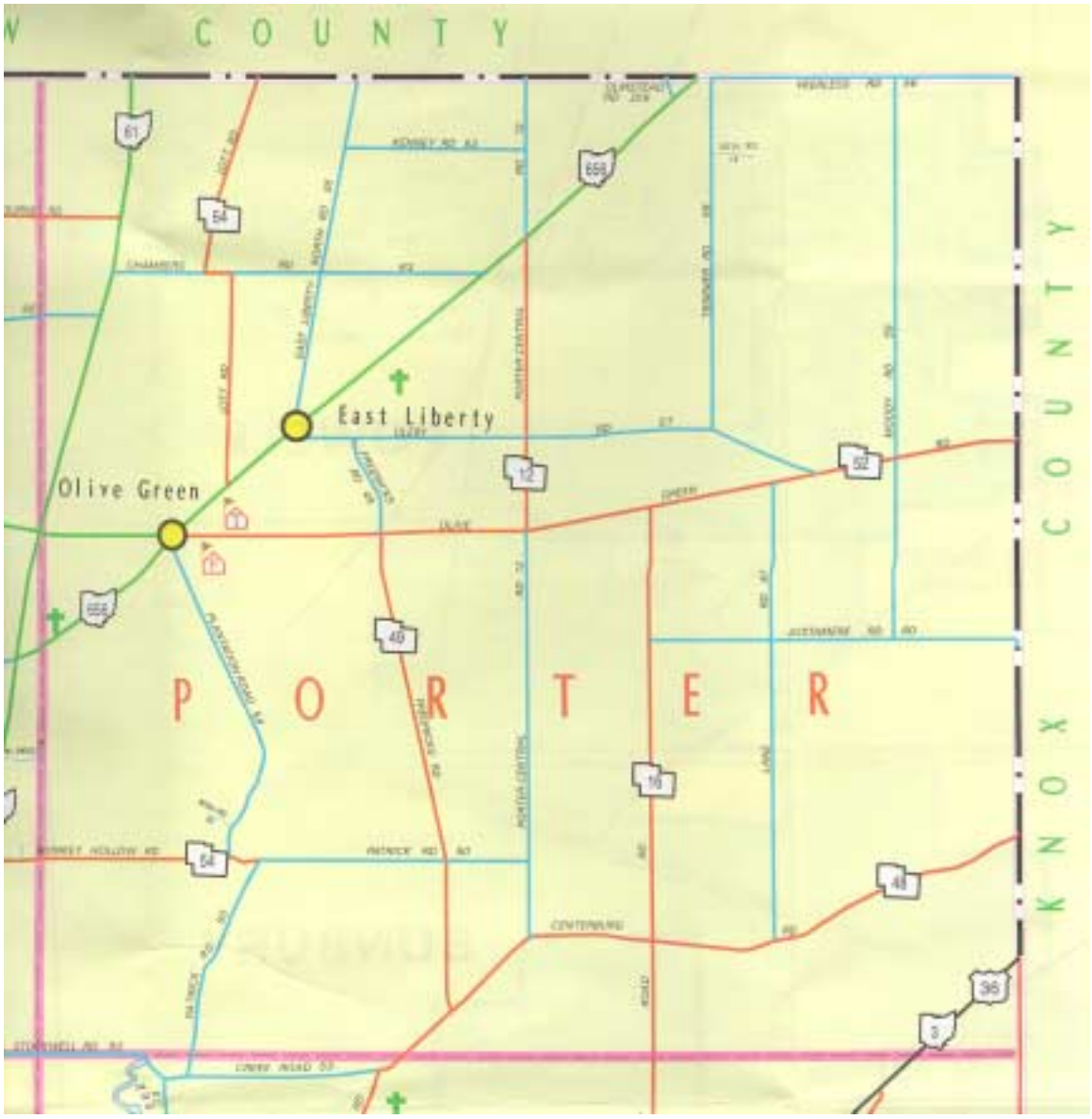
There is no regularly scheduled public transportation. A bikeway network does not exist, although a portion of State Bike Route # 7 crosses the Township's southeast corner. Sidewalks also do not exist in most parts of the township. As the township grows, new transportation options, such as bikeways between subdivisions, sidewalks in neighborhoods with higher densities, and provision for some neighborhood shopping within large developments could help relieve possible future auto congestion on local roads.

8.2 Federal and State Roads

A. State Route 61- Porter Township has approximately two miles of SR 61, a two-lane north-south state highway passing through its northwest corner. This road is intended to be heavily traveled.

Inappropriate strip commercial development with multiple unlimited access points could damage this highway's ability to function. Proper access management practices should be used to preserve the function of this road as a main state highway.

Map 8.1 Porter Township Roads, Federal, State, County and Township



B. United States 36/State Route 3 - Porter Township contains 4,000 feet of US 36/ SR 3 in the southeast corner of the township. This is a two-lane highway with mostly agricultural uses adjacent to it. This road is well traveled by interstate trucks accessing Interstate 71. Traffic flow is currently smooth. Pavement condition is very good with left turn storage lanes for cross turning movements.

Inappropriate strip commercial development with multiple access points could damage this highway's ability to function. Proper access management practices should be used to preserve the function of this road as a main federal/state highway.

C. State Route 521 – Approximately 4,000 feet of SR 521, a two-lane east-west state highway, enters the township from the west and ends at Olive Green where it turns into Olive Green Road.

Inappropriate strip commercial development with multiple access points could damage this highway's ability to function. Proper access management practices should be used to preserve the function of this road as a state highway.

D. State Route 656 - Porter Township has approximately four miles of SR 656, a two-lane highway passing through Olive Green and the northern portion of the township.

Inappropriate strip commercial development with multiple access points could damage this highway's ability to function. Proper access management practices should be used to preserve the function of this road as a state highway.

8.3 County Roads

The Delaware County Engineer maintains nine county roads in Porter Township. There is a great deal of information available from the Delaware County Engineer and Ohio Department of Transportation (ODOT) on road inventory, conditions, and so forth. With regard to land use, the carrying capacity of a road is determined in large part by the width of the paved surface and the number of lanes. Future development will lower the level of service of local farm-to-market roads. Under current Ohio law, upgrades cannot be required of a land developer for roads that do not abut its development. The community, state or county is responsible for off-site impact costs. If large-impact development proposals do not offer to reasonably mitigate their traffic impacts, this may be a factor for the township to consider in the rezoning request.

Table 8.1 County Roads and Conditions in Porter Township, 1999

Number	Road Name	Surface Width	Road Width	Surface Type
12	Porter Central Road	16	22	G2
16	Condit Road	19	23	I
48	Centerburg Road	14 to 18	24 to 28	H2
49	Frederick's Road	16	22	H2
51	North County Line Road	20	26	G2
52	Olive Green Road	18	22	G2
54	Monkey Hollow Road	16	22	H2
64	Lott Road	16	22	H2
65	County Home (Kilbourne) Road	18	22	H2

8.4 Township Roads

The township maintains township roads plus all new dedicated subdivision streets.

Table 8.2 Township Roads and Conditions in Porter Township 1999

Number	Road Name	Surface Width	Road Width	Surface Type
12	Porter Central Road	12 to 16	16 to 20	E2
50	Stockwell (Patrick) Road	12 to 18	16 to 22	G2, E2 & I
54	Plantation Road	12 to 14	16 to 20	E2
55	East Liberty North	14 to 16	20 to 24	E2
56	Peerless Road	14 to 20	20 to 24	H2
57	Ulery Road	14 to 16	20	E2
58	Trimmer Road	14 to 16	18 to 20	E2
59	Moody Road	14 to 16	20 to 22	E2
60	Justamere Road	16	22	E2
61	Lane Road	16	20	E2
62	Kenney Road	14	18	E2
63	Chambers Road	12 to 14	16 to 20	H2 & E2
66	Beacom Road	12	20	E2
256	Olmstead Road	16	20	E2

Notes: Township Road 50 includes both Stockwell and Patrick Roads.

Surface Types (for Tables 8.1 & 8.2):

A Primitive road

B Unimproved road

C Graded and drained earth road

E2 Gravel or stone road

F Bituminous surface treated road

G1 Mixed bituminous combined base with surface under seven inches

G2 Mixed bituminous combined base with surface 7" or more

H1 Bituminous Penetration combined base under 7"

H2 Bituminous penetration combined base 7" or over

I Bituminous concrete sheet asphalt or rock asphalt road

J Portland Cement Road

K Brick Road

L Block Road

8.5 Functional Classifications

Roads have functional classifications. The Delaware County Engineer has created categories for roads in the 1999 Design Standards.

A. Arterial Streets – Arterial streets have the primary purpose of carrying through-traffic to and from residential, commercial and industrial areas, and the secondary purpose of providing access to abutting property. They are usually continuous routes carrying heavy loads and a large volume of traffic. Average Daily Traffic (ADT) is usually in excess of 3,500 vehicles.

B. Collector Streets - Collector streets have the primary purpose of intercepting traffic from intersecting local streets and handling this movement to the nearest major collector or arterial street. ADT typically ranges from 1,500 to 3,500 vehicles, with morning peak hour traffic about 7-8% and evening peak hour of 10%.

C. Local Streets - Local streets represent the lowest category. Their primary function is to serve abutting land use. Typical ADT ranges from 100 to 1,500 vehicles. Local streets are further classified as:

1.) Loop

2.) Through

3.) Cul-de-sac

According to the Delaware County Engineer, all township and county local and collector roads should be at least 20 feet of surface width with an additional shoulder of at least seven feet. Most county and township roads do not meet this standard. The historic county and township roads, built as local farm-to-market roads, have sometimes been pressed into service as collectors, major collectors, or even minor

arterial streets, yet they are often narrower than new subdivision streets, and sometime built to a lighter load bearing standard.

The cost of upgrading county and township roads to collector or arterial standards can be prohibitive. In each planning sub-area, the ability of the road to carry the traffic, its functional classification, and the cost of upgrading it can be factors in determining the timing of land use and density changes. Excess traffic, by itself, is not grounds in Ohio to justify denying a zoning change.

Chapter 9

Utilities

9.1 Water

The Del-Co Water Company, a cooperatively private water company, serves portions of Porter Township with potable water. In 1973, Del-Co began providing potable water to rural and suburban residential users in the southern part of Delaware County. As the county grew, Del-Co expanded its service area to the north and east and increased its levels of service to provide larger diameter water lines for fire protection.

A. Supply

Del-Co has two current sources of water supply. It draws surface water from the Olentangy River and from the Alum Creek Reservoir in Orange Township. The water is then treated, purified and piped to above ground reservoirs on South Old State Road and along Olentangy River Road, and to several large elevated storage tanks.

Del-Co has met its need for expanding water supply with aggressive planning for the future growth. For example, in 1998 Del-Co added over 1,800 new customers and installed over 63 miles of new water lines in the county. It constructed a new administrative office building, began construction of a one million-gallon storage tank in Morrow County, and completed a 400,000-gallon storage tank next to the Tartan Fields Subdivision and golf club in Concord Township. Also, a new tank was constructed on Condit Road.

The rapid growth of Delaware County has strained water supply and treatment capabilities. Del-Co has a current daily treatment and pumping capacity of 13.6 million gallons per day (mgd). In May of 1999, with a minor drought occurring, Del-Co was pumping 13 mgd, or approximately 272 gallons per person served at peak demand. Approximately 9 mgd (69%) was going to lawn watering. There is plenty of capacity for growth for human consumption, but the demands for lawn sprinkling systems, which are common in Delaware County, tax the water system heavily for supply and treatment. By comparison, peak pumping over the 1998-99 winter was about 4 mgd.

Future supply locations are planned at:

1. Knox County on the Kokosing River (well fields), 4-mgd yield
2. Whetstone River, northwest of the Village of Ashley

3. 400 acres on the Scioto River at SR 257 and Donovan Road; treatment plant and up-ground reservoir.

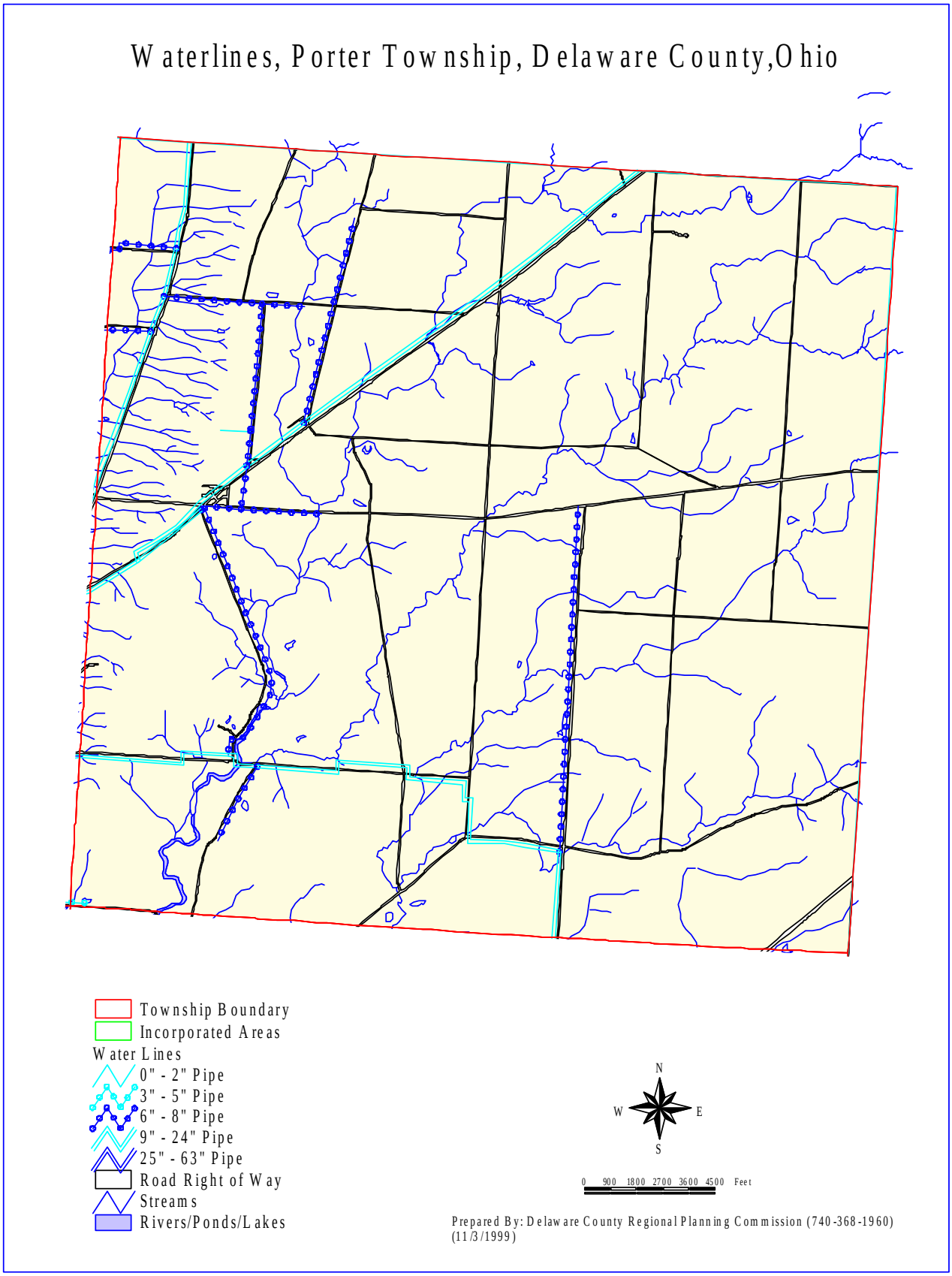
With these new facilities, a total of 38 mgd is the long term pumping and treatment capacity of Del-Co. While Del-Co has planned for future growth, Del-Co does not have unlimited supply options, since it competes with, or shares supply with the cities of Westerville, Columbus, and Delaware. Unlike Cleveland, which simply pumps more off-shore Lake Erie water to its treatment plants upon increased demand, long term solutions to water needs in Delaware County will require careful land use planning so that water needs do not outstrip ability to serve. Leap frog development at urban densities (greater than one unit per acre) in rural areas can exacerbate water service priorities.

The 1998-service population for Del-Co was approximately 50,000. This is expected to double in twenty years. If water demand also doubles, the peak pumping of 13 mgd x 2 would require 26 mgd, which is within the realm of Del-Co's future planning. Growth beyond a service population of 140,000 (outside of the City of Delaware, Westerville and Columbus) in the villages and townships will require more far-reaching and expensive new sources of supply.

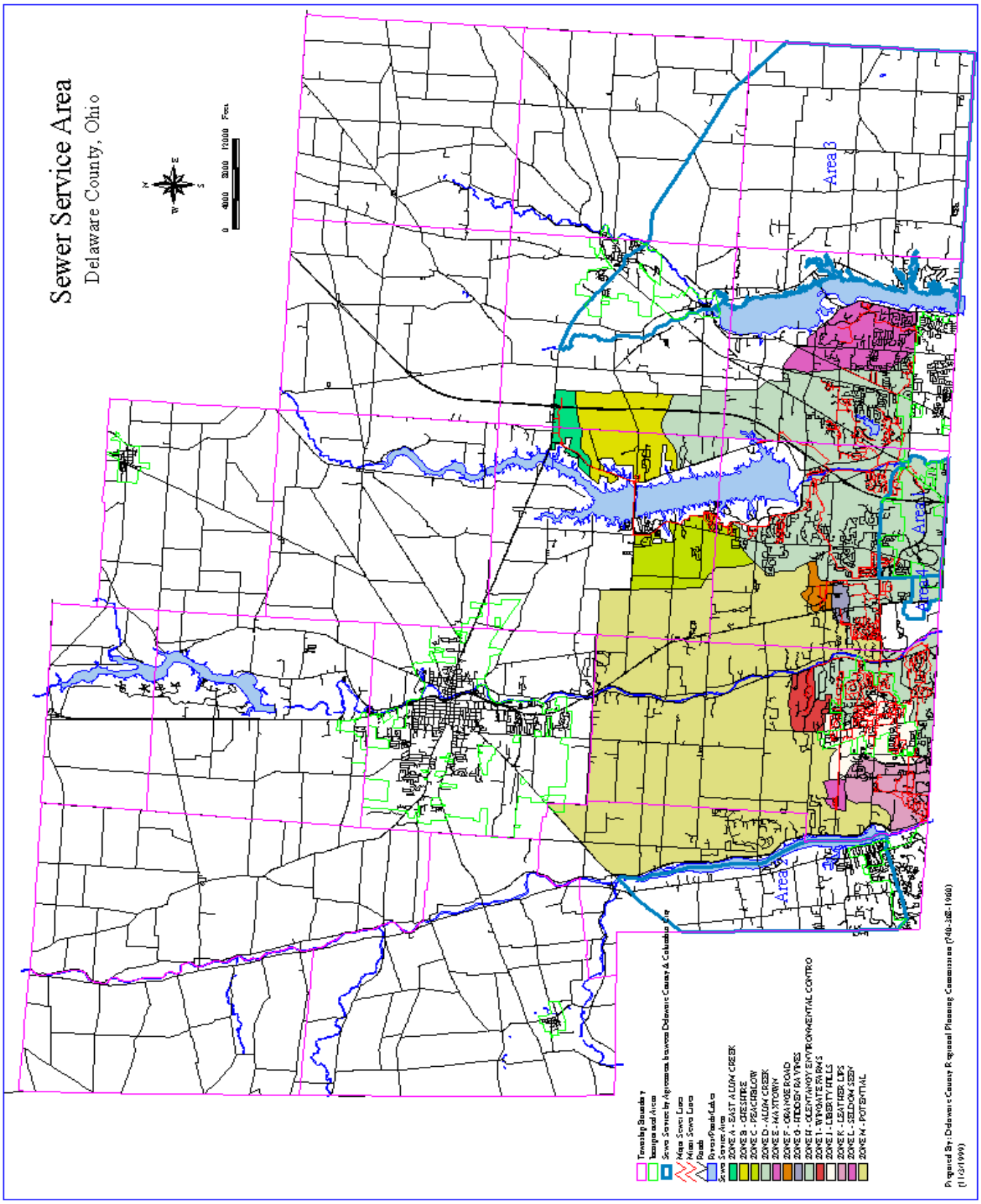
B. Waterlines

The Del-Co Waterlines map for Porter Township shows the location and diameters of waterlines in the Township. In general, those streets that have a waterline of less than 6 inches in diameter will not offer fire hydrants. Fire hydrants are normally required for development densities greater than one unit per acre.

Map 9.1 Waterlines, Porter Township



Map 9.2 Sanitary Sewer Service Area



9.2 Sanitary Sewer

Porter Township currently has no centralized sanitary sewer service to the township, nor is any proposed at this time.

To date, there have been no annexations into the township. As a result of the Polaris annexation in Orange Township, the City of Columbus offered to provide sanitary sewer service without annexation to Harlem and part of Trenton Townships. This could be a Trojan Horse for future annexations. Currently, contiguity with Columbus is not remotely possible, so the threat is very small if it exists at all.

The Delaware County Sanitary Sewer Department provides sanitary sewer service in non-incorporated areas. There is currently one plant, the Olentangy Environmental Control Center, located on the West Bank of the Olentangy River at the Franklin County line. Its current capacity is approximately six million gallons per day (mgd). A second sewage treatment plant, the Alum Creek Wastewater Treatment Plant will be opened in 2001 for the central and east side of the county. It will be located along the east side of Walker Wood Boulevard, north of East Powell Road and next to Interstate 71. Its capacity will be ten mgd, with an off-site discharge to Alum Creek, below the dam.

A. Sewer Agreement – City of Columbus

Delaware County entered into an agreement with the City of Columbus to provide sewer service to the Polaris development in 1991. In exchange, Columbus agreed to provide service to areas within Delaware County currently not served, nor expected to be served by county sanitary sewer. The area bounded on the west by Hoover Reservoir, on the east by Licking County, and the north by State Route 37 is in area 3 (map 9.2), with a density not to exceed four persons per acre regardless of whether the county or city provides service. Annexation is not a prerequisite for a city providing service.

Since there is no new sewer capacity in the Delaware County system after currently zoned properties develop, Porter Township should not expect any centralized Delaware County sanitary sewer service in the foreseeable future.

B. Sewer Policy- OEPA

Centralized sewer systems historically meant placing sewage in a pipe, and sending it to a publicly owned sewage treatment plant. The plant discharged to a running stream or river with a dilution factor for any untreated sewage that might be accidentally released.

In 1996 the Ohio Environmental Protection Agency (OEPA) tightened its anti-degradation requirements for surface discharge from a wastewater treatment plant. This has prompted alternative sewage disposal systems such as treatment plants that use the clean water effluents to irrigate a golf course. Permits are issued by the OEPA.

In non-sewer service areas, cluster development could allow the transfer of development rights from working farmland to planned developments if the densities are kept low. Porter Township's PRD is one unit per two acres so this could ostensibly help preserve farmland.

Land application systems themselves are not a threat. If they are used for inappropriate high densities in areas without urban services (fire and police protection, public transportation, shopping, entertainment, or cultural activities), the demand for services requires trips in cars, which the local roads cannot support. The cost of ultimately upgrading all the roads in the county for such leapfrog suburban development will exceed the revenues of such development. Furthermore, if densities of more than one unit per acre are allowed in clearly rural (non-urban service) areas, all farms become targets for golf course development.

C. Recommendation for Land Application Systems Within Porter Township

1. Porter Township should permit land application systems as accommodations to development only when the use and density conform to the Comprehensive Plan's Land Use Map, and when it is satisfactorily demonstrated that there is adequate land area of suitable soils to accept the wastewater to be disposed.
2. Land application systems and their sewage treatment plants should be deeded to the County Sanitary Engineer/County Commissioners to assure proper, permanent maintenance.

9.3 Electric

Consolidated Electric Cooperative and American Electric Power provide electric service to Porter Township. The Electrical Service Provider Jurisdiction Map shows the service area.

The nearest electric transmission line is just south of Porter Township. No structures are permitted within the rights of way and recorded easements for transmission lines. The locations of these lines are shown on the Comprehensive Land Use Plan (Chapter 13).

There is presumed to be no limitation to growth of the Township because of shortage of electric power.

9.4 Gas

Suburban Natural Gas of Lewis Center and Columbia Gas are the major gas providers for Delaware County. However, Porter Township is not in either provider's service area. The service area is shown on the Gas Service Area Map.

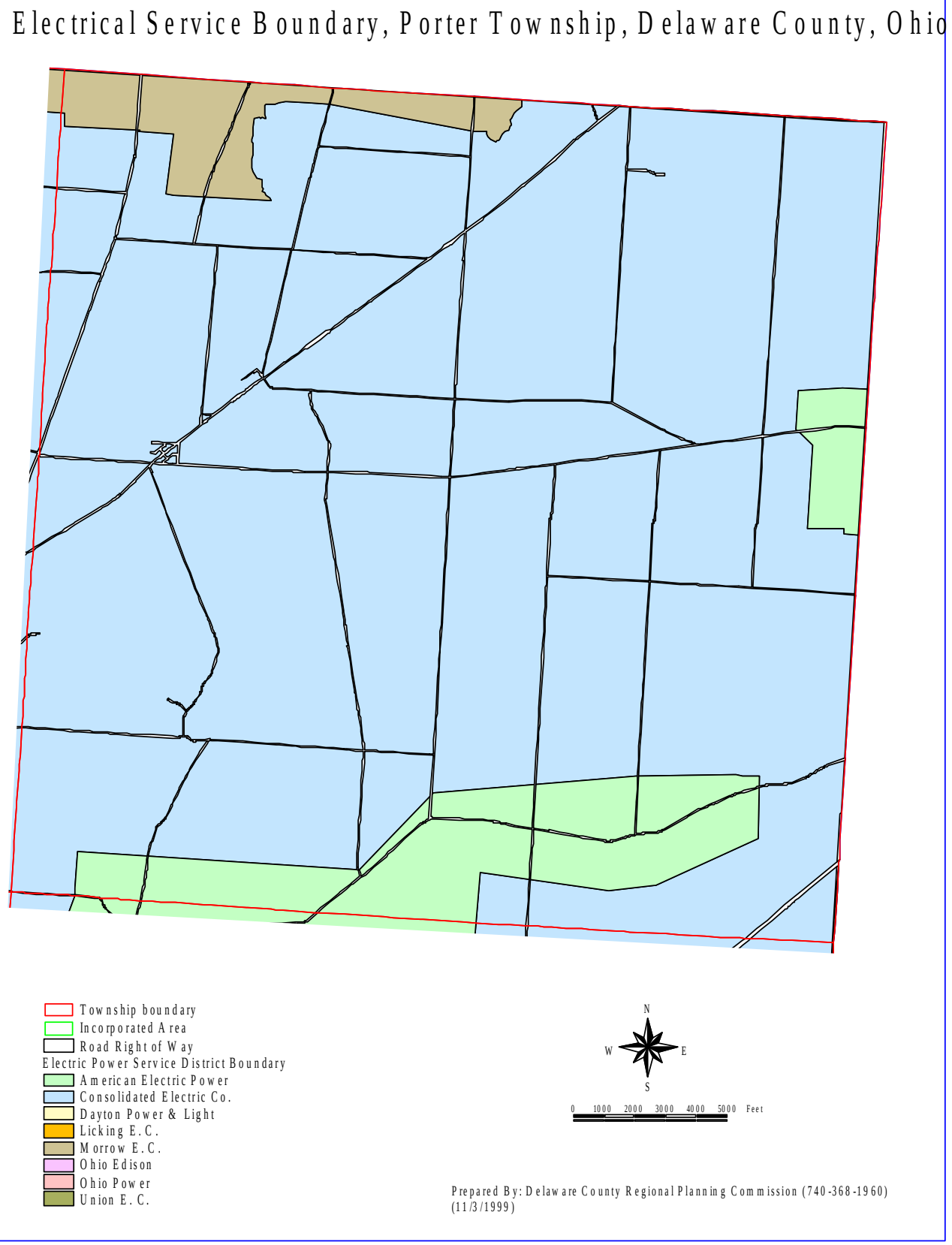
9.5 Telecommunications/Cellular

Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate telecommunications in residential districts if objections are filed by abutting property owners or Township Trustees.

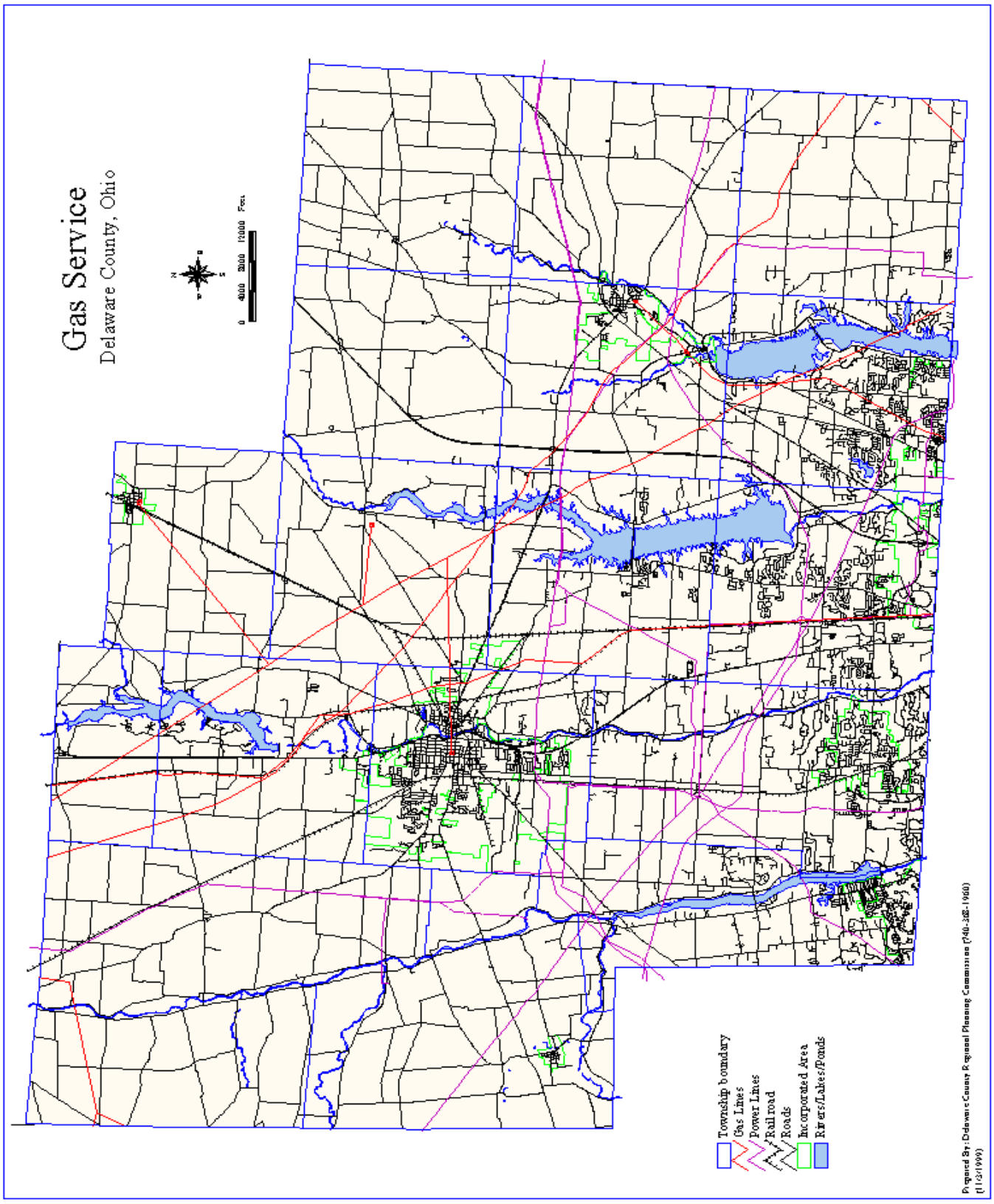
9.6 Storm water management

Storm water management is reviewed by the Delaware County Engineer's Office for new subdivisions and road construction. The Delaware County Soil & Water Conservation District, which maintains ditches also, reviews storm water management by agreement with the Delaware County Engineer's ditch maintenance program.

Map 9.3 Electrical Service Boundary, Porter Township



Map 9.4 Gas Service Area, Delaware County



Chapter 10

Community Facilities

10.1 Schools

A. Enrollment Growth

Porter Township is within three school districts, including Big Walnut (58% of the township area), Centerburg (31%), and Highland (11%). In addition to much of Porter Township, the Big Walnut School District includes most of Trenton, Harlem, Berkshire, and nearly half of Kingston and Genoa Townships. The Highland School District is located in Morrow County and Centerburg is in Knox County.
Big Walnut School District predicts a 20% enrollment increase in the next ten years, or 537 new students.

Table 10.1 New Enrollments Projections, Big Walnut District

Grade	1997-1998	Most Likely	High	Low
K	165	292	314	269
1-5	1004	1377	1533	1220
6-8	653	721	846	602
9-12	850	819	965	677
K-12	2672	3209	3658	2768

Source: Enrollment Projections by Planning Advocates, Inc. February 1998

The enrollment for 1997-98 school year was 2,507 students (without preschool) or 2,672 (with preschool). At the lowest projected increase, the school district will increase by only 3.6% by the 2007-08 school year (2,768). If the current rate continues, the school population will increase by 20% in ten years to 3,209 (Planning Advocates, Inc. data, February 1998).

The “most likely” projections reflect the conditions, which have prevailed over the last ten years.

The high and low projections reflect high change factors (such as the development of a sewer system) and low change factors (such as a drastic depression in the economy) which might impact on student enrollments in the future. The growth projected in the “most likely projection” reflects a growth of slightly more than 1.6 percent per year, quite similar to the population projections made by the Delaware County Regional Planning Commission. There is no apparent bulge in enrollments running through these years.

B. Current Facilities

Big Walnut High School was completed in 1991 at 555 South Old 3C Highway. The 2000-2001 enrollment was 886.

Big Walnut Middle School is located at 678 Eagle Way. In 2000-2001 enrollment was 638.

There are three elementary schools.

- Big Walnut Elementary located at 940 South Old 3C Highway; 2000-2001 enrollment was 391.
- Harrison Street Elementary located at 70 Harrison Street; 2000-2001 enrollment was 325.
- Hylen Souders Elementary located at 4121 Miller-Paul Road; 2000-2001 enrollment was 439.

Big Walnut Local School District - 10 Year Facility Plan

(Recommended by the District Development Committee, February 1998)

1.) The following long-range facility improvements are recommended:

a.) Continue the grade configuration for K-5, 6-8, and 9-12 groupings. This vertical organization structure appears to serve the educational programs and is responsive to maximum use of existing facilities.

b.) Add new space and renovate existing space at the middle school to expand and improve the quality of the learning environment.

c.) Maintain Harrison Street Elementary School to serve K-5 at a reduced capacity for instructional needs during planning and construction of new facilities.

d.) Construct a new elementary school at a location convenient to present and future student residences, especially in the northwest quadrant.

e.) Plan a second elementary school to serve the students in at least 10 years or sooner if needed.

f.) Use capital funds to construct new buildings in response to growth and for the qualitative improvement of the existing facilities, which have potential long-term use.

2.) More specifically, it is recommended that the following long-term improvement program be implemented:

a.) High School That the existing high school continues to serve grades 9-12 at a capacity of approximately 875 with the necessary academic classrooms, laboratories, special education classrooms and support facilities as the program dictates.

b.) Middle School That the existing middle school building be expanded approximately 30,000 square feet with an addition to provide improved specialized facilities for a capacity of 750 students and that the existing physical environment be renovated to provide for the use of technology and an improved modern learning environment.

c.) Elementary School That both Big Walnut Elementary and Souders Elementary schools continue to each serve pre-kindergarten through grade-5 students and that the enrollments should not exceed approximately 450 students at each site.

That Harrison Street Elementary School receive attention to maintenance items and that the capacity be reduced to serve as an instructional pre-K through 5 center until additional and replacement schools are available.

That a new 450-student school, constructed in the northwest quadrant of the school system, for pre-K through grade-5.

The cost of these facilities is anticipated to be $13,320,500 using 1997 construction costs.

C. Funding for Schools

The cost of educating a student in the Big Walnut District was $5,167 in 1997-98. This is slightly below other similar districts ($5,415) and 17% below the state average ($6,232). However, Big Walnut's revenue sources per pupil were $5,493, compared to $5,197 in similar districts and $6,177 statewide.
Big Walnut is an average district in terms of revenue sources and real estate valuation. The median household income was $30,053 in 1997-98 compared to $28,311 in similar districts and $24,431 statewide.

D. Effect of Land Use Planning on School Planning

Ohio law does not provide for building moratoriums in townships (see Meck and Pearlman, Ohio Planning and Zoning Law, 1999 Edition, The West Group, Section 11.27-11.28). Federal case law comes from a series of 1970's cases regarding growth rate limitations, the most famous of which is Golden v. Ramapo (409 US 1003, 93 S. Ct. 440 34 L. Ed. 2d 294 (1972). The philosophy of growth management permits new infrastructure to be built at a reasonable, attainable rate. What constitutes a reasonable attainable rate has been the subject of much litigation.

Where upheld, moratoriums have been temporary, based on a critical shortage of a basic community service. The community must work to provide that service, at which time the moratorium must be removed.

Cities and villages in Ohio have home rule authority which "provides the flexibility to experiment with different types of planning programs to respond to the issues of rapid growth" (Meck and Pearlman, ibid., p. 507)

Since townships do not have the authority in Ohio to control their growth by moratoriums, and they do not have the authority to impose impact fees, their only recourse to overly rapid growth is to control the timing of zoning.

Big Walnut School District currently does not have a funding problem, however, additional monies may be necessary to maintain the current level of service and construct a new middle school in the next 10 years. Porter Township may wish to use the schools as one additional indicator of critical facilities that need to be monitored in making zoning decisions.

10.2 Historic Sites

Porter Township is fortunate that it still has numerous remnants of the rich agricultural past that was its foundation. Included among these are:

A. Chambers Road Covered Bridge:

The covered bridge on Chambers Road is the only covered bridge remaining in Delaware County. It is a seven-panel Childs Truss built by Everett S. Sherman in 1883 to span Big Walnut Creek. The Childs Truss is a bridge design patented in 1846 by Horace Childs of Henniker, NH. The Southern Ohio Covered Bridge Association believes the Chambers Road Bridge is the first to have been built of this truss type.

The Chambers Road Bridge survived the flood of 1913 that destroyed numerous area bridges. In 1983, a century after it was built, the Delaware County Engineer and a crew from the Engineer's department reinforced and refurbished the old bridge so that it may continue to serve for years to come. It has become the township symbol and is depicted on the front of the Township Hall as well as on township publications.

B. Sites in Olive Green:

Christopher Lindenberger House – Old histories say Christopher and Ebenezer Lindenberger from Rhode Island were the first settlers in Olive Green. Christopher, the youngest brother, was probably around 19 at the time. Both were well-educated for the period. Ebenezer was said to have a college education. According to the writings of Agnes Kenney, a Lindenberger descendant, it was the family of Dorcas Lindenberger and her son Christopher that built the big house on the hill at the edge of the village above the old store building.

In the 1850 census Christopher is identified as the owner of a "plane factory", in which he worked with his sons. He and fellow Rhode Islander Festus Sprague had the village platted in 1836.

Store Building – Christopher Lindenberger is identified in early histories as Olive Green's first storekeeper. Perhaps he built the large store building at the foot of the hill below the house at the intersection of what would have been the Columbus- Mt. Vernon and Sunbury-Mt. Gilead Roads (now Rts. 521 and 656).

James N. Stark may have built the building, son of James Stark who ran the tavern at the corner of what is currently State Route 61 and 656. James N. is identified as having a store in the Olive Green building and becoming the area's first postmaster in 1860. Kingston Centre was the post office name.

Gerald and Alta Crowl began managing the store in 1932. At that time the grocery was on the west side of the building and living quarters on the east. The Olive Green IOOF Lodge 798, organized in 1891, met upstairs and eventually bought the building. This building is private and no longer serves as a lodge.

At one time Mr. Crowl listed the following previous keepers of the old general store: Stark, a Newell, Nelson Conrad, Al Williamson, Joe Wilcox, James Gleason, Homer Lott and Milo Owen. The Crowls built their home and new grocery store across the intersection in 1948.

Doctor's Home and Office – Dr. George Foster lived in the house at 6465 St. Rt. 656 where the Grooms now live. The little green house to the west, 6455 St. Rt. 656, was his office. One history says Dr. George Foster bought out Dr. E. B. Mosher in 1874. He served the area until his death in 1912.

Responsible for attending many local child births, a good number of Porter area children had "Foster" in their name, including Foster Lane, aviation pioneer and founder of Lane Aviation.

Old Covered Bridge – When the old covered bridge over Big Walnut Creek on Olive Green Road was replaced in 1898, it was moved to the Foster property for use as a barn or shed and is there to this day.

C. Sites in East Liberty

Blayney House – The Village of East Liberty was platted in March 1836 for Ebenezer Lindenberger and William Page. The plat was filed at the Delaware County Courthouse on April 7 of the same year. In 1840 George Blayney built the house at 7129 St. Rt. 656 and East Liberty North Road to serve as a stagecoach stop and post office. Arnold and Virginia Page now own this house.

White House – a house to the west, 7087 St. Rt. 656, is said to have been built around 1860 by Zenas L. White. He and his brother Fisher set up a general store directly across the road to serve area residents. Zenas eventually went to Columbus where he established the Z. L. White Company, a successful department store at 102 High St.

It is said dances were held on the second floor of the White house in East Liberty and a schoolhouse was situated behind it.

Porter Presbyterian Church - The Porter Presbyterian Church was built in 1840 at 7140 St. Rt. 656 across the street from the Blayney stagecoach stop. It was built by the New School Presbyterians who broke away from Kingston Township's Old Blue Church in 1838. In the late 1930s the Porter Grange decided to build a Grange Hall. When the Porter Presbyterian Church building came available, the Grange took over that building instead. With the demise of the Grange in recent years, the old building has been turned into a private residence.

D. Porter Township Schools

Beginning around the mid-1800s there were nine school districts with one-room schoolhouses in Porter Township. Four of these old school houses remain.

Fairview School – Around 1916 or 1917 the schoolhouse in East Liberty was moved to the intersection of St. Rt. 656 and Lott Road where it was joined with the Olive Green School to become the two-room Fairview School. It served Porter Township children until 1931 when the Township's schools were closed and students were bused to schools in Sunbury, Marengo and Centerburg. The building is now the private residence at 6617 State Route 656.

Lane Schoolhouse – The private residence at 15754 Centerburg Road was the old Lane Schoolhouse.

Lincoln Schoolhouse – This private residence at 4860 Patrick Road with its white painted brick was for years the Lincoln Schoolhouse, also called "Hardscrabble."

East Porter Schoolhouse – The East Porter Schoolhouse, also known as Clawson School, still stands at 16007 Olive Green Road. It has been converted to a private residence. For many years the East Porter Church stood by its side until it was torn down some 20 years ago.

E. Mt. Pleasant Church

The Mt. Pleasant Church on Condit Road north of Centerburg Road was organized between 1835-40 in Trenton Township as a Methodist Episcopal Church. Construction began on the present church building in 1868. The night the frame was raised a wind storm blew it down. The congregation tried again and the building was dedicated in 1869. Samuel Baker donated the land for both the church and the surrounding cemetery. No longer a Methodist Church, Mt. Pleasant has served various small congregations in recent years.

F. Heritage Houses

In 1993, a survey of the township under the auspices of the Big Walnut Area Historical Society resulted in a list of approximately 150 residences that were more than 50 years old. Most of these, with their accompanying old picturesque barns, can be traced back to the township's agricultural beginnings in the 19th century.
In an effort to perpetuate the township's history and rural character, the Porter Township Zoning Resolution has made it possible for those old residences to be remodeled and updated and has created a historic overlay for the villages of East Liberty and Olive Green.

G. Critical Resources

The Critical Resources Map in Chapter 6 indicates possible archeological sites.

10.3 Libraries

Currently there are no public libraries in Porter Township. However, residents can obtain a library card at any of the following libraries.

The Sunbury Community Library is located at 44 Burrer Drive in Sunbury. It is funded by state income tax set aside for libraries. Its primary mission is to serve the Big Walnut School District, but any resident of the State of Ohio may obtain a library card and use the library. The new building was constructed in 1994, and was constructed to be expandable. The library currently has books in circulation, reference materials, audio and videocassettes, and 8-10 public access computers with on-line Internet services. There are 18 full and part time staff.

The Delaware County District Library has its downtown library at 84 East Winter Street, Delaware, and branch libraries in the Village of Powell at 460 S. Liberty Street, and Ostrander at 75 North 4th Street.

The District Library employs 30 people or 24 full time equivalents. Its annual budget is approximately two million dollars, which is used for staff salaries and materials, maintenance and operating expense. State income tax provides 94% of the budget and overdue fines generate the remaining 6 %.

There are 75,000 residents in the Delaware District Library service area and 42,000 registered borrowers (borrowers can be outside of the district). School districts that are in the service area include Olentangy, Delaware City, Buckeye Valley, Elgin Local (in Delaware County), Dublin (in Delaware County), and Union County (in Delaware County). Currently, the District has 145,000 volumes. The "old" rule of thumb is that there should be three volumes per capita. This shortfall of 5,000 is not considered a problem because libraries in general have evolved to offer other resources for patrons.

The District's long range plan is to monitor the growth area and provide service to the expanding population, expand facilities if necessary, and promote home based programs.

Ohio Wesleyan University's Beeghley Library at 43 University Ave., Delaware, extends borrowing privileges to all residents of Delaware County.

Ashley Wornstaff Library located at 302 E. High St., Ashley, also services residents of Delaware County.

Centerburg Public Library serves students in the Centerburg School District, which includes part of Porter Township.

Selover Public Library in Chesterville, Morrow County, serves students in the Highland School District, which includes part of Porter Township.

As the population of Porter Township and Delaware County increases there may be a need for expanded library service.

10.4 Hospitals

There are no hospitals located within Porter Township. Grady Memorial Hospital is located on Central Avenue in the City of Delaware. Grady Hospital provides 125 beds for general surgery, orthopedics, urology and ophthalmology, as well as emergency care. Cardiac surgery and neurosurgery are referred to other hospitals. Grady recently expanded its emergency room and constructed a helicopter pad for incoming life flights.

Grady competes with northern Franklin County Hospitals such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann's in Westerville.

10.5 Fire Protection

The Porter/Kingston Fire District station is located at 12844 Olive Green Road. Presently the fire department operates with 25 volunteer firefighters. The station is manned with one (1) paid volunteer from 8:30 a.m. to 4:30 p.m. weekdays. In May 1999, Delaware County started a 12-hour shift (6 a.m. to 6 p.m. daily) of three (3) EMS personnel at the fire station. This was recently increased to around-the-clock EMS staffing. In addition, the department has mutual aid contracts with all adjoining township fire departments, including automatic response on all structure fire assignments. A helicopter pad at the station provides a landing area for medical flights.

The Fire Department has the following equipment for emergency responses:

- 1 light rescue unit
- 1 first line engine with six (6)-person cab
- 1 engine with three (3)-person cab
- 1 all-terrain grassfire unit
- 1 hose truck with 2,700 feet of 4" hose
- 1 tanker (1,800 gallon)
- 1 hazardous materials response trailer
- Additionally, the station is equipped with a 25-kilowatt standby generator.

10.6 Police

Porter Township is policed by the Delaware County Sheriff's Office, (DCSO) which is headquartered in Delaware on SR 42. The department was budgeted for 30 deputies patrolling in 10 vehicles. Each vehicle covers an average of 390 miles per day, or 130 miles per shift.

Table 10.2 Average Number of Patrol Deputies Per Shift

	1993	1994	1995	1996	1997	1998 projected	1999 projected	2000 projected
IACP Standard	7.0	7.0	7.0	8.0	8.0	9.0	9.0	10.0
Shift 1	4.2	4.6	5.7	6.3	6.3	5.7	6.4	6.5
Shift 2	4.2	4.7	6.0	7.2	6.3	5.7	6.3	6.5
Shift 3	3.3	3.9	4.5	5.1	5.6	4.9	6.0	6.3

Source: Delaware County Sheriff Office web page http://www.delawarecountysheriff. com/patrol.htm

Table 10.3 1999 Sheriffs Complaints

Sheriffs Complaints for 1998 by Geographic Code			
Orange Township	3321	Thompson Township	97
Liberty Township	2871	Marlboro township	94
Concord Township	887	Genoa Township	60
Berkshire Township	874	Sunbury	942
Berlin Township	836	Ashley	423
Harlem Township	780	Delaware	189
Troy Township	625	Shawnee Hills	156
Delaware Township	539	Alum Creek State Park	95
Brown Township	403	Galena	95
Scioto Township	389	Ostrander	84
Trenton Township	389	Other	40
Kingston Township	238	Delaware State Park	26
Porter Township	**209**	Dublin	14
Oxford Township	185	Powell	13
Radnor Township	171	Columbus	5
		Westerville	2

Porter Township represented 1.7% of the county population in 1998, but only 1.4% of the Sheriff's complaints.

10.7 Other Township Facilities

A. Township Hall

The Township Hall is located at 12826 McKay Street. It is primarily used for meetings, social events and as a polling place for elections.

B. Maintenance Building

Located on the corner of Washington Street and Olive Green Road.

Chapter 11

Open Space and Recreation

11.1 Introduction

The Ohio Revised Code acknowledges the importance of open space and recreation in both the zoning and subdivision enabling legislation. RC 519.02 states that the trustees may regulate by [zoning] resolution "sizes of yards, courts, and other open spaces…the uses of land for…recreation." RC 711 states that "a county or regional planning commission shall adopt general rules [subdivision regulations]… to secure and provide for …adequate and convenient open spaces for…recreation, light, air, and for the avoidance of congestion of population."

The importance of open space and recreation has been recognized for hundreds of years. Planners acknowledged the importance of open space in America since the 1850's, when the city beautiful movement resulted in parks as retreats from the congestion and overcrowding of city life. New York's Central Park (1856, Frederick Law Olmstead, Sr.) is the best known American example. Every desirable community in America has a significant park and recreation system as one of its building blocks.

The Subdivision and Site Design Handbook (David Listokin and Carole Walker, 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research) is considered a planner's bible for many accepted standards in subdivision review. In their chapter on open space and recreation, they relate the following critical functions of open space:

- Preserves ecologically important natural environments
- Provides attractive views and visual relief from developed areas
- Provides sunlight and air
- Buffers other land uses
- Separates areas and controls densities
- Functions as a drainage detention area
- Serves as a wildlife preserve
- Provides opportunities for recreational activities
- Increases project amenity
- Helps create quality developments with lasting value

11.2 Open Space Defined

Listokin and Walker define open space as:

"Essentially unimproved land or water, or land that is relatively free of buildings or other physical structures, except for outdoor recreational facilities. In practice, this means that open space does not have streets, drives, parking lots, or pipeline or power easements on it, nor do walkways, schools, clubhouses and indoor recreational facilities count as open space. Private spaces such as rear yards or patios not available for general use are not included in the definition either."

"Open space is usually classified as either developed or undeveloped. Developed open space is designed for recreational uses, both active and passive, whereas undeveloped open space preserves a site's natural amenities."

11.3 Recreation in Porter Township

Most of the recreation opportunities within Porter Township fall into the passive category. Although there are no developed "active" recreation sites such as ball-fields or recreation centers, there is a Township Park with picnic facilities and some playground equipment just north of Olive Green on SR 656. There is a long history of use of private lands for hunting, fishing, bird watching, cross-country skiing and hiking. Some residents ride bikes, horses or walk on a daily basis on the roads. There is seasonal use of both the roads and off-road trails by dirt bikes, ATV's and snowmobiles. There are two privately owned campgrounds and one public 9-hole golf course in the township. Recently a 15-acre wetland in the northeastern section of Porter Township was donated to Franklin County Metro Parks as a butterfly preserve.

Deer hunting and fishing are probably the most popular outdoor sports. The Big Walnut Creek as well as the many private farm ponds are fished for smallmouth bass and panfish. Rabbits, squirrels and game birds are also hunted. Wild turkeys, beaver and coyote are now being reported back in the township. In the spring, many people walk the woods to gather morel mushrooms and to enjoy nature. Some people search for Indian artifacts in the freshly plowed fields. (There is an Indian mound in the township.) During the spring the Big Walnut Creek offers a nice canoe run through the township. Several bicycle events are routed through the township every summer.

Perhaps the most significant natural feature for recreation is the Big Walnut Creek corridor. Most of its' length remains unspoiled by close housing and it is relatively free of litter and eyesores. In the northern edge of the township, the river passes under the covered bridge on Chambers Road. There are several very strong sulfur springs in the creek along this section of the river. There are also several large areas of contiguous wooded land in Porter Township, which currently serve as strong wildlife habitat with good bio-diversity.

11.4 Wildlife in Porter Township

Within Porter Township there are numerous large tracts of land that are prime wildlife habitat. Many of these are not farmed; nor are they mowed as lawns. This provides a base to maintain a high degree of bio-diversity in the area. If Porter Township is to maintain a sustainable wildlife population at or near current levels, most of these areas must remain intact.

If many of these animals that are commonly seen in the township are to continue to reside in healthy numbers and the community is to retain its "rural character" some tracts over fifty acres need to be left undeveloped. Many of the birds and mammals commonly observed need these large tracts of woodland or second growth to breed and thrive. Some examples include hawks, owls, Great Blue Herons, Pileated Woodpeckers, meadowlarks, wild turkeys, White-tailed Deer, coyote, gray fox and beaver.
Individual animals and species exhibit vastly different tolerances to habitat fragmentation. However, it is clear that developing land at the highest allowable density will result in a change from a township rich with wildlife to a suburban community with lower biodiversity.

New and creative ways to offer incentives for the preservation of land for a healthy wildlife population in an economically feasible manner are highly encouraged in Porter Township.

11.5 Land Area Required

The National Recreation and Park Association (NRPA) has developed a set of standards for local developed open space (See Appendix F). Although these standards have been promoted as goals, they are not universally accepted. Recreational needs vary from community to community, and desires for recreation vary also. Listokin notes that:

"Ideally the national standards should stand the test in communities of all sizes. However, the reality often makes it difficult or inadvisable to apply national standards without question in specific locales. The uniqueness of every community, due to differing geographical, cultural, climatic, and socioeconomic characteristics, makes it imperative that every community develop its own standards for recreation, parks, and open space."

11.6 Location of Parcels

Listokin notes what has been the subject of much debate in Porter Township, namely that:
"Open space parcels should be easily accessible by development residents. In smaller developments, one large, centrally located parcel may suffice; but a large development may require several parcels, equitably distributed. Linking open space parcels is a good strategy, because it enlarges the area available for recreation. Parcels

containing noise generators, such as basketball courts or playgrounds, should be sited to minimize disturbance to residents."

11.7 Undeveloped Open Space

Listokin notes that:

"No general standard can specify the amount of open space that should remain undeveloped: a determination will depend on the particular development site."

11.8 Future Recreational Needs

Porter Township must determine its own recreational needs. First steps might be to use the NRPA model, "which surveys the service area population to determine demand for different activities. Demand is then converted to facilities needs and then to land requirements." (Listokin and Walker, ibid. Page 222, Appendix I). To assist in this effort, this plan will attempt to make some suggestions based on the knowledge already gathered.

A. Undeveloped Open Space-Regional and Township

Suggestion: The large amounts of undeveloped open space along Big Walnut Creek may fulfill some of the need for undeveloped (passive) open space. They do not replace the need for neighborhood parks and township-wide parks with athletic fields for organized sports.

B. Undeveloped Open Space- Neighborhood-

Suggestion: The open space requirement for new Planned Residential Developments should be used to provide neighborhood, centrally located undeveloped and developed open space within residential neighborhoods. These could be either mini parks or neighborhood parks, or joint neighborhood parks that provide athletic fields for neighborhoods. The open space requirement in the PRD zones may be inadequate unless lands that are not suited for development (slopes greater than 20%, power line easements and storm water detention basins), are either excluded, or reduced in their contribution to the open space requirement.

C. Developed Open Space- Township wide

Suggestion: The township should provide active recreational areas for its ultimate population. Use the NRPA Standards as a guide. [See NRPA Recommended Standards for Local Developed Open Space, Appendix E]

Recommendations at Build–Out

- Overall active recreational area required - NRPA recommends 6.25-10.5 acres /1000 population.
- Establish mini parks of one acre or less within neighborhoods. These should be developer dedications as part of the PRD zoning.

1. Establish neighborhood parks with field games and play ground apparatus.
2. Establish a community park (when built out) with an athletic complex, large swimming pool, and recreational fields.

Within these parks consider the need for the following facilities (some of which can be provided by the school facilities):

- Tennis courts
- Basketball courts
- Volleyball courts
- Baseball fields
- Softball fields
- Football fields
- Field hockey field
- Soccer fields
- One-forth mile running track
- Swimming Pool

11.9 Green ways

An inexpensive way to provide undeveloped open space is to assure the linkage of neighborhoods by green ways, or corridors of natural or man made landscaped paths, and trails. These can be easily placed along drainage ways, creeks, sewer easements and portions of the land that cannot be otherwise developed. These paths can maintain undisturbed wildlife habitat, or create new habitat through plantings and creative use of storm water retention and detention facilities. These areas of developments are often afterthoughts in the design and planning process. They should be viewed as opportunities to improve the value of the development and link developments. The Mid-Ohio Regional Planning Commission has developed a set of suggested standards for green ways, which the township may wish to consider.

Chapter 12

Costs of Services and the Community Vision

12.1 General

Many high growth communities struggle with the cost of new services demanded versus the lagging growth of local taxes to support them. Porter Township is currently a residential community with a large agricultural base and very little commercial activity. There is a need to determine what land use mix provides the correct balance of commercial tax base to offset the costs for residential development. Single family residential development is often suspected of not paying its fair share of its costs because of school costs for children generated by three-and four-bedroom single-family houses. This is not a generalization that can be made across jurisdictions, but must be calculated within counties and, preferably, within townships.

In order to ascertain what land use mix might be optimal, it is necessary to analyze the fiscal impacts of development to determine the costs versus revenues to the community.

12.2 The Ohio State University Study

The Delaware County Regional Planning Commission (DCRPC) is interested in knowing the true cost of growth, especially residential growth in Delaware County. A fiscal impact analysis can be a useful tool to anticipate the costs versus revenues of a project before it is zoned or built.

> *A fiscal impact analysis (cost of services needed versus revenues generated) may help determine one aspect of how the development might affect the general welfare of the township.*

The DCRPC is cooperating with the Ohio State Extension Service to review the fiscal impacts of four typical developments in Delaware County. Using these studies, Porter Township can better ascertain the potential impacts of new developments in the zoning process, and potentially adjust its land use mix to reduce negative impacts.

This comprehensive planning study should consider the findings of the Ohio State Fiscal Impact studies for the DCRPC, and consider incorporating those findings here for future reference.

12.3 Impact Fees and Ohio Law

The community-vision of Porter Township will be represented by its revised land use plan. The potential fiscal impacts of this plan can be determined on a project basis for projects of large magnitude. It should be noted that, unlike some states, Ohio does not currently have legislation which permits communities to charge developer impact fees to offset the up front cost of development. Generally speaking, the costs of road improvement immediately adjacent to the development can be assessed to the project. Other than that, cost for school expansion, road widening distant from the site, recreational facilities, and impact fees cannot currently augment the general cost of government. Communities need to anticipate the impacts of each project as a consideration in the planning and zoning process to avoid unexpected increase in the local tax rate due to new development.

Chapter 13

Recommendations

13.1 Goals (from Chapter 3)

CATEGORY: COMMUNITY VISION

Goal # 1

To retain rural character and maintain economically viable agriculture.

Objectives

A.) Keep a friendly atmosphere for agriculture by considering flexible agriculture/open space zoning and maintaining views/vistas from road – large open areas and woods.
B.) Establish/maintain deep Township road setbacks.
C.) Maintain narrow two-lane roads.
D.) Preserve historic sites and heritage houses wherever possible.

Goal # 2

To make the vision for future development as inclusive as possible

Objectives

A.) Permit a variety of housing options.
B.) Gain community wide acceptance of a comprehensive plan and zoning amendments.

CATEGORY: ENVIRONMENT

Goal #3

To preserve woods and forest land

Objectives

A.) Require reforesting cut trees in new development.
B.) Adopt flexible zoning/subdivision techniques that encourage retaining forests.

Goal # 4

To preserve a high degree of environmental quality

Objectives

A.) Maintain high quality stream water.
B.) Discourage super high-density agriculture.
C.) Adopt regulations establishing lighting standards for the protection of celestial observation.

Goal #5

To define appropriate areas for growth while maintaining an environment conducive to wildlife

Objectives

A.) Prohibit residential/commercial development in 100-year floodplains.
B.) Maintain and preserve wildlife corridors, streams/underpasses, grasslands/bird nesting areas, and significant wetlands as part of PRD's.
C.) Use creative zoning to preserve large tracts of open land conducive to wildlife. (See Chapter 11 for description of wildlife).

CATEGORY- LAND USE

Goal # 6

To retain an overall low density

Objectives

A.) Make some areas of the township very low density to preserve farmland.

Goal # 7

To provide appropriate recreation or managed open space

Objectives

A.) Establish bike/hike paths.

B.) Encourage expansion of existing park and development of recreation areas in PRD/PUD's.

Goal #8

To allow appropriate compact commercial uses

Objectives

A.) Permit commercial uses around Olive Green, as part of a planned district.

B.) Permit institutional uses such as nursing homes as compatible land uses in residential areas with certain performance and environmental standards.

Goal # 9

To avoid inappropriate sprawl

Objectives

A.) Avoid strip commercial development.

B.) Delay/defer extension of county sanitary sewer.

Goal # 10

To provide an articulate plan for the future

Objectives

A.) Revise Porter Township comprehensive plan to current standards.

B.) Revise comprehensive plan map with densities and land uses.

C.) Blend land uses along borders with other townships.

D.) Revise township zoning to conform to the Porter Township 2000 Comprehensive Plan.

13.2 Comprehensive Land Use Plan

The Porter Township 2000 Comprehensive Plan incorporates the goals, objectives and planning principles recommended in this text. This plan represents the best thinking of the Porter Township Steering Committee about future development at this time.

The plan is subject to change depending on the changing considerations that went into its creation. For that reason, it is appropriate to periodically question the validity of the plan with the following questions.

1.) Are there any significant new considerations since the plan was adopted that might require it to be updated prior to making a recommendation on a proposed zoning? (I.e. sanitary sewer is available, new roads have been constructed, the water service cannot provide any additional water for new homes due to shortages in supply or pumping capacity, etc.)

2.) Have the basic goals of the community changed due to some unforeseen event? (I.e. has agriculture become cost prohibitive?)

If there is a question about the validity of the plan, then it is appropriate to initiate a proposed amendment to the comprehensive plan concurrent with a proposed zoning application. The plan change should be heard first. If the plan is not recommended for change, then the zoning should conform to the plan as it stands.

If, on the other hand, the plan is found for good and compelling reasons to be in need of amendment in accordance with the thinking of the Zoning Commission and the Trustees, then pursuant to public hearings, the plan should be changed. The zoning should conform to the modified section of the plan.

It should be noted that the plan is both text and map. Both sections are subject to amendment.

13.3 Sub Area Texts to support Comprehensive Land Use Map

A.) Planning Area One (Agricultural and Low-Density Residential)

Area One is the entire township except the area that is described as Planning Area Two and the Big Walnut Critical Resource Corridor (Area Three). There is no centralized sanitary sewer and none proposed.

This area contains many undivided large tracts of agriculture. The soils are frequently unsuitable for on-site treatment plants with land applications system. There is some public water service to this area. There is some access to major arterial roads. There is no current likelihood of annexation.

The plan recommends this be a "Farm Preservation District" and that this district be adopted in the zoning resolution. If development occurs in this area, priority shall be given to preserving agriculture; natural areas such as woodlands, wetlands, streams and ravines, flood plains, scenic rural landscapes and structures remaining from the township's early agricultural days. Walking trails and bikeways are to be encouraged.

The minimum lot size for single-family residences should be two acres. Should planned development occur, the Farm Village concept shall be encouraged at one unit per 1.75-acres gross density with 20,000 square foot lots in a cluster arrangement and the remainder in open space that can, when practical, be used for agriculture. Agriculture easements, transfer of development rights and other legal means of preserving agriculture and natural areas should be welcome.

To reduce traffic congestion and preserve the rural environment, it is recommended that industrial uses be located near major highway interchanges.

B.) Planning Area Two (Village Center)

Area Two includes the historic plat of Olive Green and some surrounding parcels.

The recommendation is to develop a new text for a mixed-use district.

Considerations:

1.) Architectural standards for materials, scale and mass.
2.) A higher residential density not to exceed 3 units per acre if centralized sanitary sewer is provided. If centralized sewer is not available minimum lot size should be 1 acre.

3.) Create a small town square in Olive Green by wrapping local stores with angle parking in front and additional parking to the rear around the square. Use appropriate landscaping, planters, street trees, sidewalks, historic style lights and other compatible amenities.

4.) Expand the park to the east of the village.

C.) Planning Area Three (Big Walnut Critical Resource Corridor)

Area Three is a 2000-foot corridor bisected by Big Walnut Creek. This area is established in recognition of the importance of protecting the Big Walnut Creek watershed including natural resources as well as historic and archaeological resources. The intent is to preserve the natural resources by strictly limiting development of undrained wetlands, steep slopes, ravines, floodplains and soils not suited for building as well as to preserve historic resources and archaeological resources as identified in the Delaware County Regional Planning Commission Master Plan. Since the area around the Big Walnut Creek does not offer a central wastewater disposal system, homeowners must rely on individual septic systems or on-site package treatment plants. Furthermore, it is the intent to assure the protection of the waters of Big Walnut Creek as a source of water supply and recreation by strictly regulating the density of on-site waste water treatment systems.

It is recommended that Area Three remain low density residential with a minimum lot size of 3 acres. No encroachment or fill shall be allowed in the floodplains of the Big Walnut Creek and its tributaries. A bike/hike path could be established along Big Walnut Creek.

Table 13.1 Future Housing as a Percentage of Porter Township Land Use Mix

	1999 DALIS acreage	% total acres	1999 Draft Comp Plan (total build-out)	% total acres
Acreage in Township	16,227	100 %	16,227	100 %
Single Family	1,846.62	11.38 %	7,965.76	49.1%
Multi family	0	0 %	0	0%*
Commercial/office	69.39	0.43 %	69.39	0.43 %
Institutions	0	0 %	0	0%
Industrial/Hwy Dev.	0	0 %	0	0%
Agriculture/undev.	13,662.47	84.2 %	7,550	46.53%**
Water	253.83	1.56 %	253.83	1.56%
Highway/Rail/Utility	306.31	1.89 %	306.31	1.89%
Parks	1.1	0.01%	1.1	0.01%
Vacant (plat) residential	86.08	.53 %	86.08	.53%
Vacant (plat) comm/ind	0	0%	0	0%

*This could be higher if Olive Green redevelops into mixed use with some multi family.

**This presumes that the agricultural heartland is preserved. If it is developed residentially, this number shrinks and the residential acreage and population rise.

13.4 Future Porter Township Population at build-out.

Table 13.1 shows the future land use mix of the township if the Comprehensive Plan 2000 were implemented and the township were totally built out. The 2000 population of Porter Township was 1,696. The future population at build-out depends largely on how much centralized sanitary sewer service (OEPA approved treatment plants) there is in the township and how aggressively the township attempts to preserve farmland. Under the higher population (with farmland preservation in the Agricultural Heartland) scenario, the build-out population would be approximately 25,000. The lower population scenario would result in a Porter Township population of approximately 14,000.

The character of the township will continue to reveal itself as the plan is implemented. As time passes and new factors influence the validity of the 2000 vision, the township will have to revisit its plan and its vision to consider whether changes need to be made.

APPENDICES

A. History of Planning- a New Planner's Timeline

B. Reasons to Plan

C. Ohio Planning Enabling Legislation

D. Delaware County Sewer Capacity Study and Drainage Areas

E. National Recreation and Park Association (NRPA) Standards

F. Acronyms

G. 1985 Porter Township Comprehensive Plan

Appendix A

History of Planning – A New Planner's Timeline

1189- England required stone party walls 1 &1/2 feet thick each side, 16-feet tall on houses.

1214- Magna Carta, King John of England, prevented the seizure of land by the King without compensation. First land use regulation, restricting forests for hunting**.**

1297- England- Front yards to be cleared and maintained

1400's- England- all roofs in urban areas to be stone, lead or tile (fire protection)

1565- St. Augustine, Florida, first American planned city, Spanish Law of the Indies

1666- Great fire of London, England- An Act for the Rebuilding of the City of London, divided city housing into 4 classes, required uniform roof lines and balconies, established front setbacks, mandated three-year reconstruction or seizure by the city for the public good.

1690 - Annapolis, Maryland, Sir Francis Nicholson, designed it as a new town, with radial spokes

1692-Philadelphia, first major city built on land speculation, used grid pattern for the layout. First neighborhood park system.

1692-Boston ordinance restricted slaughter, still, curriers and tallowchandler's houses to areas of the city less populous and offensive to the public.

1699- Williamsburg, Virginia, Sir Francis Nicholson, designed grid with green mall, central avenue.

1733- Savannah, Georgia, General James Ogelthorpe, 24 squares, 40 families per square, grid.

1777- Vermont, 1780 Massachusetts, 1789 North Carolina Constitutions prevent taking of land without compensation.

US Constitution, Article V of the Amendments- " no person shall …be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation."

Land Act of 1785- Established survey grid 36 square mile townships, Northwest Territories, (includes Ohio)

1789- Washington D.C. Pierre Charles L'Enfant combined the radial spokes of Annapolis and the green mall of Williamsburg.

1811- 25 x 100 standard New York City lot

1856- Central Park, New York City, Frederick Law Olmstead, Sr.

1860's Public Health Movement- New York, San Francisco, regulating tenements and slaughterhouses.

1869- Riverside, Illinois, English garden style city by Frederick Law Olmstead Sr. Used curving, tree-lined streets, deep setbacks, single family detached houses, exclusively residential neighborhoods. Became the standard for FHA in the 1930's, thus copied in virtually every major city and community in the US. Still

the standard suburban style of land plan used today.

1871- Pumpelly V. Green Bay 80 US 166 (1871)-Established a taking by flooding of private property.

1890-Jacob Riss writes How the Other Half Lives, depicts slum conditions in New York.

1893- Chicago, Colombian Exposition, "White City", Daniel Hudson Burnham, beginning of City Beautiful movement.

1898- Ebeneezer Howard writes Tomorrow, a Peaceful Path to Real Reform, beginning of Garden City movement.

1903- Cleveland Plan, Daniel Burnham, civic center, first master plan for an American city to be realized.

1904- San Francisco Plan, Daniel Burnham, based on City Beautiful principles.

1909- Chicago- first regional plan in US, Daniel Burnham.

1909- Wisconsin passed first state enabling legislation permitting cities to plan

1909- Los Angeles, first zoning ordinance

1909- Harvard, first course in city planning

1915- Hadacheck V. Sebastian- 239 US 394 (1915) Determined that a local government can prohibit land uses in certain areas it deems inappropriate, even though this significantly reduces land value.

1916- New York adopts first comprehensive zoning ordinance, no mention of master plan.

1917- ACPI established, Kansas City

1919- Ohio Planning Conference, precursor of APA established, first citizen based planning organization in US.

1920's- City Beautiful gives way to legalistic, "city efficient" emphasis on administration, lawyers, and engineers

1922- Standard State Zoning Enabling Act issued by the US Department of Commerce. Mentions a plan as a separate study, but most communities do not realize its importance. Zoning seen as planning. Flawed.

1922- Pennsylvania Coal v. Mahon, 260 US 393 (1922) Supreme Court rules that if a regulation goes too far, it will be recognized as a taking. The determination as to whether a taking has occurred rests on the facts of the case. This case is still the basic taking case today.

1925- Cincinnati, Ohio, first comprehensive city land use plan in America. Not the New York model. Alfred Bettman.

1926- First capital budget, Cincinnati, Ohio

1927- Village of Euclid (Ohio) V. Ambler Realty, 272 US 365 (1926)-upheld zoning as constitutional under the United States Constitution, as a police power of the state. If zoning classifications are reasonable, they will be upheld.

1928- Standard City Planning Enabling Act issued by the US Department of Commerce. Enter the modern planning age, where a comprehensive plan is the intended basis of zoning, the

implementing tool. Act flawed, not largely followed; most major cities already regulating land use under standard zoning act.

1930's- Greenbelt cities, including Greenhills, Ohio, Greenbelt, Maryland, Greendale, Wisconsin.

1935- Frank Lloyd Wright's Broadacre City, A New Community Plan, lot size varied with family. Did not consider the broad economic spectrum, elitist.

1941- Ladislas Segoe, Cincinnati, Ohio writes Local Planning Administration, (the "Green "book). The Planning "bible" still used and updated today as the basic manual for planners. Segoe is one of the giants of planning. (Note: Ladislas Segoe and Assoc. authored the first regional Plan for the Delaware County Regional Planning Commission in 1964.)

1961 -Jane Jacobs writes The Death and Life of Great American Cities

1964-T.J. Kent writes The Urban General Plan. Noted Standard City Planning Act of 1928 was faulty. Said the plan should be:

1.) long range and general
2.) one comprehensive document adopted at one time with all elements integrated
3.) focused on the physical development implications of socio-economic policies
4.) be identified as the city council's (elected official's) plan

1969- Design with Nature, Ian McHarg, brings environmental sensitivity to planning movement with overlay of land capability and critical resources.

1970's- Citizen participation and advocacy planning movements bring power back to the people from the inception of the plan.

1970's-90's- Land use law cases; Appellate and Supreme Court decisions regarding

- Growth management (Golden v. Planning Board of Ramapo, 30 NY 2d 339, 285 N.E. 2d (1972); also Construction Industry Association of Sonoma County (California) v. City of Petaluma, 522 F2nnd 897 (9th Cir. , 1975), cert. Denied 424 US 934 (1976).
- Affordable housing and the fair share analysis (Southern Burlington County NAACP v. Township of Mount Laurel, 67 NJ 151, 336 A. 2d 713, 1975)
- Takings and exaction's;
    1. Penn Central Transportation Company et al v. City of New York, 1978. No taking occurred as a result of the Grand Central Station being placed in a Landmark Preservation District. The use of the terminal was unimpeded, and useful governmental purpose (landmark preservation) was vindicated. The fact that the landmark Preservation commission recommended denial of a 53 story tower over Grand Central Station did not in itself assure that the tower would be denied zoning, nor was it a taking.

    a.) First English Evangelical Lutheran Church v County of Los Angeles 482 US 304 (1987). The court rejected as a full remedy the declaration of invalidity of the zoning ordinance.

Plaintiff could be compensated for time the use of the land was lost due to zoning.

b.) Nollan v. California Coastal Commission 483 US 825 (1987) Court held that development exactions are valid so long as there is a reasonable relationship between the imposed exaction and the impact on property. The requirement of an easement for public walkway along the beach was not related to the issuance of a building permit on private property.

c.) Lucas v. South Carolina Coastal Council 505 US 1003 112 S. Ct. 2886 (1992) Court held that when a regulation goes so far as to deny all economic use of a property, it will be considered a taking.

d.) Dolan v. Tigard 114 S. Ct. 2309, 2315 (1994) City requirement to dedicate land in a floodplain for a bike path as a condition to approval of expansion of an existing hardware store was not reasonable. Must be an essential nexus between the exaction and the use. The benefit to the landowner must be roughly proportional to the impact of the development. The burden is on the community to create this nexus.

1990s- desktop geographic information systems (GIS) allow for inexpensive sophisticated land capability and land use analysis, court decisions relate to reasonableness of environmental preservation (aquifers, endangered species, floodplains, wetlands).

Appendix B

Reasons to Plan

- **Reason to Plan**

"Make no small plans; they have no magic to stir men's blood and probably will not be realized. Make big plans; aim high in hope and work, remember that a noble logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty."
Quote: Daniel Hudson Burnham, Father of the American City Planning Movement

City and community planning in the United States is a fairly young child, birthed in the city beautiful movement of the turn of the century. Open space was the deliverance from the stuffy, overcrowded and disease filled tenements of American cities in the late 1800's. The city beautiful movement used parks and public open spaces as centerpieces of the future city, oases of respite from the hustle and bustle. After the First World War, the movement evolved from its landscape architecture revitalization roots to a legal instrument for planning for orderly future growth.

The intent of the city planning movement was to plan for the future. At first this was done by the creation of zones with separate land use regulations attached to each zone. In some communities, there was a plan, which was the basis for the zoning map and resolution. However, in most communities, zoning itself was seen to be the plan. Zoning was tested immediately and found to be an appropriate legislative power.

Ohio has never taken the additional step to require land use planning as a mandatory underpinning of zoning or other land use controls. The American Planning Association and the American Institute of Certified Planners recommend it. It is suggested by the Ohio Revised Code, and it is bolstered by Ohio and United States Supreme Court cases that a comprehensive plan strengthens a community's police power to zone and control its growth.

Appendix C

Ohio Planning Enabling Legislation

Ohio Enabling Legislation: Township Planning and Zoning (ORC 519)

Current Ohio enabling legislation treats the need for a comprehensive plan the same in townships and counties. The ORC does not specify for Counties or Townships what must constitute a comprehensive plan. This stems from the 1922 Standard Zoning Enabling Act, which was passed prior to the Standard City Planning Enabling Act, both released in the 1920's by the US Department of Commerce. Ohio began planning by zoning, and has left the cart before the horse ever since.

> "For the purpose of promoting the public health, safety, and morals, the board of county commissioners [township trustees] *may, in accordance with a comprehensive plan,* regulate the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas which may be occupied, setback building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes...and for such purposes may divide all or any part of the ... territory into districts or zones of such number, shape and areas as the board determines. All such regulations shall be uniform for each class or kind of building or other structure or use throughout any district or zone, but the regulations in one district or zone may differ from those in other districts or zones."

Columbia Oldsmobile Inc. v. City of Montgomery (1990, 56 Ohio St. 3d 60)

> "R.C. 303.02, regulating rural land use in counties and R.C. 519.02 regulating land use in townships *require* [court emphasis] that zoning regulations promulgated by counties and townships be in accordance with a comprehensive plan. However, there is no statutory requirement that cities such as Montgomery enact a comprehensive community plan pursuant to its power to zone under R.C 713.06 et seq." **Therefore, a comprehensive plan is required in Township and county zoning according to the Ohio Supreme Court.**

The voluntary (but recommended) nature of planning in municipalities in Ohio was stated in the case of City of Pepper Pike (Ohio App. 1979) 63 Ohio App. 2d 34, 409 N.E 2d 258, 13 O.O. 3d 347, 17 O.O. 3d 240). "Because Ohio law does not require a municipality to adopt a comprehensive zoning plan as a condition precedent to the enactment of zoning legislation, a municipality has the discretion as to whether it will adopt a comprehensive zoning plan; failure to have a zoning plan which is separate and distinct from a zoning ordinance does not render a zoning ordinance unconstitutional." It should be noted that this is for cities, which have greater authority than townships, but with regard to the lack of a requirement for planning, the resultant legal conclusion is the same.

- **Township Authority**

Porter Township has taken the authority given by Ohio Revised Code Section 519 to adopt a comprehensive plan as a basis for zoning, and to adopt township zoning. Township zoning was first adopted in 1981.

APPENDIX D
DELAWARE COUNTY SEWER CAPACITY STUDY AND DRAINAGE AREAS

A. The Delaware County Sanitary Sewer Department, a division of the County Commissioners, provides sanitary sewer service in non-incorporated areas. There is currently one plant, the Olentangy Environmental Control Center, located on the West Bank of the Olentangy River at the Franklin County Line. Its current capacity is approximately 6 million gallons per day (mgd). A second sewage treatment plant, the Alum Creek Wastewater Treatment Plant will be opened in 2001 for the central and eastside of the county. It will be located along the east side of Walker Wood Blvd., north of E. Powell Road and next to I-71. Its capacity will be 10 mgd, with an off site discharge to Alum Creek below the dam.

B. The Olentangy plant is currently running at 110% of design capacity in excess of 6 mgd.

C. When the Powell Road Plant comes on line in the year 2001, 3-4 mgd of flow currently pumped to Olentangy will be diverted to the Powell Road plant. Therefore, its effective residual design capacity will be back to 6-7 mgd.

D. All of the land annexed to Columbus in the Polaris area G is served by contract. The contract flows specify a contract capacity of 1,200 gallons per acre. This flow passes through a master meter and is billed to the City of Columbus, which then bills its individual customers. Delaware County treats this sewage. Based upon annexation through 1998, there are 1,571 acres in Columbus, which means that there is a contractual reserve (set aside) of approximately 1.85 mgd for Columbus' annexations to date. Actual current flows are approximately 330,000 gallons per day (May 1999 readings by the Sanitary Engineer).

E. The City of Westerville has contracted with Delaware County to accept sewage from approximately 513 acres on the eastside of Alum Creek. No flow per acre is specified in the contract. Presuming similar flows to Polaris (1,200 gal/ac), this represents another .616 mgd of potential usage.

F. Commercial users are assigned equivalent housing capacities. For example, the Flying J truck stop (area A) is equivalent to 34 houses or its flows are approximately 12,000 gallons per day.

G. **Density by plant capacity**- Using the 10 mgd capacity of the new E. Powell Road plant, subtracting the maximum 1.9 mgd and .616 mgd contractual flows to Columbus and Westerville leaves 7.4836 mgd for area A, B, C, D E, F, and G. Dividing 7.4836 mgd by all the acreage to be served on the east side of the county, minus the lands in Columbus and Westerville which are served by Delaware County sewer (21,083 ac.) the overall gross density is **.946 units per acre. However, this needs further analysis.**

H. Each of the sewer service areas has an ultimate capacity based upon gravity flow in the pipe that takes the sewage to the treatment plant, and the capacity of the treatment plant itself.

The Delaware County Regional Planning Commission (DCRPC) tracks all zonings and subdivisions that have been approved (see Chapter 2, Observed Trends).

Based on all the zonings and subdivisions that have been approved as of June 1, 1999 in the Olentangy and Alum Creek watersheds, the residual average densities available from county sanitary sewer service (if everything that is zoned or in the subdivision process gets built) are .925 dwelling units per acre in the Olentangy watershed, and .36 dwelling units per acre in the Alum Creek watershed.

Land Use Assumptions for Sewer Capacity and Land Use Density

For the purposes of allocating land use density based upon sewer capacity alone, the following assumptions were made:

1. Pump stations capacities can be upgraded.
2. The pipe that discharges the pump station is expensive to be increased and is not expected to be upgraded.
3. The ultimate capacity limitation is the treatment plant capacity, which will be 10 mgd at the new Powell Road plant, 6 mgd at Olentangy, barring any new technologies, which permit this to be increased.
4. Zoning must regulate the approximate densities of land.

Policy Implications for Land Use- County Sewer

1. The County Commissioners sewer user policy is “first come, first served”. The county sanitary engineer cannot, and does not, police the densities of land uses using the sewer.
2. It is up to the township to determine the density of population by zoning. If the township wishes to exceed the average density for a parcel of land, they either must reduce another parcel’s land use for sewer, or there will be “holes” in the sewer service area without sewer capacity.
3. There will come a time when there are more subdivisions approved on paper than there is treatment plant capacity. Since not all subdivisions get built, new subdivisions will continue to be accepted for approval until the full 16 mgd of treatment plant capacity has been purchased in tap fees. Those who obtain subdivision approval, but do not record their plats and pay their fees may be closed out of access to county sewer by others who are more aggressive in paying for their taps as they receive subdivision approval.

Delaware County Sewer Capacity Study (7/19/99)

Prepared By: Delaware County Regional Planning Commission

Assumption:

1. **Commercial/Industrial Average Water Uses = 1,200 gal/acre/day**
2. **Residential Average Water Uses = 375 gal/du/day**
3. **Pump will be upgraded, but Pipe won't.**

Summary Statistics:

Anticipated Residual Treatment Plant Capacities and Residential Densities After Consideration of the Existing Land Uses, Current Flows, and Proposed Land Uses Based on Zoning and Subdivision Approvals or Partial Approvals Granted as of 6/1/99.

		Existing Land Use (from DALIS)	Future Land Use* (from DCRPC)
Townships	Residential (# DU)	8,491	19,943
	Comm./Indu. (Acres)	779.1	2,540.60
Columbus/	Residential (# DU)	1,028	
Westerville	Comm./Indu. (Acres)	266.32	2097.16**
Water Uses		4.824 mgd	13.4284 mgd

	Remainder Total Water Uses	Overall Residual Density
East Side (total 10.0 mgd)	1.581 mgd	0.36 du/ac
West Side (total 6.0 mgd)	1.123 mgd	0.925 du/ac

Note: *. Pipeline Land Use
Note: **. Total Acreage of Columbus and Westerville within Serwer Service Area
Note: Those figures are not including Zone M (Future Sewer Service Area).

East Alum Creek Lift Station

Zone A

Total Acreage: 934.79 Acres

Existing Pump Capacity: 0.504 mgd (50% full: 0.252 mgd currently used)
Pipe Capacity: 4.00 mgd
Used Capacity within Zone A: 0.252 mgd

Potential Developable Area (Agri. Land Use): 363.0 acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		21 (9)*					68	**89 (77)***
Multi-F. (# of HU)								
Commercial (Acres)		104.03		61.56		73.32	156.45	**395.36**
Industrial (Acres)				9.99		24.33		**34.32**
Total	**# of HU**	**21 (9)***					**68**	**89 (77)***
	Acreage	**104.03**		**71.55**		**97.65**	**156.45**	**429.68**

Note: (##)* - # of lots inside Subdivisions

Existing Commercial Water Uses for Zone A: 0.252 mg/day
Commercial Reserve Water Uses for Zone A: 0.516 mgd (= 429.68 ac * 1,200 gal/ac/day)

Total Reserve Water Uses for Zone A: 0.5445 mgd (= 0.516 mgd + 77 du * 375 gd)

Cheshire Lift Station

Zone B

Total Acreage: **2,550.42 Acres**

Existing **Pump Capacity: 0.576 mgd** **(80% full: 0.461 mgd currently used)**

Pipe Capacity: 2.351 mgd

Used Capacity within Zone B: 0.2088 mgd (= 0.461 - 0.252 mgd (from Zone A))

Potential Developable Area (Agri. Land Use): 2,215.33 acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		177 (123)*	56	30	76	2	237	**578 (524)***
Multi-F. (# of HU)								
Commercial (Acres)		4.73		9.47		26.54		**40.74**
Industrial (Acres)						1.7		**1.7**
Total	**# of HU**	**177 (123)***	**56**	**30**	**76**	**2**	**237**	**578 (524)***
	Acreage	**4.73**		**9.47**		**28.24**	**0**	**42.44**

Note: **(##)* - # of lots inside Subdivisions**

Reserve Water Uses for Zone B: 0.247 mgd (= 524 DU * 375 gd/du + (42.44 ac * 1,200 gal/ac))

Total Reserve Water Uses for Zone A and B: **0.792 mgd** (= 0.5445 mgd (Zone A) + 0.247 mgd (Zone B))

Peachblow Lift Station

Zone C

Total Acreage: **2,254.28 Acres**

Existing **Pump Capacity: 0.72 mgd** **(110% full: 0.792 mgd currently used)**

Pipe Capacity: 3.58 mgd

Used Capacity within Zone B: 0.3312 mgd

Potential Developable Area (Agri. Land Use): 1,827.98 acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		203 (157)*	58	120	256	61		**698 (652)***
Multi-F. (# of HU)								
Commercial (Acres)		15.51						**15.51**
Industrial (Acres)								**0**
Total	**# of HU**	**203 (157)***	**58**	**120**	**256**	**61**	**0**	**698 (652)***
	Acreage	**15.51**		**0**		**0**	**0**	**15.51**

Note: **(##)* - # of lots inside Subdivisions**
Public Building - one school existed

Reserve Water Uses for Zone C: 0.301 mgd (= 652 du * 375 gal/du + (15.51 ac * 1,200 gal/ac) + school)

Total Reserve Water Uses for Zone A, B and C: **1.093 mgd** (= 0.5445 mgd (Zone A) + 0.247 (Zone B) + 0.301 (Zone C))

Alum Creek Lift Station

Zone D

Total Acreage: **14,727.11 Acres**
in Townships: 12,022.26 acres
in Columbus: 1,583.69 acres
in Westerville: 1,121.16 acres

Existing **Pump Capacity: 4.32 mgd**
Pipe Capacity: 32.246 mgd
Used Capacity within Zone D: approx. 2.2 mgd

Potential Developable Area (Agri. Land Use): **in Townships - 6,438.83 Acres**

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		3,254 (2,871)*	1,135	766	1,609	1,175		**7,939 (7,556)***
Multi-F. (# of HU)		905				112	248	**1,265**
Commercial (Acres)		53.32		82.92		82.5		**218.74**
Industrial (Acres)		39.15		14.29		36.4	86.21	**176.05**
Total	**# of HU**	**4,159 (3,776)***	**1135**	**766**	**1609**	**1287**	**248**	**9,204 (8,821)***
	Acreage	**92.47**		**97.21**		**118.9**	**86.21**	**394.79**

Note: **(##)* - # of lots inside Subdivisions**
Public Building - three schools existed
Those figures are not including City of Columbus and Westerville.

Total Reserve Water Uses for Zone D: **6.4104 mgd**
in Townships: 3.894 mgd (= 8,821 du * 375 gal/day + (394.79 ac * 1,200 gal/ac) + 3 schools)
in Columbus: 1.9004 mgd (= 1,583.69 ac * 1,200 gal/ac)
in Westerville: 0.616 mgd (= 513.47 ac * 1,200 gal/ac)

(Designed) Optimal Pump Capacity for Zone A, B, C, D and E: **10.0 mgd**

Total Reserve Water Uses for Zone A, B, C, D and E: **8.419 mgd**
(= 0.5445 mgd (Zone A) + 0.247 (B) + 0.301 (C) + 6.4104 (D) + 0.916 (E

Remainder Total Water Uses for Zone A, B, C, D and E: **1.581 mgd** (= 10.0 mgd - 8.419 mgd)
Future Developable # of Residential Lots: 4,216 du (= 1.581 mgd / 375 gd/du)

Total Poential Developable Area (Agri. Land Use) in Zone A, B, C, D and E: **11,622.39 ac**

Overall Residual Residential Density for Zone A, B, C, D and E: **0.36 du/ac** (= 4,216 du / 11,622.39 ac)

Maxtown Lift Station

Zone E

Total Acreage: 2,382 Acres
Existing Pump Capacity: 1.728 mgd
Pipe Capacity: 3.830 mgd
Used Capacity within Zone E:

Potential Developable Area (Agri. Land Use): 777.25 acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		553 (472)*	338	216	997	388		**2,492 (2,411)***
Multi-F. (# of HU)								
Commercial (Acres)		0.93		3.14		0.44		**4.51**
Industrial (Acres)		5.13						**5.13**
Total	**# of HU**	**553 (472)***	**338**	**216**	**997**	**388**	**0**	**2,492 (2,411)***
	Acreage	**6.06**		**3.14**		**0.44**	**0**	**9.64**

Note: (##)* - # of lots inside Subdivisions
Assumption: 3.83 mgd Pipe Capacity will not be upgraded.

Reserve Water Uses for Zone E: 0.916 mgd (= 2411 du * 375 gal/du + (9.64 ac * 1,200 gal/ac))

Orange Road Lift Station

Zone F

Total Acreage: 340.49 Acres
Existing Pump Capacity: 0.432 mgd
Pipe Capacity: 1.218 mgd
Used Capacity within Zone F:

Potential Developable Area (Agri. Land Use): 74.665 acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		3 (0)*		3	16			**22 (19)***
Multi-F. (# of HU)		76						**76**
Commercial (Acres)		29.29		29.8		31.44		**90.53**
Industrial (Acres)		53.18		104.11		0.11		**157.4**
Total	**# of HU**	**79 (76)***	**0**	**3**	**16**	**0**	**0**	**98 (95)***
	Acreage	**82.47**		**133.91**		**31.55**	**0**	**247.93**

Note: (##)* - # of lots inside Subdivisions

Reserve Water Uses for Zone F: 0.333 mgd (= 95 du * 375 gal/du + (247.93 ac * 1,200 gal/ac))

Hidden Ravines Lift Station

Zone G

Total Acreage: **225.64 Acres**
Existing **Pump Capacity: 0.72 mgd**
Pipe Capacity: 2.128 mgd
Used Capacity within Zone G:

Potential Developable Area (Agri. Land Use): 39.55 acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)			2	3	138			**143**
Multi-F. (# of HU)		510			140	302		**952**
Commercial (Acres)		9.49		117.08	60.02	35.35		**221.94**
Industrial (Acres)		1.12		9.98		14.7		**25.8**
Total	**# of HU**	**510**	**2**	**3**	**278**	**302**	**0**	**1,095**
	Acreage	**10.61**		**127.06**	**60.02**	**50.05**	**0**	**247.74**

Reserve Water Uses for Zone G: 0.708 mgd (= 1095 du * 375 gal/du + (247.74 ac * 1,200 gal/ac))

Olentangy Environmental Control Center

Zone H

Total Acreage: **3,981.19 Acres**
Existing **Pump Capacity: 6.0 mgd**
Pipe Capacity: 31.125 mgd
Used Capacity within Zone H:

Potential Developable Area (Agri. Land Use): **in Townships - 1,314.33 Acres**
in Powell - 9.56 Acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		1,868 (1,757)*	79	454	80		85	**2,564 (2,453)***
Multi-F. (# of HU)								
Commercial (Acres)		121.98		149.21	26.68	62.69	37.94	**398.50**
Industrial (Acres)		158.14		57.76		37.41		**253.31**
Total	**# of HU**	**1,868 (1,757)***	**79**	**454**	**80**	**0**	**85**	**2,564 (2,453)***
	Acreage	**280.12**		**206.97**		**100.1**	**37.94**	**625.13**

Note: **(##)* - # of lots inside Subdivisions**

(Designed) Optimal Pump Capacity for Zone F, G, H, I, J, K and L: **6.0 mgd**

Total Reserve Water Uses for Zone H: **1.67 mgd** (= 2,453 du * 375 gd + (625.13 ac * 1,200 gd/ac))
Total Reserve Water Uses for Zone F, G, H, I, J, K and L : **4.877 mgd**
(= 0.333 mgd(Zone F) + 0.708 (G) + 1.67 (H) + 0.109 (I) + 1.265 (J) + 0.775 (K) + 0.017 (L))

Remainder Total Water Uses for Zone F, G, H, I, J, K and L: **1.123 mgd** (= 6.0 mgd - 4.877 mgd)
Future Developable # of Residential Lots: 2,995 du (= 1.123 mgd / 375 gd/du)

Total Poential Developable Area (Agri. Land Use) in Zone F, G, H, I, J, K and L: **3,237.445 ac**
In Townships: 2,932.395 ac
In Village of Powell: 305.05 ac

Overall Residual Residential Density for Zone F, G, H, I, J, K and L: **0.925 du/ac** (= 2,995 du /3,237.445 a
(This figure is not including Future Service Area (Zone M))

Wingate Farms Lift Station

Zone I

Total Acreage: **696.77 Acres**
Existing **Pump Capacity: 0.432 mgd**
Pipe Capacity: 1.080 mgd
Used Capacity within Zone I:

Potential Developable Area (Agri. Land Use): 528.02 acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		229 (224)*	22	12	32			**295 (290)***
Multi-F. (# of HU)								**-**
Commercial (Acres)								**-**
Industrial (Acres)								**0**
Total	**# of HU**	**229 (224)***	**22**	**12**	**32**	**0**	**0**	**295 (290)***
	Acreage	**0**		**0**		**0**	**0**	**-**

Note: **(##)* - # of lots inside Subdivisions**

Reserve Water Uses for Zone I: 0.109 mgd (= 290 du * 375 gal/du)

Liberty Hills Lift Station

Zone J

Total Acreage: **1,930.94 Acres**
Existing **Pump Capacity: 1.224 mgd**
Pipe Capacity: 4.857 mgd
Used Capacity within Zone J:

Potential Developable Area (Agri. Land Use): **in Townships - 381.78 Acres**
in Powell - 295.49 Acres

		Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)		1,140 (1,096)*	11	468	139	34		**1,792 (1,748)***
Multi-F. (# of HU)		347					272	**619**
Commercial (Acres)		90.62		133.52		29.79	49.2	**303.13**
Industrial (Acres)		23.85		1.13			14.1	**39.08**
Total	**# of HU**	**1,487 (1,443)***	**11**	**468**	**139**	**34**	**272**	**2,411 (2,277)***
	Acreage	**114.47**		**134.65**		**29.79**	**63.3**	**342.21**

Note: **(##)* - # of lots inside Subdivisions**

Reserve Water Uses for Zone J: 1.265 mgd (= 2277 du * 375 gal/du + 342.21 ac * 1200 gd/ac)

Leather Lips Lift Station

Zone K

Total Acreage: 1,681.90 Acres
Existing Pump Capacity: 1.728 mgd
Pipe Capacity: 7.734 mgd
Used Capacity within Zone K:

Potential Developable Area (Agri. Land Use): 401.89 acres

	Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)	476 (470)*	220	195	24	16	89	**1,020 (1,014)***
Multi-F. (# of HU)	460						**460**
Commercial (Acres)	68.85		102.75	5.05	8.88		**185.53**
Industrial (Acres)							**0**
Total # of HU	**936 (930)***	**220**	**195**	**24**	**16**	**89**	**1,480 (1,474)***
Acreage	**68.85**		**102.75**		**8.88**	**0**	**185.53**

Note: (##)* - # of lots inside Subdivisions

Reserve Water Uses for Zone K: 0.775 mgd (= 1474 du * 375 gal/du + 185.53 ac * 1200 gd/ac)

Seldom Seen Lift Station

Zone L

Total Acreage: 204.95 Acres
Existing Pump Capacity: 0.259 mgd
Pipe Capacity: 0.775 mgd
Used Capacity within Zone L:

Potential Developable Area (Agri. Land Use): 192.16 acres

	Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)	50 (42)*		4				**54 (46)***
Multi-F. (# of HU)							**-**
Commercial (Acres)							**-**
Industrial (Acres)							**0**
Total # of HU	**50 (42)***	**0**	**4**	**0**	**0**	**0**	**54 (46)***
Acreage	**0**		**0**		**0**	**0**	**-**

Note: (##)* - # of lots inside Subdivisions

Reserve Water Uses for Zone L: 0.017 mgd (= 46 du * 375 gal/du)

Future Sewer Service Area

Zone M

Total Acreage: 24,264.77 Acres
Existing Pump Capacity:
Pipe Capacity:
Used Capacity within Zone M:

Potential Developable Area (Agri. Land Use): 20,408.01 acres

	Existing Land Use (from DALIS)	Under Construction	Vacant Land (Recorded)	Active Subdivision	Zoned Area (Not Platted)	Active Zoning Request	Total
Single-F. (# of Lots)	1,437 (817)*	10	19	1,744	322		**3,532 (2,912)***
Multi-F. (# of HU)	173			154			**327**
Commercial (Acres)	445.92		154.38	67.03	108.28	10.84	**786.45**
Industrial (Acres)	104.58		46.27		236.43		**387.28**
Total # of HU	**1,610 (990)***	**10**	**19**	**1898**	**322**	**0**	**3,859 (3,239)***
Acreage	**550.5**		**200.65**		**344.71**	**10.84**	**1,106.70**

Note: (##)* - # of lots inside Subdivisions
Public Building - five schools existed

Delaware County Sanitary Sewer Drainage Areas, Acreage

Drainage area	**Acres**
Berlin & Berkshire (Areas A, B, C)	5,239
Area D; subareas	
5	2811.95
6	719.66
7	1087.78
16	137.80
17	352.37
18	443.61
19	423.21
20	299.47
26	804.00
27	271.99
28	781.49
29	1525.43
30	590.00
31	449.31
33	159.65
Totals Area D	10,857.72 ac.
Area E; subareas	
8	1,370.38
9	230.97
10	780.91
Totals Area E	2,382.26 ac
Area F; subareas	
11	299.81
12	196.36
13	491.55
14	699.42
15	734.53
Totals area F	2421.67 ac
Area G minus Columbus contract	2,876.93 ac- 1571= 1305.93

Area H (Orange Point)	340.48 ac.
Area I	225.63 ac.
Area J; subareas	
35 (Green Meadows Ind. Pk)	300.80
36	260.33
37	160.69
Totals area J	721.82 ac
Subtotals	
Area P; subareas	
34	562.09
40	17,635.06
69	6533.14
Totals Area P	24,730.29 ac
Westerville contract	513 ac
Columbus contract area (from Area G)	1571 ac

APPENDIX E
National Recreation and Park Association Standards

Excerpted from The Subdivision and Site Plan Handbook/ David Listokin and Carole Walker, copyright 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research, New Brunswick, New Jersey.

EXHIBIT 3–3

NRPA RECOMMENDED STANDARDS FOR LOCAL DEVELOPED OPEN SPACE

This classification system is intended to serve as a *guide* to planning—not as an absolute blueprint. Sometimes more than one component may occur within the same site (but not on the same parcel of land), particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs.

NRPA suggests that a park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The size and amount of "adjunct" parklands will vary from community to community, but *must* be taken into account when considering a total, well-rounded system of parks and recreation areas.

Component	*Use*	*Service Area*	*Desirable Size*	*Acres/1,000 Population*	*Desirable Site Characteristics*
		LOCAL/CLOSE-TO-HOME SPACE			
MINI-PARK	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than 1/4 mile radius	1 acre or less	0.25 to 0.5A	Within neighborhoods and in close proximity to apartment complexes, townhouse developments, or housing for the elderly.
NEIGHBORHOOD PARK/ PLAYGROUND	Area for intense recreational activities, such as field games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	1/4 to 1/2 mile radius to serve a population up to 5,000 (a neighborhood).	15+ acres	1.0 to 2.0A	Suited for intense development. Easily accessible to neighborhood population—geographically centered with safe walking and bike access. May be developed as a school-park facility.
COMMUNITY PARK	Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius.	25+ acres	5.0 to 8.0A	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.
		TOTAL CLOSE-TO-HOME SPACE = 6.25–10.5 A/1,000			

Source: National Recreation and Park Association, *Recreation, Park and Open Space Standards and Guidelines*, p. 56. Copyright © 1983 by the National Recreation and Park Association, 3101 Park Center Drive, Alexandria, Virginia 22302.

EXHIBIT 3–4

NRPA SUGGESTED FACILITY DEVELOPMENT STANDARDS

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Badminton	1620 sq. ft.	Singles – 17' x 44' Doubles – 20' x 44' with 5' unobstructed area on all sides	Long axis north-south	1 per 5000	¼-½ mile	Usually in school, recreation center, or church facility. Safe walking or bike access.
Basketball 1. Youth 2. High School 3. Collegiate	 2400-3036 sq. ft. 5040-7280 sq. ft 5600-7980 sq. ft	 46'-50' x 84' 50' x 84' 50 x 94' with 5' unobstructed space on all sides	Long axis north-south	1 per 5000	¼-½ mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.
Handball (3-4 wall)	800 sq. ft. for 4-wall, 1000 for 3-wall	20' x 40' – Minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance.	Long axis north-south. Front wall at north end.	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting.
Ice Hockey	22,000 sq. ft. including support area	Rink 85' x 200' (minimum 85' x 185'). Additional 5000 sq. ft. support area.	Long axis north-south if outdoor	Indoor–1 per 100,000. Outdoor–depends on climate.	½-1 hour travel time	Climate important consideration affecting no. of units. Best as part of multi-purpose facility.
Tennis	Minimum of 7,200 sq. ft. single court. (2 acres for complex.)	36' x 78'. 12' clearance on both sides, 21' clearance on both ends.	Long axis north-south.	1 court per 2000.	¼-½ mile	Best in batteries of 2-4. Located in neighborhood/community park or adjacent to school site.
Volleyball	Minimum of 4,000 sq. ft.	30' x 60'. Minimum 6' clearance on all sides.	Long axis north-south	1 court per 5000.	¼-½ mile	Same as other court activities (e.g., badminton, basketball, etc.)
Baseball 1. Official 2. Little League	 3.0-3.85 A minimum 1.2 A minimum	 • Baselines–90' Pitching distance–60 ½' Foul lines–min. 320' Center field–400'+ • Baselines–60' Pitching distance–46' Foul lines–200' Center field–200'-250'	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound run east-north-east.	1 per 5000 Lighted–1 per 30,000	¼-½ mile	Part of neighborhood complex. Lighted fields part of community complex.
Field Hockey	Minimum 1.5A	180' x 300' with a minimum of 10' clearance on all sides.	Fall season–long axis northwest to southeast. For longer periods, north to south.	1 per 20,000	15-30 minutes travel time	Usually part of baseball, football, soccer complex in community park or adjacent to high school.

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Football	Minimum 1.5A	160' x 360' with a minimum of 6' clearance on all sides.	Same as field hockey.	1 per 20,000	15-30 minutes travel time	Same as field hockey.
Soccer	1.7 to 2.1A	195' to 225' x 330' to 360' with a 10' minimum clearance on all sides.	Same as field hockey.	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.
Golf–Driving Range	13.5A for minimum of 25 tees	900' x 690' wide. Add 12' width for each additional tee.	Long axis south-west-northeast with golfer driving toward northeast.	1 per 50,000	30 minutes travel time	Part of golf course complex. As a separate unit, may be privately operated.
¼-Mile Running Track	4.3A	Overall width–276' length–600.02' Track width for 8 to 4 lanes is 32'.	Long axis in sector from north to south to north-west-south-east with finish line at northerly end.	1 per 20,000	15-30 minutes travel time	Usually part of high school, or in community park complex in combination with football, soccer, etc.
Softball	1.5 to 2.0A	Baselines–60' Pitching distance–46' min. 40'–women. Fast pitch field radius from plate–225' between foul lines. Slow pitch–275' (men) 250' (women)	Same as baseball.	1 per 5,000 (if also used for youth baseball)	¼-½ mile	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with *primary* use is north-south.	1 per 10,000	1-2 miles.	
Trails	N/A	Well defined head maximum 10' width, maximum average grade 5% not to exceed 15%. Capacity rural trails–40 hikers/day/mile. Urban trails–90 hikers/day/mile.	N/A	1 system per region	N/A	
Archery Range	Minimum 0.65A	300' length x minimum 10' wide between targets. Roped clear space on sides of range minimum of 30', clear space behind targets minimum of 90' x 45' with bunker.	Archer facing north + or - 45°.	1 per 50,000	30 minutes travel time	Part of a regional/ metro park complex.
Combination Skeet and Trap Field (8 station)	Minimum 30A	All walks and structures occur within an area approximately 130' wide by 115' deep. Minimum cleared area is contained within two superimposed segments with 100-yard radii (4 acres). Shot-fall danger zone is contained within two superimposed segments with 300-yard radii (36 acres).	Center line of length runs northeast-southwest with shooter facing northeast.	1 per 50,000	30 minutes travel time	Part of a regional/ metro park complex.
Golf 1. Par 3 (18-Hole) 2. 9-hole standard 3. 18-hole standard	• 50-60A • Minimum 50A • Minimum 110A	• Average length-vary 600-2700 yards • Average length–2250 yards • Average length–6500 yards	Majority of holes on north-south axis.	 • 1/25,000 • 1/50,000	½ to 1 hour travel time	• 9-hole course can accommodate 350 people/day. • 18-hole course can accommodate 500-550 people a day. Course may be located in community or district park, but should not be over 20 miles from population center
Swimming Pools	Varies on size of pool and amenities. Usually ½ to 2A site.	*Teaching*–minimum of 25 yards x 45' even depth of 3 to 4 feet. *Competitive*–minimum of 25m x 16m. Minimum of 27 square feet of water surface per swimmer. Ratios of 2:1 deck vs. water.	None–although care must be taken in siting of lifeguard stations in relation to afternoon sun.	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.
Beach Areas	N/A	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3-4A supporting land per A of beach.	N/A	N/A	N/A	Should have sand bottom with slope a maximum of 5% (flat preferable). Boating areas completely segregated from swimming areas.

Source: National Recreation and Park Association, *Recreation, Park and Open Space Standards and Guidelines.*

APPENDIX F
Acronyms

ADT – **A**verage **D**aily **T**raffic

AICP – **A**merican **I**nstitute of **C**ertified **P**lanners

APA – **A**merican **P**lanning **A**ssociation

BIA – **B**uilding **I**ndustry **A**ssociation

BZA – **B**oard of **Z**oning **A**ppeals

DALIS - Delaware **A**rea **L**and **I**nformation **S**ystems

DCRPC - Delaware **C**ounty **R**egional **P**lanning **C**ommission

DU – **D**welling **U**nit

EMS – **E**mergency **M**edical **S**ervice

FEMA – **F**ederal **E**mergency **M**anagement **A**gency

GIS – Geographical **I**nformation **S**ystems

HU – **H**ousing **U**nit

LESA – **L**and **E**valuation **S**ite **A**ssess

NRPA – **N**ational **R**ecreation and **P**ark **A**ssociation

OCAP – **O**hio **C**apability **A**nalysis **P**rogram

ODOT – **O**hio **D**epartment **O**f **T**ransportation

OEPA – Ohio **E**nvironmental **P**rotection **A**gency

PACE – **P**rotocol for **A**ssessment of **C**ommunity **E**nvironmental Health

PCD – **P**lanned **C**ommercial **D**istrict

PRD – Planned **R**esidential **D**istrict

PUD – **P**lanned **U**nit **D**evelopment

ROW – **R**ight **O**f **W**ay

RPC – **R**egional **P**lanning **C**ommission

APPENDIX G
1985 Porter Township Comprehensive Plan

District 1 – Agricultural Land. The land in District 1 is prime agricultural land all currently zoned A-1. District 1 land should remain A-1 to preserve and conserve the agricultural base of the township. This land is currently owned in relatively large tracts which have not been split and is most suited for the agricultural purposes and intent of the zoning resolution.

District 2 – Residential Land. The land in District 2 is currently zoned A-1 and R-1 and includes the portions of the township wherein the ownership of land has already been split into smaller tracts. It also contains a 750-foot deep corridor from the centerline on both sides of the road along Olive Green Road, Centerburg Road, and S. R. 61, and S. R. 3.

District 2 land is projected for future land usage as R-1 and PRD Zoning Districts. This planned future usage is dependant and contingent on the development of adequate transportation and utility services to properly serve the increased population density. The development standards set forth in Article VII and VIII of the Zoning Resolution must be met as conditions precedent to projected land usage of this District.

District 3 – Commercial Land. District 3 is projected as future C-1, C-2, and PCD Zoning. The land in District 3 basically includes the land near the intersection of State Routes 521 and 656 and is readily accessible to the residents of the township. The District 3 land is also centrally located in relation to the population density of the township. The development standards set forth in the Zoning Resolution for Districts C-1, C-2, and PCD must be met as conditions precedent prior to the rezoning of the District 3 land.

District 4 – Commercial and Industrial. District 4 is projected as future C-1, C-2, and PCD and I zoning districts. This land is located in the northwest corner of the township and fronts on State Route 61. District 4 land is the closest land in the township to the interstate highway system. District 4 land is also owned in relatively large tracts which have not been split as has the land included in Districts 2 and 3. Consequently, sufficient acreage is owned by single owners so that a proposed commercial-industrial developer could acquire a sufficiently large tract of land for a given development purpose. Development of District 4 land is contingent on compliance with the development standards as set out in Articles IX, I, IX, and IXX of the Zoning Resolution.

Plan Review and Revision

As of the adoption of this development plan, Porter Township is a rural agricultural community. Existing transportation facilities and utility services cannot support much of the projected and planned use. As the population of the township increases and transportation and utility services improve and increase, this plan should be reviewed periodically, and at least biannually, to take into account how such changes may impact in the township.

Plan Adoption

This Porter Township Development Plan is adopted by the Porter Township Zoning Commission and is submitted to the Porter Township Trustees for approval and ratification. While Chapter 519 of the Ohio Revised Code contains no specific reference to a township land use plan, the plan should be adopted by the Township Trustees, after public hearing, to give the plan status as public policy for the future development of the township.