

THE 2023 TROY TOWNSHIP COMPREHENSIVE PLAN

Township Hall and Zoning Office
4293 U.S. Route 23 North
Delaware, Ohio

Adopted by the Troy Township Trustees on XXXXXX
Amended by the Troy Township Zoning Commission on XXXXXX

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Vision Statement

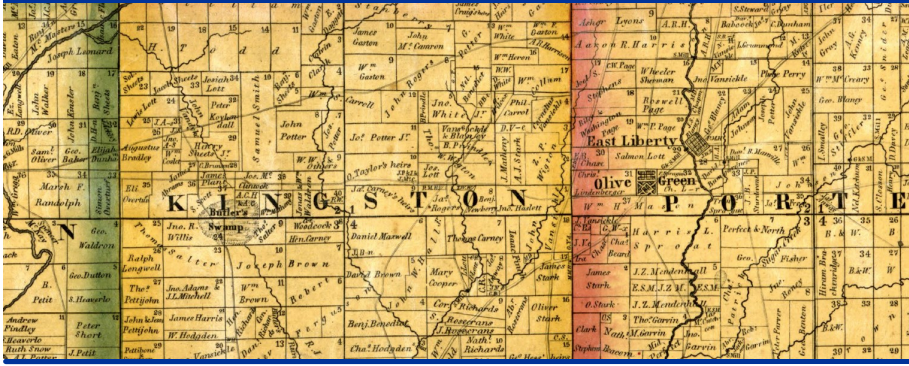
(COPIED FROM 2002 PLAN)

When Troy Township is all built out, we would like it to be a community with a rural feel and character. Our Township roads should safely carry local traffic. Rural roads would have a rough edge that provides a rural feel. We strongly recommend that mature landscaping be maintained along rural roads. We would like most residential areas to remain at an overall low density.

We would like agriculture and/or green spaces throughout the community. We would like to preserve unique scenic views and our critical natural resources such as ravines, floodplains, wetlands, forests and aquifers. We would like planned commercial and planned industrial uses, with attractive landscaping to balance the tax base. We would like to have a variety of land uses with controlled densities of population dependent upon the locations, natural features, and availability of utilities.

As we grow, we would like to see a planned commercial corridor along US 23 that does not encroach on the surrounding rural character. We would like commercial development to reflect a small community feel, with the use of natural materials and traditional structural colors.

We want to live in a community where growth is balanced with the conservation and enhancement of rural landscapes, agriculture, cultural and heritage resources, and the environment.



CHAPTER 1 Introduction

Beginnings

Troy Township was created in December of 1816 when Marlboro and Delaware Townships were split. Between 1893 and 1904 a town called Troyton was located at the intersection of Radnor Road and the Norfolk & Western railroad. Troyton had its own post office. All that remains of Troyton is a grain elevator. Cole's Mills was also considered a town in the old Troy Township. A gristmill and a sawmill erected by Joseph Cole in 1816 were followed by a post office in 1841. The grinding stones from Cole's Mill now sit in front of the Nash House Museum in Delaware.

Many of the early roads in Troy Township followed Native American hunting paths, including the upper portion of Horseshoe Road. After World War II, a federal dam project at the current Delaware State Park displaced a couple hundred families in Troy Township. Some homes in the flood plain were moved. Much of the northeast quadrant of Troy Township is located in the regulatory floodplain, primarily surrounding Delaware Lake and Delaware State Park.

Summary

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth and the 40th fastest growing county in the USA from 2000-2020. Troy Township has experienced modest growth from 2000-2021, putting its current population at 2,123 as of 2021.

Troy Township is likely to remain a single family residential rural area due to a lack of sanitary sewer (plan for extension to park?) service. Del-Co Water has expanded it's service area since 2002, which extends to almost all quadrants of the township. A City water treatment plant is located in the township on the east side of US-23. The City of Delaware also provides water service to some areas within the township.

With the northern expansion of Delaware City, the

southern portion of the Township may encounter suburban growth pressures in the next few years. Addison Farms development was approved in 2022 by the City of Delaware; a project that is proposed to include single-family, multi-family, senior living, office and commercial uses on 273-acres just south of Hills-Miller Road.

The Olentangy River and Delaware Lake are two significant features in the township recommended for conservation through lower densities and encouragement of conservation subdivision design. The US 23 corridor is to be the commercial base of the township, with access management and architectural guidelines strongly emphasized. A density of 1 unit per two acres is recommended for most of the township to help maintain rural character, but higher densities are recommended in certain areas if sanitary sewer service were to become available.



Source: Historicmapworks.com, Delaware County 1866

Community

Troy Township's land use has historically been heavily weighted toward single-family residential and agricultural uses, which still holds true today. These combined land uses make up 81.3% of the township. The Troy Township Hall serves as the Township meeting center for public meetings; located on the west side of US-23 across from the Delaware State Park.

Health

From the first settlement the inhabitants of this township seem to have enjoyed robust health, which is to be attributed, at least in part, to its pure air and water, as well as the temperate habits of the people.

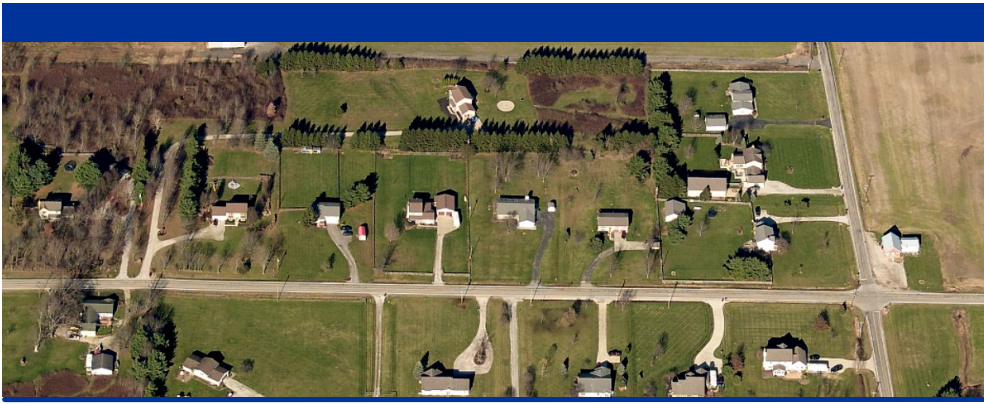
The Comprehensive Plan contains policies, goals, and a recommended land use map for the future development of the Township. The Township must subsequently amend its zoning to implement these policies and visions. The Comprehensive Land Use Plan is intended to be site-specific, with land use and/or density classification related to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas. *Data from various sources are utilized and presented cartographically in a GIS format.*

Updating the Comprehensive Plan

The Troy Township Steering Committee convened on June 5, 2023, for the purpose of beginning an update to its Comprehensive Plan, last adopted and amended in 2002. The Zoning Commission is responsible (Ohio Revised Code 519.05) for the submission of a plan to the Township Trustees to achieve the purposes of land use regulation under zoning powers (ORC 519.02). At-large residents and landowners of the Township were encouraged to participate in the planning process.

The Comprehensive Land Use Plan update is intended to:

1. Review changes in land use, population, utility services, roads, boundaries that have occurred since the previous plan, as well as the changes in economic, legislative, judicial, and regulatory conditions;
2. Review any existing policies and judge whether they are still representative of the community's values and visions of its future, and if those policies conform to current federal and state land use legislation and court decisions;
3. Review the goals and objectives for the growth in the ensuing 5 to 10 years;
4. Create a revised text and map for the recommended land use on a site-specific basis to guide future growth of the Township;
5. Recommend amendments to local zoning, and the adoption of development policies to assure that the Township will be what it has envisioned when it is all built out.



CHAPTER 2 Population

Building and Population

According to the U.S. Census Bureau, Delaware County’s population grew from 109,989 in April, 2000 to 174,214 in April, 2010 (a 58% increase). Since 2010, the County has posted an increase of 17%, to an estimate by the Delaware County Regional Planning Commission staff (DCRPC) of 204,500 in 2019.

Troy Township’s population was 2,021 in the 2000 Census. This increased to 2,115 in the 2010 Census, representing a 4.65% increase. In the 2020 Census, the

township number was 2,105. The decline during that time period represents a decrease of 0.47%. DCRPC updates these figures annually, using a formula that uses **building permits** as its chief factor in determining growth. The formula takes into account the average number of residents per unit, a vacancy rate, and a typical period of time between building permit and home completion. The following table and graph represent the building permits since 2011 in the Township.

Figure 2.1. Troy Township New Residential Building Permits 2011-2022

Yr	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	2	5	1	3	8	7	2	4	6	2	12	12

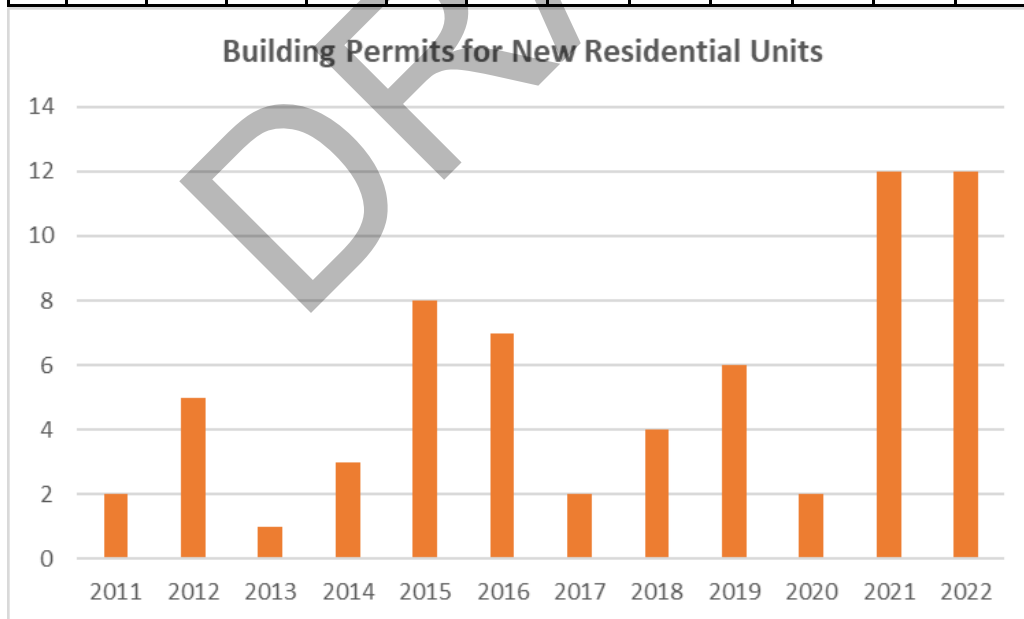


Figure 2. Historical Township Building Permits (includes multi-family)

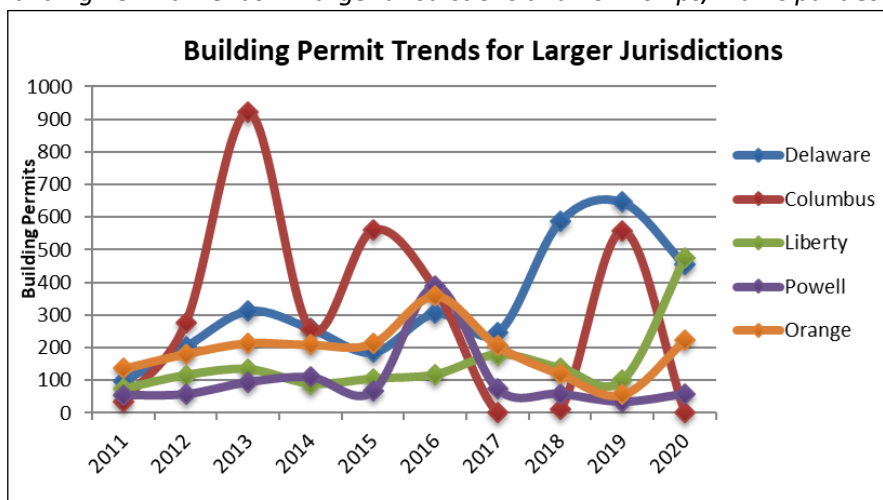
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Berkshire	38	45	91	55	84	269	66	284	234	137
Berlin	19	28	24	50	73	62	108	125	210	123
Brown	3	6	3	6	3	4	10	6	15	12
Concord	67	32	39	31	70	185	107	212	162	117
Delaware	7	1	7	4	2	20	9	6	18	9
Genoa	110	39	66	109	77	74	46	48	45	40
Harlem	21	13	22	29	44	38	23	38	48	31
Kingston	9	5	7	10	9	33	24	26	18	17
Liberty	133	89	104	117	178	137	99	474	573	357
Marlboro	0	2	0	0	1	4	0	0	2	0
Orange	214	209	213	358	205	119	56	222	282	217
Oxford	1	1	1	1	0	7	3	2	3	2
Porter	13	10	13	11	13	15	14	10	12	16
Radnor	6	6	2	5	10	3	3	4	12	10
Scioto	8	9	9	21	22	11	33	16	50	15
Thompson	1	0	2	1	2	1	0	4	4	7
Trenton	4	4	5	9	5	11	19	14	20	9
Troy	1	3	8	7	2	4	6	2	12	12
Total Twps	655	502	616	824	800	997	626	1,493	1,720	1,131

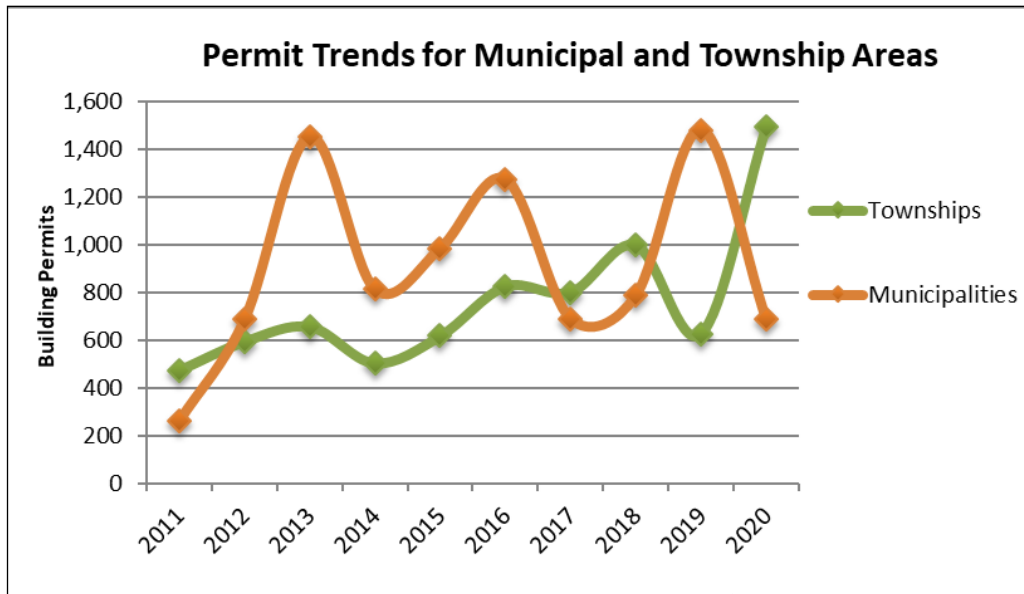
Figure 3. Historical Municipality Building Permits (includes multi-family)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Delaware	313	259	186	306	246	587	646	454	506	475
Galena	4	6	7	5	10	4	63	87	120	22
Sunbury	73	36	36	31	95	91	59	34	56	111
Shawnee Hills	10	10	5	11	3	1	3	1	4	1
Powell	95	110	66	388	73	59	35	59	98	75
Ashley	1	0	0	0	1	0	0	0	0	0
Ostrander	23	12	12	7	31	25	10	29	34	29
Dublin*	0	2	0	9	18	9	5	4	7	4
Westerville*	10	121	111	136	65	0	101	16	1	0
Columbus*	921	255	560	379	0	10	557	1	1	2
Total Municipalities	1,450	811	983	1,272	542	786	1,479	685	827	719

*Portions within Delaware County

Figure 4. Building Permit Trends in Large Jurisdictions and Townships/Municipalities (next page)





The next table shows population projections calculated by the DCRPC for all communities in Delaware County. These projections are considered more current than the U.S. Census because DCRPC has more current building permit data. The projections are speculative and may change drastically based upon major developments. The maximum build-out population is a depiction of what the build-out population would be for each community as they are currently planned and zoned.

Figure 5. Township Population Projections

	2010 US CENSUS	2020 US CENSUS	2025	2030	2035
Berkshire	2,428	4,613	7,043	8,966	10,848
Berlin	6,496	7,859	10,391	12,811	15,153
Brown	1,416	1,401	1,500	1,587	1,675
Concord	9,294	11,061	12,881	14,359	15,813
Delaware	1,964	2,150	2,273	2,395	2,514
Genoa	23,090	24,920	25,454	25,914	26,362
Harlem	3,953	4,594	5,057	5,466	5,871
Kingston	2,156	2,373	2,618	2,827	3,029
Liberty	14,581	18,517	23,408	27,388	29,900
Marlboro	281	296	310	325	340
Orange	23,762	30,966	33,810	36,261	38,679
Oxford	987	948	984	1,023	1,059
Porter	1,923	2,212	2,389	2,556	2,718
Radnor	1,540	1,572	1,644	1,705	1,772
Scioto	2,350	2,668	2,960	3,223	3,488
Thompson	684	657	702	735	770
Trenton	2,190	2,282	2,442	2,582	2,720
Troy	2,115	2,104	2,190	2,265	2,345
Total Twps	101,210	120,062	138,056	152,387	165,087

Prepared by DCRPC (Housing Unit Method)

Figure 6. Municipal Population Projections

	2010 US CENSUS	2020 US CENSUS	2025	2030	2035
Delaware	34,753	41,302	47,897	52,264	56,961
Galena	653	924	1,889	2,479	3,124
Sunbury	4,389	6,614	7,808	8,650	9,520
Shawnee Hills	681	835	868	883	900
Powell	11,500	14,163	15,526	15,826	15,826
Ashley	1,330	1,198	1,191	1,192	1,194
Ostrander	643	1,094	1,509	1,509	1,509
Dublin	4,018	4,250	4,333	4,383	4,436
Westerville	7,792	9,230	9,387	9,422	9,455
Columbus	7,245	14,570	15,123	15,187	15,319
Total Municipalities	73,004	94,180	105,531	111,796	125,143

Prepared by DCRPC (Housing Unit Method)

Demographic Profiles

The U.S. Census shows certain other profiles of Troy Township’s population. The picture is of a generally affluent, mostly white population, 83 percent of whom are 18 years of age or older. Two percent of the population is unemployed and the poverty level is 3.8 percent higher than Delaware County as a whole.

Figure 7. U.S. Census Demographic Profile, Troy Twp

U.S. Census Population Category	2010 Twp Population	2020 Twp Population
Total Township population	2,115 persons	2,105 persons
White	2,013	1,941
Latino	35	38
African American	15	15
Native American	3	2
Asian	11	5
Other	5	8
Two or More	33	96
5-yr estimates, 2020		
Over 18 population	1,656 (83.37%)	
Male population	1,070 (53%)	
Female population	1,035 (47%)	
Median age	46	
Family households	622	
Nonfamily households	219	
Average household size	2.70	
Average family size	2.79	

Source: U.S. Census Bureau 2020 ACS 5-Year Estimates

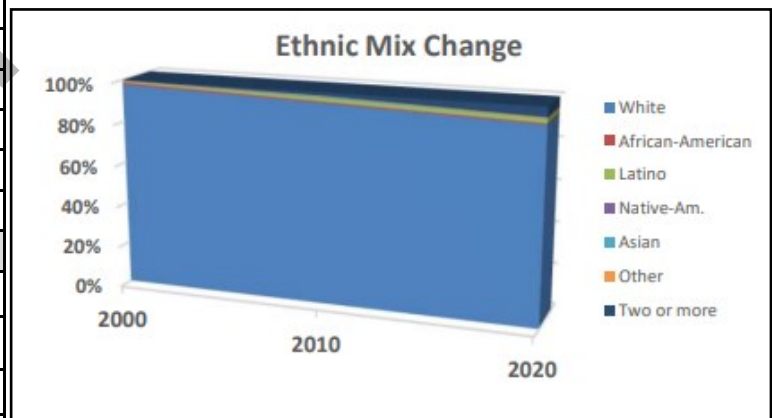


Figure 8. U.S. Census Demographic Profile, Troy Twp

U.S. Census 2020 Category	Troy Township	All Delaware Co Townships	All Delaware Co. Cities and Villages	All Delaware County
Education: Percent H.S. grad or higher (25+)	96.3%	96.0%	95.1%	96.8%
Education: Percent Bachelor’s degree or higher	41.7%	42.5%	45.6%	55.5%
Civilian labor force employed	1,328	57,647	39,201	106,393
% Civilian labor force employed	60.7%	65.0%	69.4%	69.3%
Civilian labor force unemployed	43	1,540	1,178	2,774
% Civilian labor force unemployed	2.0%	1.7%	2.6%	1.8%
Median Household income	\$98,750	\$89,981	\$89,940	\$111,411
Median family income	\$108,681	\$102,231	\$103,494	\$131,382
Per capita income	\$36,494	\$39,691	\$38,746	\$48,312
% Families below poverty level	7.0%	2.7%	6.0%	3.2%
% Individuals below poverty level	10.9%	4.7%	7.6%	4.8%

Source: U.S. Census Bureau 2020 ACS 5-Year Estimates

Troy Township Growth Summary

Troy Township is bisected by US-23 that travels north and south, with direct access to downtown Delaware. However, lack of sewer service has limited larger scale residential growth in the township. Historically (since the 1950’s), there had been five to ten small subdivisions every ten years that included a handful of single-family residential lots. There have not been any recent subdivisions platted since the mid 2000’s, and all of those were Common Access Drive (CAD) subdivisions.

Figure 9. Past Census Figures, Estimates, and Future Projection

1970	1980	1990	2000	2010	2020	2023	2025	2023
989	1,414	1,652	2,021	2,115	2,105	2,150	2,173	2,231

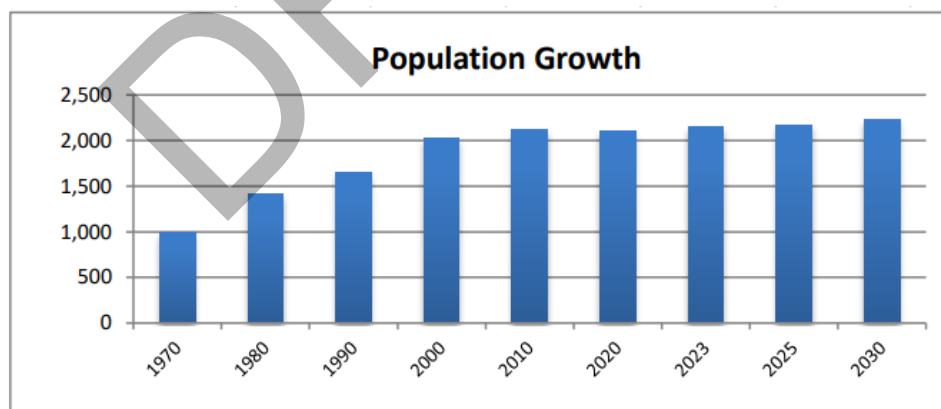


Figure 10. Recorded Subdivisions, by date recorded, in Troy Township (since 1951)

RECORDED	SUBDIVISION	ACRES	SF LOTS
10/16/1951	BURREYS ADD <i>(not fully developed)</i>	11	60
12/10/1953	HORSESHOE ACRES <i>(not fully developed)</i>	10	8
12/30/1953	FLANAGAN SUB	5	5
5/3/1954	AMENDED KIRKWOOD SUB <i>(not fully developed)</i>	7	10
9/1/1954	OVERLOOK ACRES <i>(not fully developed)</i>	36	17
6/27/1956	TROY ACRES <i>(not fully developed)</i>	1	12
10/17/1957	OLEN DEL ACRES SUB	5	6
12/17/1957	STONEBROOK ADD <i>(not fully developed)</i>	7	10
6/21/1962	OLEN DEL ACRES SUB NO 1	5	2
8/8/1962	WADE SCHAFFER SUB	5	4
10/7/1963	H & E ARTHUR ACRES SUB <i>(not fully developed)</i>	3	7
12/18/1963	MAPLE GROVE ESTATES	4	7
5/13/1964	HORSESHOE ACRES NO 2 <i>(not fully developed)</i>	9	3
1/5/1965	OLEN DEL ACRES SUB NO 2 AMENDED	2	1
6/22/1970	OLEN DEL ACRES SUB NO 3	2	2
5/24/1972	NIST SUB	7	5
6/21/1973	SHERMAN ACRE SUB <i>(not fully developed)</i>	6	4
12/8/1975	DELAWARE WOODS SUB NO 1	6	4
5/19/1976	DELAWARE WOODS SUB NO 2	5	4
7/29/1977	DELAWARE WOODS SUB NO 3	6	4
5/31/1978	FOUTS SUB	3	2
11/7/1978	WHISPERING WOODS SUB <i>(not fully developed)</i>	4	4
9/21/1979	HAWK SUB <i>(not fully developed)</i>	5	2
11/15/1979	THOMPSON ACRES SUB <i>(not fully developed)</i>	5	2
6/17/1981	CHAR-GLENN SUB	3	3
10/5/1981	CLOE MILLER SUB	3	2
2/7/1983	GREEN ACRES WOOD SUB	3	1
3/25/1983	HYATT SUB	5	2
9/6/1984	GREEN ACRES WOOD SUB NO 2	4	1
7/22/1985	BURDETTE SUB	3	4
7/14/1986	THISTLE PATCH SUB	5	4
9/2/1986	REFILED MAIN ACRES SUB	5	4
5/26/1987	KEM SUB	3	2
7/25/1988	SHADY GLENN SUB	20	7
9/14/1989	SHADY GLENN SUB NO 2	5	4
2/14/1991	COOMES SUB	6	2
4/1/1991	LEHNER BROTHER'S SUB	6	4
9/16/1991	BURTON ESTATES	5	2
10/26/1992	HILLS-MILLER ACRES SUB <i>(not fully developed)</i>	13	4 (CAD)
2/14/1994	TRAVIS ESTATES SUB	18	4 (CAD)
9/30/1994	C & R LEHNER SUB	6	4
10/24/1994	LE VILLI SUB	5	3
5/13/1997	PANTERRA SUB NO 1	10	4
5/13/1997	PANTERRA SUB NO 2	9	3
5/13/1997	PANTERRA SUB NO 3	7	4
7/8/1999	DARRYL N W SUB	10	4 (CAD)
9/13/2001	AIDA SUB	10	3 (CAD)
1/13/2003	PINKSTON ACRES	27	7 (CAD)
2/16/2006	CHRISTY SUB	10	3 (CAD)

*Subdivisions "not fully developed" may include lots that have been combined or reconfigured



CHAPTER 3 Development and Change

Troy Township Development Activity

Platting activity for new subdivisions is an indicator of growth, as it precedes building. Historically, lots in Troy Township have been 2 to 5 acres in size, with on-site septic systems. Figure 10 illustrates platted subdivision activity in Troy Township. The DCRPC approves platting for the unincorporated areas of the County. The County development trends over the past 15 years demonstrate that growth in the southern tier is different from growth to the north.

A more simplified No Plat subdivision or “lot split,” is an option for creating lots. The Ohio Revised Code permits a division of a parcel of land along a public street not involving the opening, widening, or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided. An application for a lot split is approved by the DCRPC and required for lots 5 acres or smaller. Figure 11 indicates a modest amount of recent No Plat lot split activity in the Township.

Platting and No Plat activity does not account for divisions that result in lots that are greater than 5 acres.

Another indicator of development and change in the Township is rezoning activity. Figure 12 indicates the acreage reviewed during rezoning requests since 2000. In terms of land, more than 49 acres of Troy Township experienced a change of zoning from 2001-2020.

Development Pattern Map

DCRPC created a development pattern map that tracks the size and location of zonings and subdivisions. In Troy Township, there are no major projects identified. However, in 2022 a 23.4-acre tract was annexed from Troy Township to the City of Delaware. You can clearly see the expansion of Addison Farms residential subdivision as it extends into what was recently Troy Township. Other features include smaller platted areas.

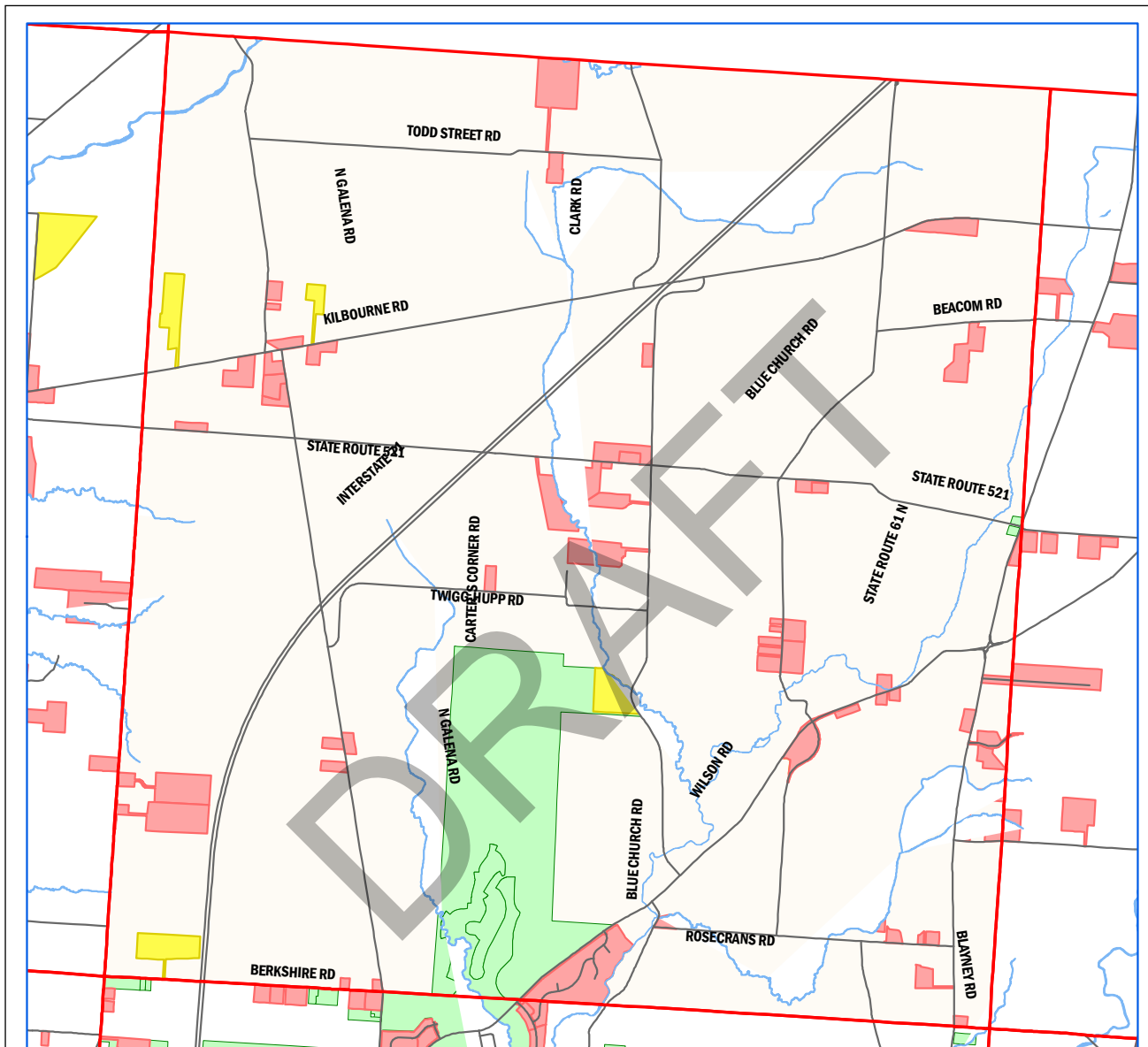
Figure 11. No Plat Lot Splits 2008-2020

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Split	0	0	4	3	7	0	2	0	0	0	5	21	1
Transfer	0	1	1	1	2	0	5	2	1	2	2	3	6

Figure 12. Zoning Reviews Since 2000

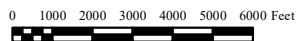
Zoning Reviews	Acres	From	To	Date Approved
Richard Mott	1.69	FR-1	HSD	2/07/ 2001
Linda Kress	1.06	FR-1	PCD	8/02/2002
B&L Packrat	6.84	FR-1	PCD	11/17/2003
Donna Travis	2.00	FR-1	HSD	11/15/2004
Jerry Paul	5.93	FR-1	PCD	7/17/2006
Jon Fenstermaker	13.95	FR-1	PCD	10/16/2006
Dr. Thomas Garey	2.869	FR-1	PCD	3/15/2010
David & Cheryl Born	2.17	FR-1	PCD	10/01/2015
Delaware Prop.	10.978	FR-1	PCD	12/16/2019
Nathan & Andrew Hoffman	1.70	FR-1	PCD	7/20/2020

Additional information, called “attributes,” are stored within the DCRPC GIS system. Information includes building permit issuance, developer/landowner, subdivision names, number of homes and density.



Development Pattern

Kingston Township

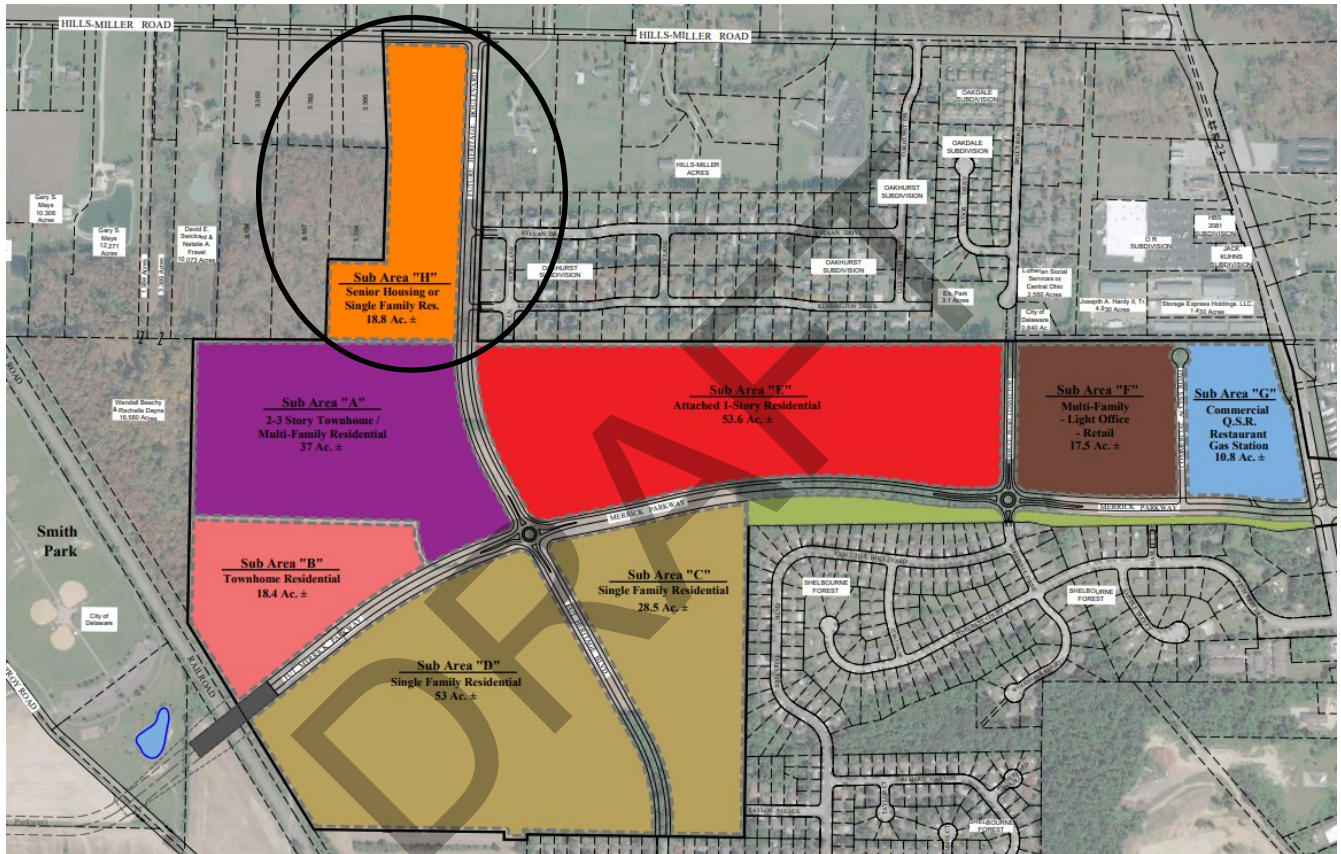


Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (11/8/2022)

Township Boundaries	Recorded Subdivision
Road Centerlines	Proposed Subdivisions
Rivers/Lakes/Streams	Rezoning Subdivision
Incorporated Area	Multi Family

Active Cases

There are no active rezoning or development cases in Troy Township or in close proximity in the neighboring and adjacent townships; Radnor, Marlboro, Oxford and Brown. However, the Addison Farms development continues to grow and expand into the southern portion of the township as seen in figure 13 below.



Addison Farms Subarea Plan2023

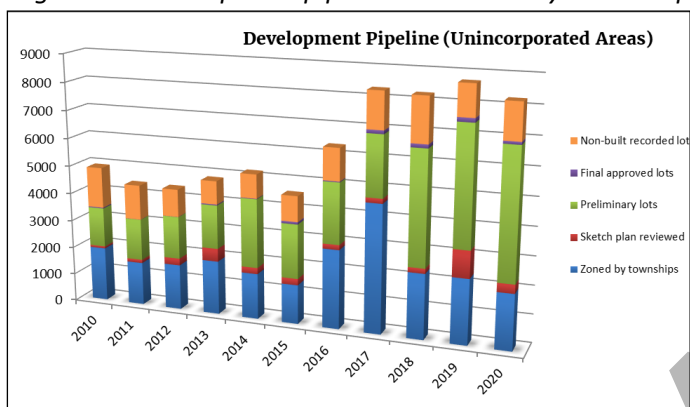
Regional Development Activity

Typically, in new-growth areas, the subdivision platting process has served as an indicator of future growth. This section briefly describes the development of the overall County.

Overall, Delaware County grew by 64.3% from 1990-2000, ranking it as the 15th fastest-growing county in the country by percentage of growth. For the period of 2000-2010, the growth was 58.4%, as the County was the 22nd fastest-growing.

Zoning and subdivision activity has led to a large supply of subdivision lots available for development. This trend is best represented in the following table, based only on the development activity of the unincorporated areas. It represents the number of lots in the various stages of the development process at the end of each year. The overall number of lots in the pipeline generally decreased until 2012, when several new subdivisions started through the process. DCRPC estimates that there is still a 14-year supply of lots in the development process.

Figure 13. Development pipeline in the County’s unincorporated areas



There have been no rezoning or development proposal in Troy Township that would allow for new, developable lots in the timeframe listed in Figure 13. Typical lot splits are not included in those figures.

Development Process	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Zoning approved	1,549	1,626	1,925	1,636	1,401	2,816	4,558	2,317	2,312	1,978
Sketch Plan reviewed	119	247	464	220	228	176	171	176	958	315
Preliminary approved	1,488	1,523	1,563	2,454	1,934	2,161	2,153	4,030	4,190	4,568
Final Plat approved	6	7	36	19	83	29	124	131	146	95
Non-built, recorded lots	1,238	979	825	849	907	1,138	1,299	1,576	1,101	1,273
Total in Pipeline	4,400	4,382	4,813	5,178	4,553	6,320	8,305	8,230	9,707	8,229

Source for Figures 12 and 13: DCRPC, 2021

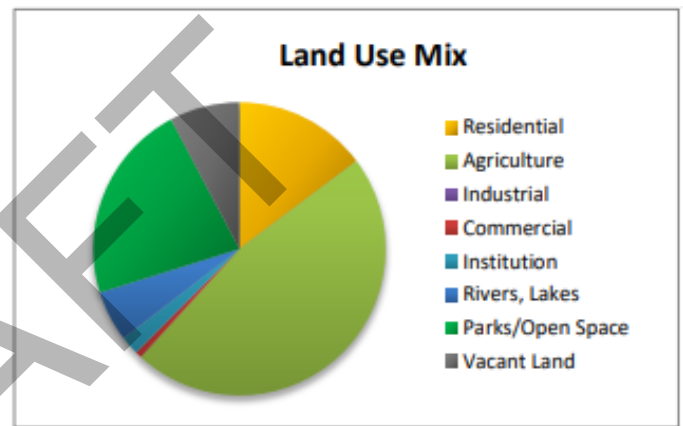


CHAPTER 4 Existing Land Use

The existing land use of Troy Township is displayed and analyzed by type according to the County Auditor’s Geographic Information System (GIS) and tax code. The most significant change since 2001 has been an increase in Residential land from 2,355.49 acres to 3,649.87 acres, an increase of 55%.

Figure 15. Troy Township Land Use 2018

LAND USE	ACREAGE	PERCENTAGE
Residential	2,248.16	15%
<i>Residential Vacant Land</i>	<i>925.37</i>	<i>-</i>
Commercial	110.91	1%
<i>Commercial Vacant Land</i>	<i>24.86</i>	<i>-</i>
Industrial	0	0%
<i>Industrial Vacant Land</i>	<i>0.15</i>	<i>-</i>
Institution	310.83	2%
Agricultural	7148.38	47%
<i>Agricultural Vacant Land</i>	<i>228.64</i>	<i>-</i>
Parks/Open Space	3,355.6	22%
ROW	449.16	-
River/Lakes/Ponds	855.97	6%
Vacant Land	1,179.02	8%
Total	15,658.03	100%



Observations on Land Use and Development Patterns

The following general observations have been updated using the original findings from the 2002 Plan:

- 1) The township has lost 190.56-acres by annexation since 2002 to the City of Delaware.
- 2) 142 new homes have been built in the last 20 years (2002 to 2022).
- 3) Population has grown from 2,021 in 2000 to 2,105 in 2023.
- 4) Agriculture/undeveloped land is still the primary land use at 47% of all acreage (was 85%).
- 5) The township is made up of 15,658.03 acres, divided by US 23.
- 6) Troy Township has significant natural beauty in the Delaware Lake and Olentangy River and tributaries, which need protection.
- 7) Other than unpaved trails in Delaware State Park and Gallant Woods Park, there is limited pedestrian connections in the township with no sidewalks or paved paths.
- 8) Del-Co Water Company has expanded their centralized water service throughout much of the township since 2002.
- 9) The township is still outside the current Delaware County sanitary sewer service areas.
- 10) Buckeye Valley and Delaware City school districts, which serve the township, have experienced modest growth in its student population over the past 10 years and is projected to see growth rates over 20 percent for each district over the next 10 years.
- 11) The township generated 185 calls for service to the Sherriff's office in 2022 (429 in 2020).
- 12) There is still no township park, but Delaware State Park and Delaware State Wildlife Area provides passive open space and recreation. There may be a need for additional active recreation such as baseball and soccer fields, tennis and basketball courts, and a public swimming pool in the future.
- 13) Gallant Woods Park is located in the southwest

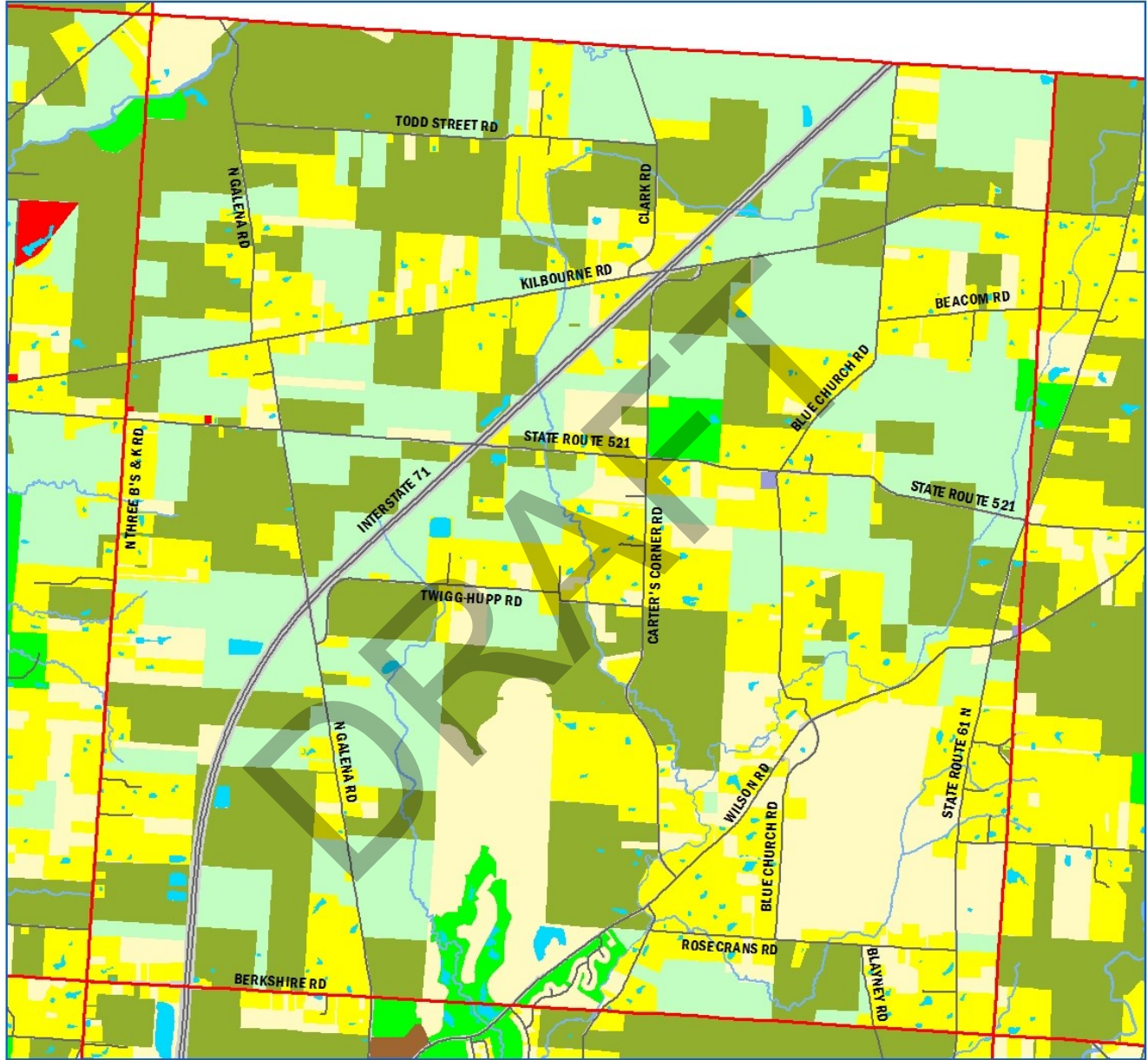
corner of the township and offers cross-country skiing, geocaching, trails for hiking & jogging, picnic tables, playground equipment, restrooms, shelters and a sledding hill, all on 231 acres.

- 14) Single family residential use accounts for 15% of the land use, compared to just over 10% in 2000.
- 15) Much of the township in all directions still includes large tracts (~100 acre tracts) of undeveloped land.
- 16) There are 959 total housing units within Troy Township, 662 of which are single-family homes and 297 are multi-family homes. Based on aerial imagery, there are 246 mobile homes (in Troy Township jurisdiction) within three mobile home parks and there are 45 vacant mobile home parking pads in those parks. The condition of the housing stock is good to excellent.

Just as in 2002, the many influences on land development include:

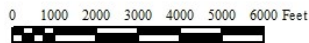
- The power of money (market demand)
- Regional economic conditions
- Location
- Sanitary sewer service areas, sewer capacity, density of development by sewer design
- Soils and their suitability for on- site sewage disposal systems
- Natural resources (topography, floodplains, streams, wetlands)
- Public/private centralized water service areas and capacity
- Roads and traffic congestion
- Community Facilities (schools, fire, police, etc.)
- Local zoning
- Banking/lending practices for kinds of development

The book *Rural by Design*, by Randall Arendt (Planners Press, American Planning Association) is one guide to other development patterns that may augment the large lot and conventional development patterns the township has already experienced.



Existing Land Use

Kingston Township



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
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	Single Family		Residential Vacant Land
	Multi Family		Commercial Vacant Land
	Commercial		Industrial Vacant Land
	Industrial		Park / Golf Course / Open Space
	Institution		River / Lake / Pond
	Agricultural		Road / Rail ROW
	Agricultural Vacant Land		

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CHAPTER 5 Natural Resources and Conservation

Troy Township’s principal natural resources are the Delaware Lake and Olentangy River. Troy Township also has floodplains, wetlands, fertile soils, forests, and abundant wildlife. These natural resources are most frequently cited as the foundation of “rural character” noted in Chapter Four. The natural resources of the township are part of this rural character. These resources should be conserved wherever possible.

Topography

Troy Township has relatively mild differences in elevations and slopes. The elevation map indicates a 120 foot difference in elevation from the highest point of 980 feet above mean sea level in the western portion of the Township to a low of 860 at the low water elevation of the Olentangy River in the southern portion of the Township. (See Map 6.1)

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. Houses with walkout basements can typically be built on slopes up to 20%. (See Map 6.2)

Floodplains, bodies of water

The Delaware Lake is a significant natural resource area. Most of the floodplains in Troy Township relate to the Delaware Lake and Olentangy River. The Delaware Lake was created by the U.S. Army Corps of Engineers in 1951 with the construction of a flood control dam. Its purpose is to control flooding in the Olentangy Watershed. The lake is also a source for Delaware City drinking water as well as a recreational park. The Delaware State Park has 1,815 acres in land and 1,330 acres in water, and the Delaware State Wildlife area is 4,670 acres.

The National Flood Insurance Program, (which includes Troy Township) discourages development in the 100

year floodplain and prohibits development in the 100 year floodway. These areas are mapped by the Federal Emergency Management Agency (FEMA). The floodplain map gives a general location of the floodplains. For specific information see the FEMA maps at the Delaware County Building Department, 50 Channing Street, Delaware Ohio (740-833-2200). (See Map 6.3)

According to *Protecting Floodplain Resources* (FEMA, 1996) undisturbed floodplains perform several critical functions:

- **Water Resources - Natural flood and erosion control:** flood storage and conveyance; reduce flood velocities; reduce peak flows; reduce sedimentation.
- Delaware County participates in the NFIP, which includes all unincorporated land like Troy Township.
- **Water Quality Maintenance:** filter nutrients and impurities from runoff; process organic wastes; moderate temperature fluctuations.
- ODNR’s Ground Water Pollution Potential Report indicates Troy Township has a generally low vulnerability to water contamination.



- **Groundwater Recharge:** reduce frequency and duration of low surface flows.
- **Biological Resources:** rich, alluvial soils promote vegetative growth; maintain bio diversity, integrity of ecosystems.
 - Delaware Lake, Olentangy River and many other small streams are prime biological resources for the township.
- **Fish and Wildlife habitats:** provide breeding and feeding grounds; create and enhance waterfowl habitat; protect habitats for rare and endangered species.
 - Common fish and wildlife found in the township: Cottontail rabbit, ring-necked pheasant, mourning dove, squirrels, woodchuck, raccoon, muskrat, mink, and opossum are the principal upland game and fur species. Seasonal migration brings many other species to the area. Populations of black bass, bluegill, crappie, white bass, saugeye, and catfish occur in the reservoir.
- **Societal Resources:** harvest of wild and cultivated products; enhance agricultural lands; provide sites for aqua culture; restore and enhance forest lands.
 - Based on the Delaware County Auditor’s information there are 7,729.802-acres of agricultural land in Troy Township.
- **Recreation:** provide areas for passive and active uses; provide open space; provide aesthetic pleasure.
 - Overlook Acres residential subdivision, platted in 1954 includes an 11.11-acre lot that is dedicated open space and owned by Preservation Parks.
 - Delaware State Park provides a plethora of recreational activities; boating, fishing, hiking, playgrounds, camping, disc golf and archery/shooting range,.
- **Scientific Study/Outdoor Education:** contain cultural resources (historic and archeological sites); environmental studies.

The Delaware County FEMA floodplain maps were completed in 1999, with portions of Troy Township revised in 2009 and/or in 2016 **with one hundred year floodplain elevations rising in some areas.** The 2022 FEMA preliminary floodplain maps show that the one hundred year floodplain has slightly receded in some areas of the Olentangy River.

Given the benefits of floodplains, it is unwise to permit residential development in the 100-year floodplains of Delaware County. Each land use decision to permit development in the 100-year floodplain not only puts

people in harm’s way, but also potentially burdens taxpayers with the cost of bailing out careless development. The Township Zoning Resolution includes floodplain regulations that require any development within floodplain areas comply with the Delaware County Flood Damage Prevention & Control regulations and be approved by the Delaware County Floodplain Administrator.

Groundwater resources

There are generally four aquifer systems in Delaware County. The eastern portion of the County has sandstone aquifers with a yield of 15 to 25 gallons per minute (GPM) at depths of 95 feet. The southern portion of the County has thin lenses of sand and gravel within thick layers of clay fill with a lower yield. The center of the County is a shale aquifer where dry wells are common with a yield of 0 to 3 (GPM) at 75 feet. The western part of the County has a carbonate aquifer type with yields up to 1,000 (GPM) at depths of less than 85 feet. (Source: Ohio State University Extension). 60 Groundwater is a valuable natural resource.

It is an essential part of the hydrological cycle and provides drinking water to areas in the township that are not served by public water. Groundwater should be conserved and its quality as a drinking water supply should be protected, especially for those areas of the township that are not served by public water. The city of Delaware is currently pumping groundwater from Troy Township. State agencies such as ODNR Division of Water monitor the quality of the groundwater and its consumption. Future effects of the City of Delaware’s wells may be monitored by ODNR to determine if individual wells have been adversely affected

Wetlands

Much of the wetlands found in Troy Township are in and around Delaware State Park and in woods that are surrounded by agricultural land. Some of these may be jurisdictional wetlands, which are regulated by the Clean Water Act of 1972. Wetlands are generally defined as soils that support a predominance of wetland vegetation, or are under water at least two weeks per year. A more specific wetland definition is provided by the U. S. Army Corps of Engineers Wetlands Delineation Manual Technical Report Y-87-1.

Wetlands provide many of the same functions as floodplains. They are natural stormwater detention systems that trap, filter, and break down surface runoff. Wetlands can be enhanced to be an attractive and

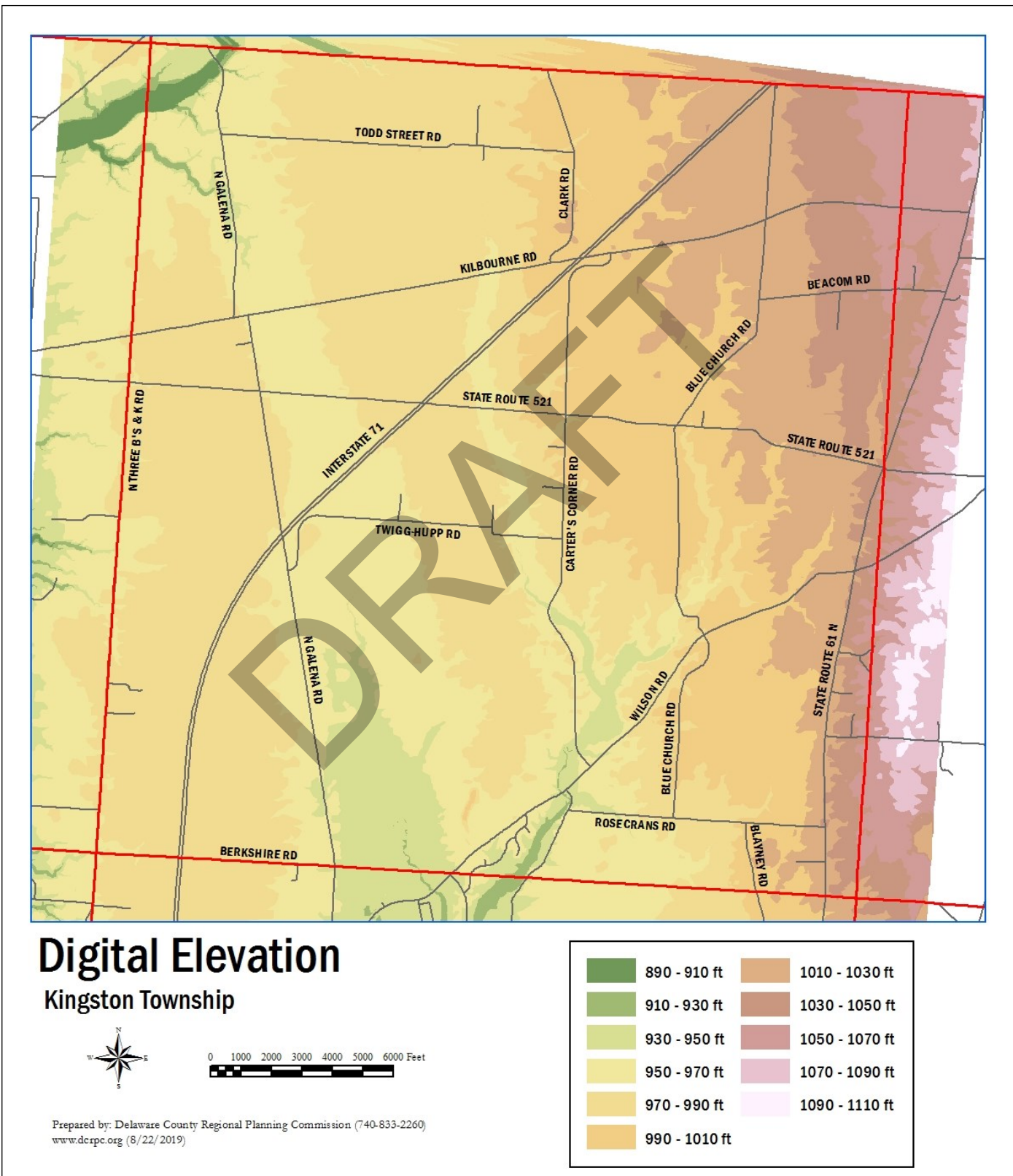
functional part of the storm water detention system in developments. In the Township some former wetlands are now agriculturally-drained (tiled) fields or low-lying areas by existing ponds and waterways.

The Wetland Map indicates general locations of potential jurisdictional wetlands. Wetlands often

include other natural features such a woodland areas.

Prime Agricultural Soils

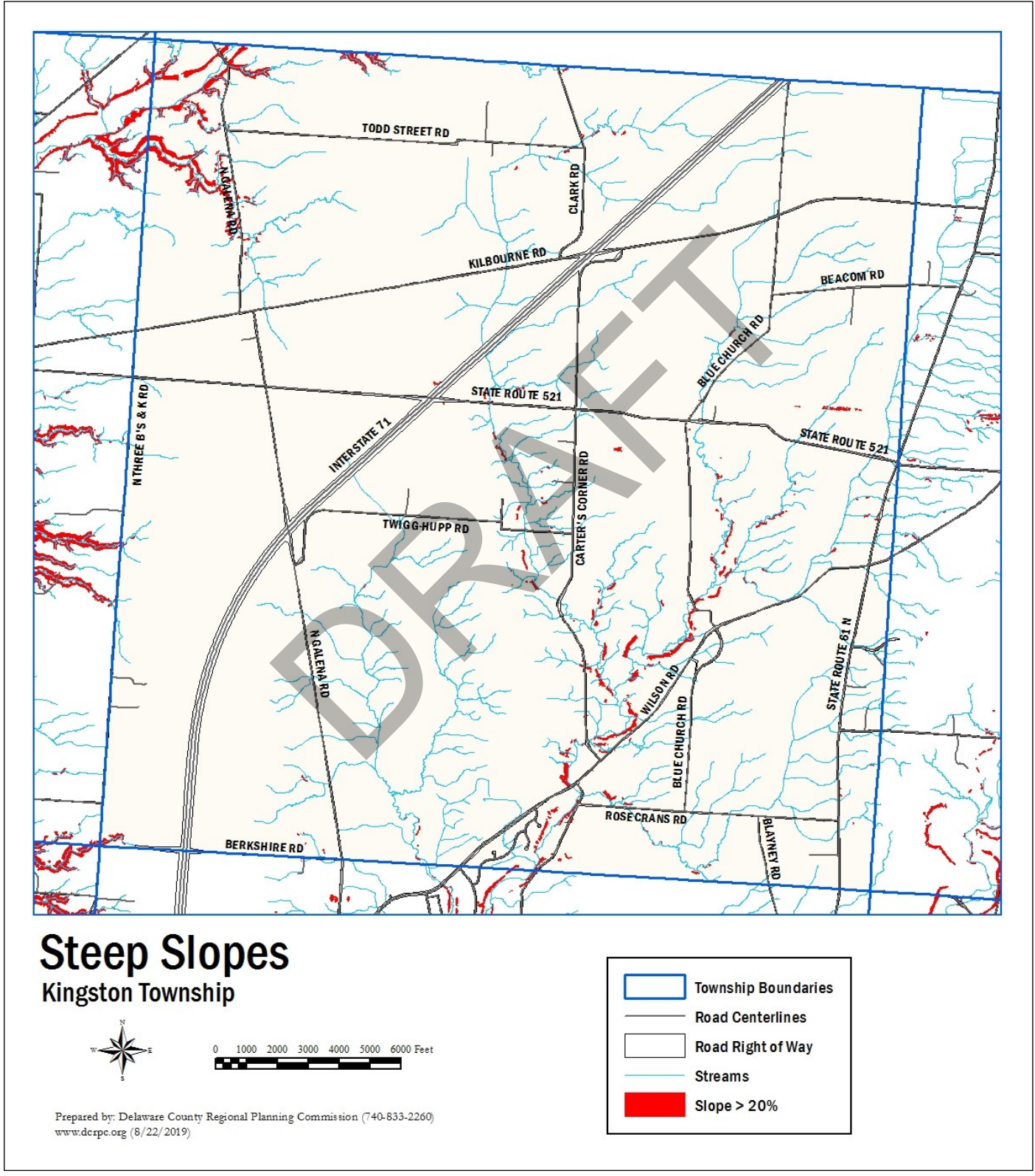
The Prime Agriculture Soils map shows the location of soils suited for high yields in Troy Township. Agriculture is still an important land use in the Township, although



the land value for future development may continue to rise. Creative zoning and development techniques may be able to save some agricultural land by platting it as open space in a subdivision.

There is a methodology to evaluate which farms should be preserved, based upon highest yield soils, proximity

to utilities, four-lane highways, and dense settlements. The method is called the Land Evaluation Site Assessment system or LESA and is created by the US Department of Agriculture. When farms are considered for development, those with the highest LESA ranking might be given the most favorable consideration for

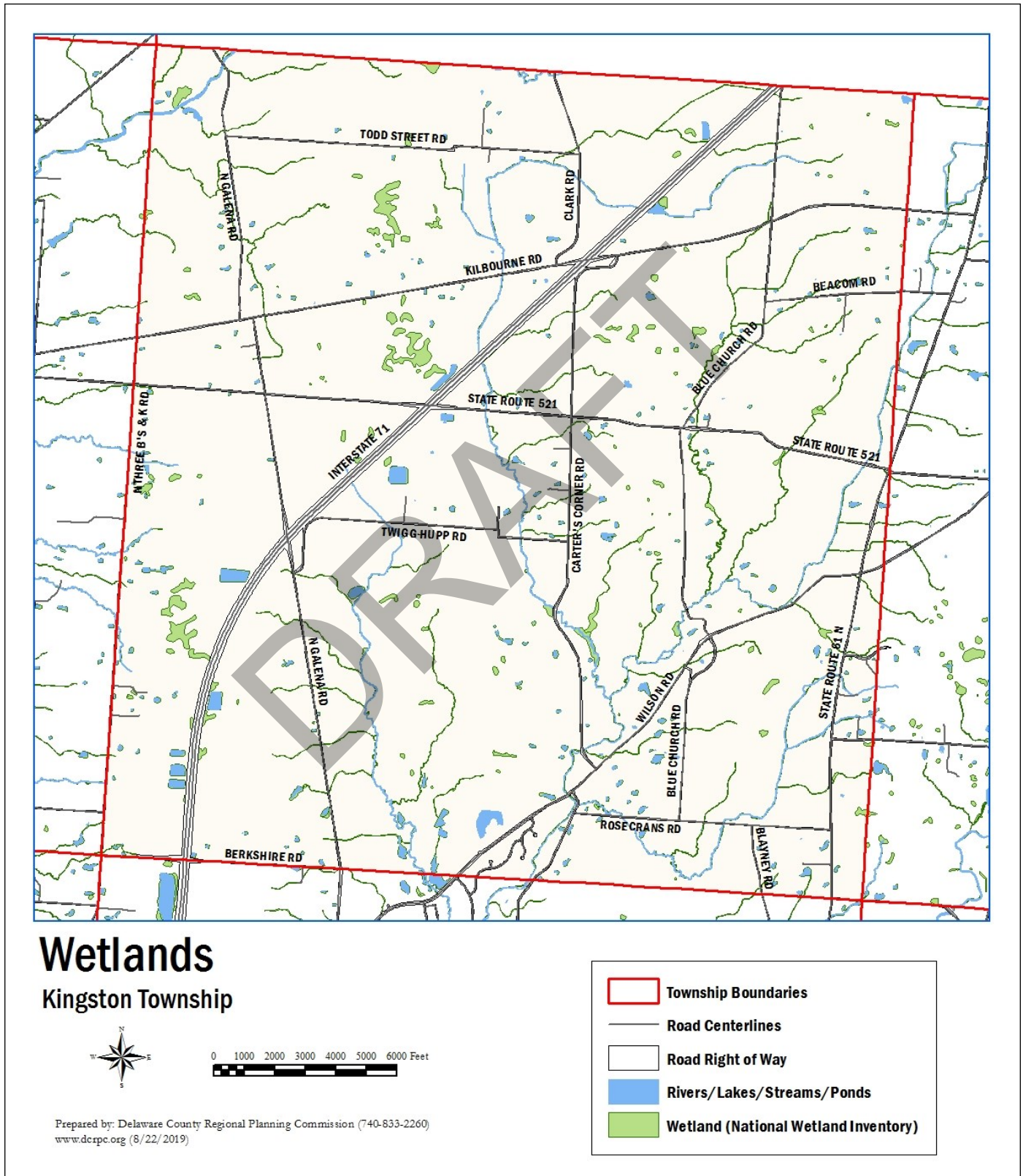


preservation. The DCRPC and the Delaware Soil and Water District can perform the LESA evaluation.

Soil Suitability for Septic Systems

The City of Delaware only provides sanitary sewer service to a small area of the Township to the south

and the Delaware County Sewer District does not currently service the township. Therefore, it is useful to evaluate the soil capability for septic systems. Land with very poor suitability for septic systems should be served by centralized sanitary sewer or alternative sewage disposal systems.



Critical Resources

The combined Critical Resources map displays generalized floodplains, water, wetlands, slopes, and historic and archeological sites. 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.

Development or Harvesting of Natural Resources

There are currently no mined deposits of natural resources in Troy Township (i.e. minerals, stone, gravel, oil, natural gas). Prime agricultural soils are the main natural resource and farming should be encouraged as long as it is economically viable. It is conceivable that someday these prime agricultural soils could be extracted and moved for landscaping or other uses. There may be some commercially viable limestone deposits in the township, although they are deep below the surface and would require underground mines for extraction. Delaware County as a whole sold over 3,127,000 tons of limestone and dolomite in 2021. There is very little potential for sand and gravel mining as well. (Source: Ohio Geological Survey, Industrial Mining Group).

The township should develop policies regarding the development of valuable natural resources, either as part of a specific zoning district, or as a conditional use if certain performance standards are met (noise prevention, dust control, buffering and screening, appropriate access, hours of operation, etc). Mining operations should not be permitted within the 100-year floodway, and if proposed within the 100-year floodplain should only be permitted with strict environmental controls to prevent water pollution, flotation of equipment and other related hazards. Mining operations must take into account the proximity of existing residential uses.

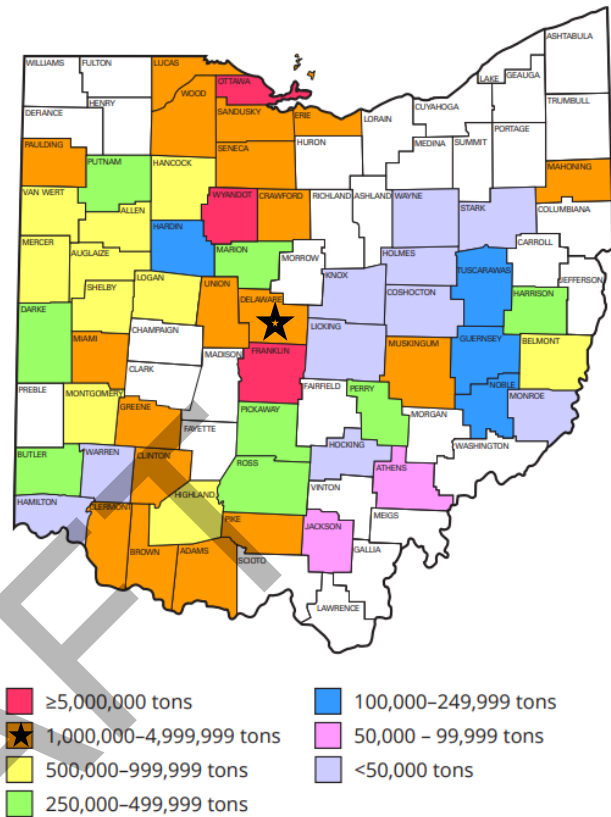
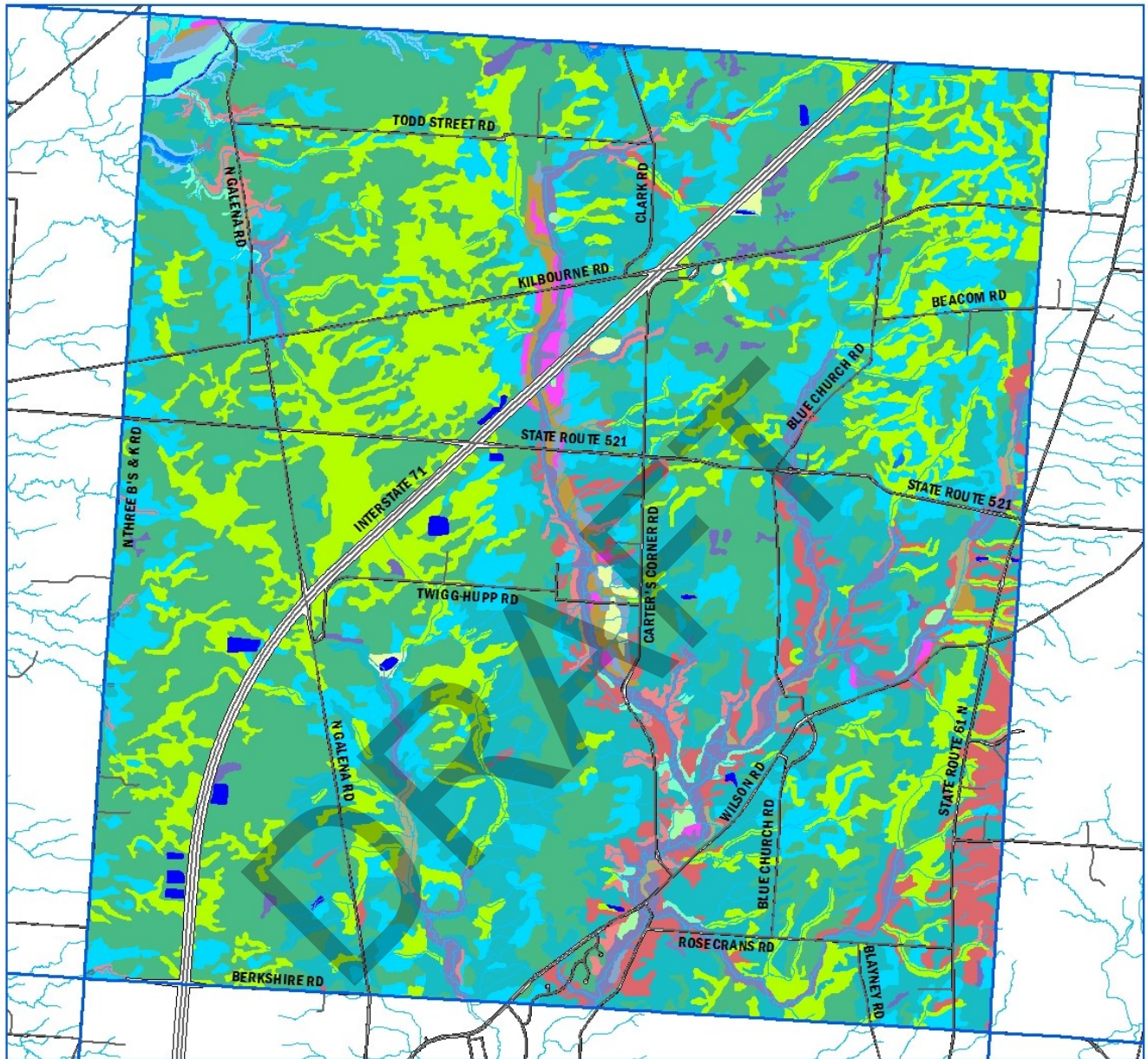
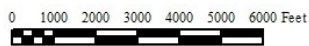


Figure X. Sales of limestone and dolomite in Ohio in 2021, by county and quantity.



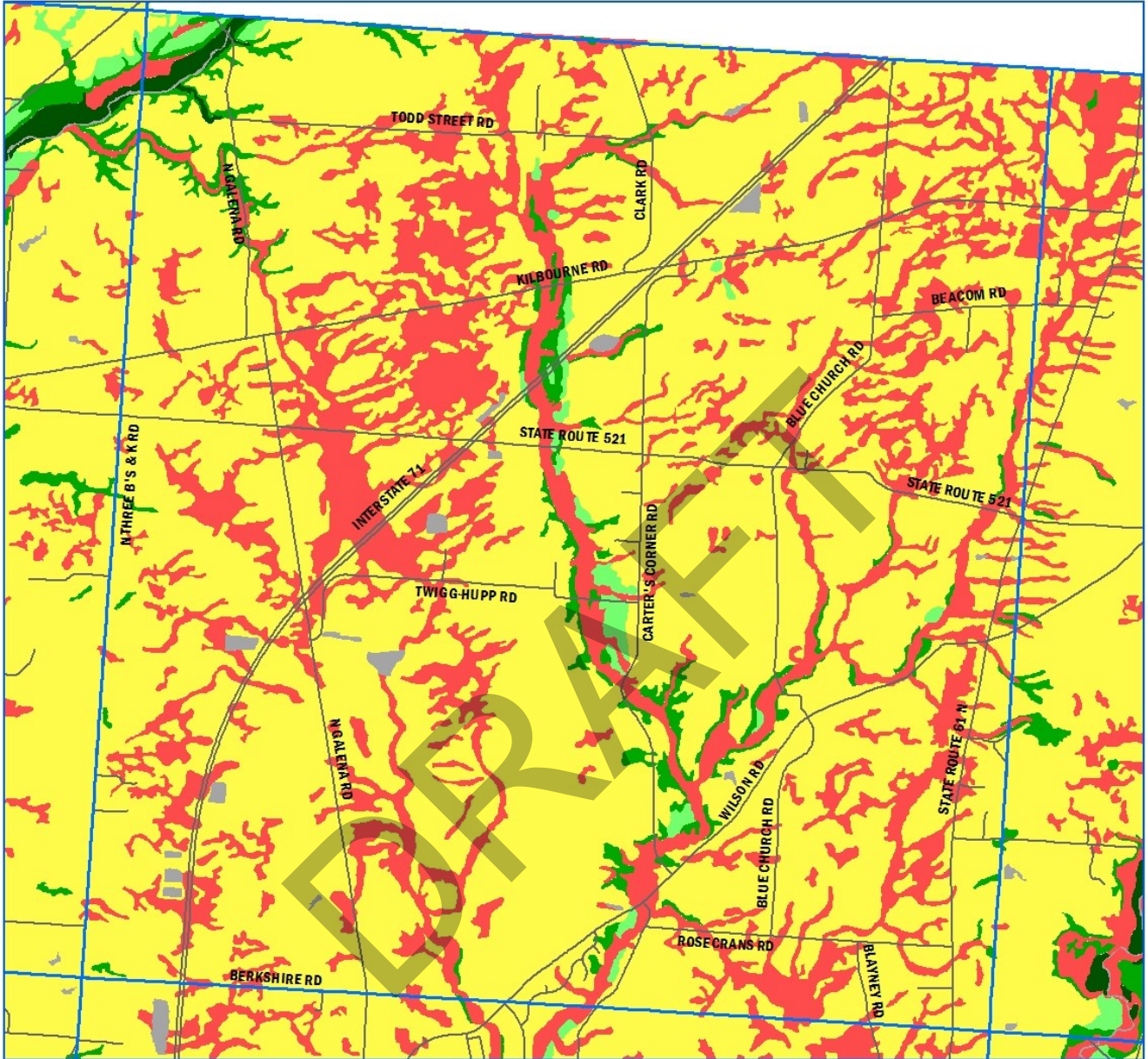
Soil Type

Kingston Township



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AmD2	CnA	JmA	SkA
AmE	GaC2	LbF	SnA
AmF	GbA	LoA	Uc
BeA	GbB	LsA	Up
BeB	GcB	LyD2	W
CaB	GwB	MfA	
CaC2	HeF	PwA	



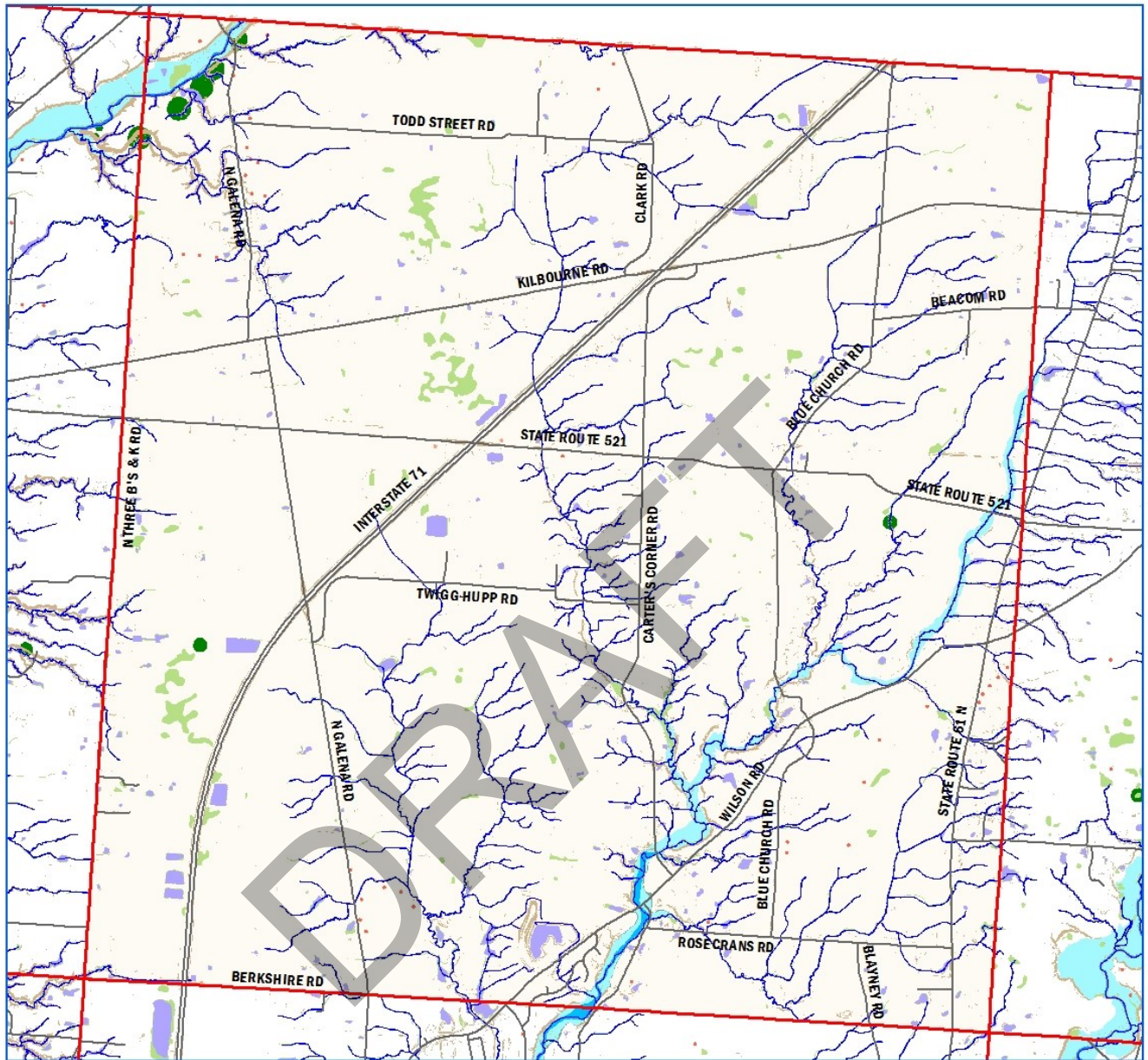
Soil Suitability for On-Site Sewage Treatment

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	Suited for Traditional Leach Lines Systems or Mound Systems
	Suited for Mound Systems
	Suited for Mound Systems, May be Subject to Flooding
	Not Suited for Soil-based Treatment, May be Suited for Irrigation
	Not Suited for Soil-based Treatment (Hydric Soils)
	Urbanized Area / Other Soils















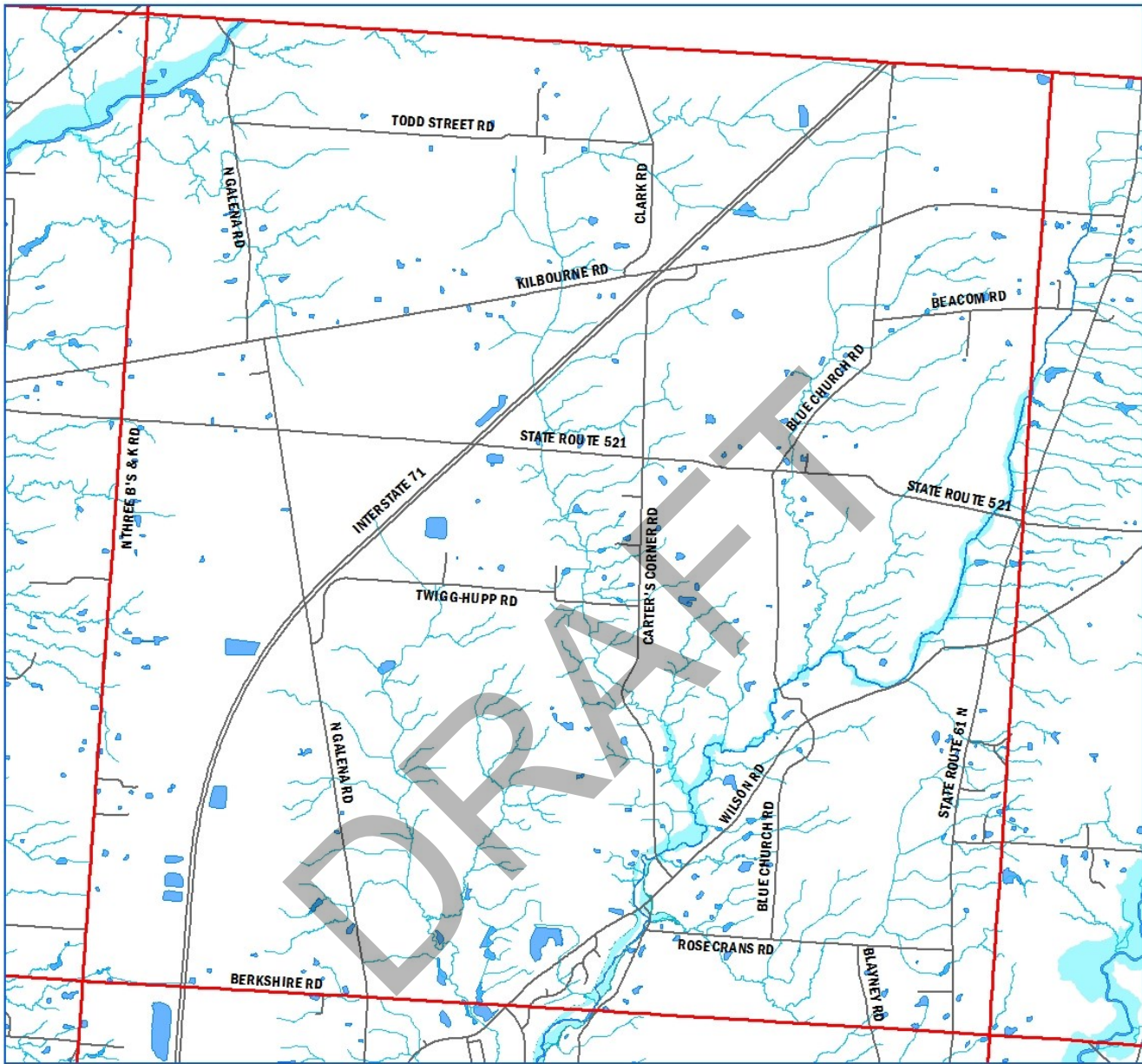
Critical Resources

Kingston Township



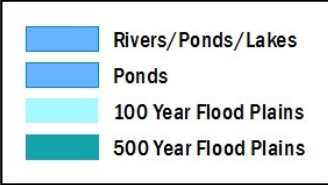
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 www.dcrpc.org (8/22/2019)

	Archaeological Sites (OHPO) buffer 50'		Rivers / Lakes
	National Register Sites (OHPO) buffer 50'		Floodway
	Historic Sites (OHPO) buffer 50'		Slope > 20%
	Streams / Drainage Courses		100-Year Floodplain
	Ponds		500-Year Floodplain
	Wetland (NWI)		Heritage Sites from ODNR



Flood Plains

Kingston Township



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 www.dcrpc.org (8/22/2019)



CHAPTER 6 Housing

General

New housing is an index of growth in a community. Troy Township is a rural community with limited central sewer. Del-Co water service extends along most roadways. The township has maintained low residential densities because of its lack of urban services and reliance on septic systems.

Nearly all of the Township is zoned Farm Residential (FR -1), which permits single-family residences on a minimum lot size of 2-acres with frontage based on a scale of lot size but with 150' as the minimum. Flag lots with 60 feet of frontage are permitted. Troy Township zoning provides for a variety of housing types, (single family detached, single family attached, modular, cluster manufactured homes, patio homes and common wall homes and multi-family housing) without overly restrictive minimum square footages or lot sizes. Minimum square footages for single family houses are only 950 square feet for one story. Multi-family minimum square footages are 800, 900, and 1,000 square feet respectively for 1, 2, or 3 bedroom apartments .

The Planned Residential District (PRD), amended in 2005, permits a variety of housing types and an overall maximum density of 2 units per net developable acre with 20 percent minimum open space. Being that public sewer service is very limited in the township and required for PRD's, no PRD has been approved or developed to date.

Open Space Developments

The Delaware County townships that have experienced the most growth (Liberty, Orange, and Genoa) have access to county sanitary sewer. In 1996 the Ohio EPA amended their anti-degradation rules, making it more difficult to discharge treated effluents from sewage treatment plants to running streams.

For a time, Delaware County allowed Ohio EPA-

approved alternative centralized sewage treatment systems. The most popular alternative in Delaware County was a treatment plant which allowed the treated effluent to be spray irrigated onto an vegetated area, normally a golf course.

This change in sewer policy led to a surge in such development in townships that previously had no sanitary sewer service. Houses are placed around the golf course, enhancing lot prices. There was initial concern that such developments would shift more housing starts to previously rural, non-sewer service areas and redistribute the housing geography in Delaware County.

For example, in 1997 Concord Township had no sanitary sewer service from Delaware County. Annual new home permits in Concord Township on large lots (one acre or larger) with septic systems averaged 30 homes per year. Tartan Fields was approved in Concord Township in 1997 and Scioto Reserve was approved in 1998. Each project proposed clustered single family homes on quarter-acre lots surrounding a golf course irrigated by treated effluents from a centralized sanitary sewer system. Building went from 43 in 1997 to a high of 443 in 2004.

NorthStar was proposed as a 1700-acre, mixed-use golf course community that spans Berkshire and Kingston Townships. The land lies east of I-71 and north of US 36/SR37. The Berkshire Township portion of NorthStar includes commercial (318 acres), a golf course and residential (654 units on 521 acres). The Kingston Township portion includes a golf course and residential (651 units on 866 acres).

Although NorthStar's proposed residential gross densities are less than the two developments in Concord (1.1 units/acre compared with 1.7 units/acre), the approved units were expected to trigger new house construction rates that resemble the boom experienced

in Concord Township. NorthStar was approved at 723 units but the rezoning was overturned by voters in November 2003. The golf course 90 acres was rezoned to Recreational District in the Spring of 2004. A rezoning to Planned Residence District was ultimately approved for 651 units in 2005.

As a result of a combination of new policies by the County and the economic downturn of 2008-2010, new land application systems are no longer being considered in the area. In fact, wastewater in the Scioto Reserve project is now redirected under the O’Shaughnessy Reservoir to the County’s Lower Scioto Wastewater Treatment Plant for traditional treatment.

Future Housing Share

Zoning battles over density sometimes occur along the edges of municipal areas. Where the possibility of annexation exists, townships cannot be certain of their future boundaries. For that reason, it is impossible to assess fair share allocations of housing to be provided by the township when a city or village with separate services may annex land and provide housing at a higher density. A more pragmatic approach to housing distribution is for the township to:

1. Determine how the community wants to look when it is all built out (vision);
2. Determine what services it can and should provide;
3. Determine if a service agreement may be reached with the municipality;
4. Determine the density that best meets those services.

Age-Based Housing

An emerging trend in the housing market is the response to generational needs based on the ages and lifestyles of its current and future residents. Single-family development typically appeals to families with children. The desire to downsize is sometimes met with the limitation of in their immediate community. This group of empty-nesters is a demographic group that will continue to grow in the coming decades, best met within communities that offer related services.

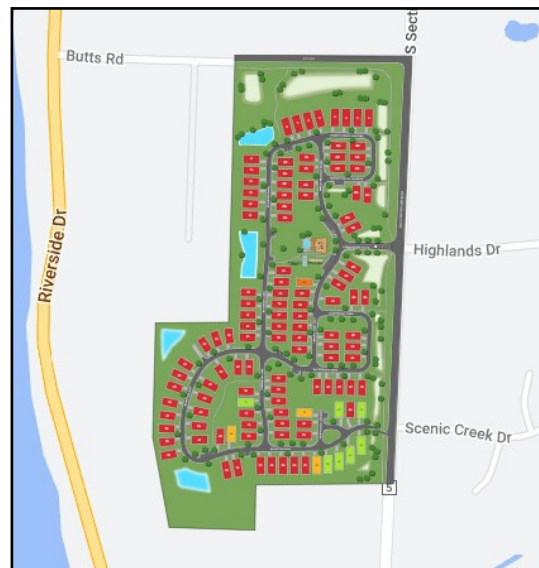
In response to this trend (and recent challenges in the single-family market), developers have proposed “age-restricted” or “age-targeted” residential developments. These projects seek densities that are not necessarily comparable to those reflected on the local

Comprehensive Plan. Those densities are factored on impacts to traffic, schools, services, and utilities. For example, the average single-family home generates approximately 10 trip ends per day while “detached senior housing” generates approximately 3.71 trip ends per day (source: Institute of Transportation Engineers).

For sewage use, an institutional residential unit can use a fourth of the average single-family residence. Delaware County calculates one-bedroom facilities at 60% per unit versus that of a single-family home. However, non-institutional uses are calculated on the same sanitary use as a single-family home.



Figure X. Courtyards at River Bluff condominium in Concord Township. Marketed for 55 and up (but not required). Currently under construction.



In 2014, the American Planning Association (APA) created the “Aging in Community Policy Guide” to help support the aging in place initiative. At that time, 13 percent of the nation was 65 and over, with a projection of one in every five people living in the US being over the age of 65 by 2030. The APA supports the creation and integration of housing, land-use, transportation, economic, social service and health systems that support a high quality of life for people of all ages and abilities. Below are the Guiding Policies:

- A. Actively Involve Older Adults and Engage the Aging Perspective in the Planning Process ;
- B. Ensure a Range of Affordable Housing Options are Available for Older Adults ;
- C. Ensure Access to Quality Transportation Options for Older Adults ;
- D. Use Land-Use and Zoning Tools to Create Welcoming Communities for Older Adults ;
- E. Support the Economic Well-Being of Older Adults and their Caregivers ;
- F. Strengthen the Community Assets and Supports for Older Adults .

Workforce, or Affordable Housing

“Affordable housing” refers to housing that is constructed at a cheaper rate than the average residential unit but can also refer to housing types that fill a need for a diverse population that are older, downsizing, or in a field with lower wages.

The trend of increasing population in Central Ohio is accompanied by decreasing household size and an increase in the market price for those units that are being built. The U.S. Department of Housing and Urban Development seeks to offer assistance to those households that are paying more than 30% of their gross household income toward housing without a choice.

Housing Policies

Troy Township has established goals of maintaining a single-family residential housing mix due to its lack of sanitary sewer and the Township’s desire to maintain a sense of rural character. The Township’s share of the Delaware County housing starts is likely to remain small.

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CHAPTER 7 General Economic Conditions

Troy Township Economy

As noted in the Land Use statistics section of this plan, less than 6% of the Township land is currently developed for commercial or non-residential use. Based on the 2021 census, there are 65 business located in Troy Township. The top three business types by Standard Industrial Classification (SIC) code are service, construction and retail.

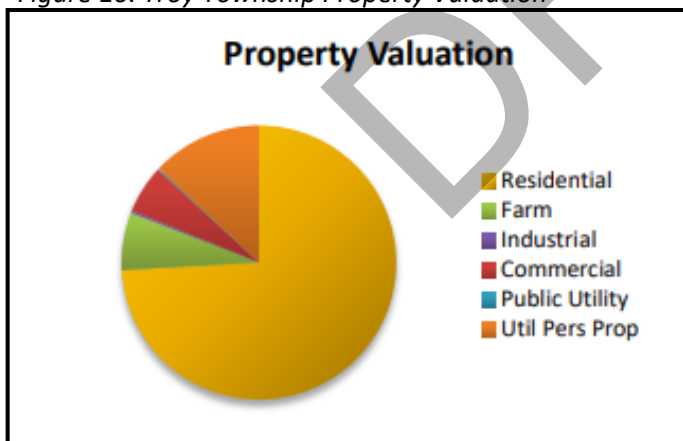
Non-residential growth shifts the tax burden for schools and other community services away from residents.

Rates of Taxation and Revenues

Property Valuation

The County Auditor tracks real estate and personal property values in the County. Because the unincorporated areas in the County are funded with property taxes, it is important to note such valuation.

Figure 16. Troy Township Property Valuation



Residential	\$59,048,750	74.1%
Farm	\$5,413,700	6.8%
Industrial	\$220,190	0.3%
Commercial	\$4,515,950	5.7%
Public Utility	\$133,590	0.2%
Util Pers Prop	\$10,338,430	13%
Total	\$79,670,610	

As of Tax Year 2022, Troy Township’s total valuation was \$79,670,610, putting it in 14th place among the townships. The Farm value is \$5,413,700.

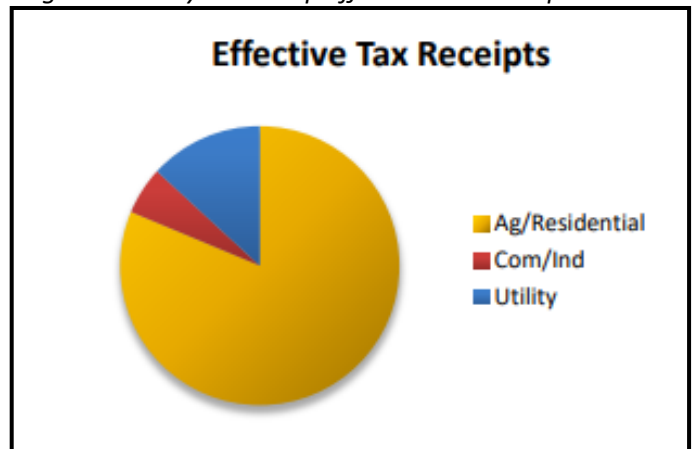
The Auditor lists a commercial value of \$4,515,950, but the largest category is Residential at \$59,048,750.

Effective Tax Receipts

The County Auditor estimates the effective tax receipts from each community, based on land use type. Unfortunately, there are only three broad categories listed: Agricultural/Residential, Utilities, and All Others (which are displayed as “Commercial/Industrial”).

Millage Paid by Property Owners

Figure 17. Troy Township Effective Tax Receipts



Agricultural/Residential	Commercial/Industrial	Utility	Total
\$139,700	\$10,371	\$22,518	\$172,589
80.9%	6%	13%	

Individual taxes are based on the millage rate multiplied by the property valuation of each property. Ohio law limits the amount of taxation without a vote of the people to what is known as the “10 mill

Figure 18. Troy Effective Property Tax Rates, 2022

	School	DACC	Tri Fire	Health	Pres Parks	Library	Twp.	County	Mental Health	911
Buckeye Valley	24.800	2.227	4.662	0.481	1.119	0.768	2.2	4.390	1.271	0.539
Delaware	47.606	2.227	4.662	0.481	1.119	0.768	2.2	4.390	1.271	0.539

Figure 19. Effective Tax Rates for School Districts

School Districts	Ag/Res Effective	Com/Ind Effective
Buckeye Valley	42.460	46.309
Delaware	65.266	70.053

limit” (\$10 per thousand of assessed valuation). Any additional real estate taxes for any purpose must be voted by residents.

The Township’s **2022 effective** tax rates include the following, based on the Auditor’s online property report function:

Commercial/Office

Townships receive a portion of the commercial and industrial taxes collected by the County. As noted previously, non-residential uses play a vital role in the fiscal health of any community. While they generate taxes for the community, they do not generate any costs to the school district. Currently, non-residential development in Troy Township is very limited.

Residential

The following figures are taken from sample properties within Troy Township in the Buckeye Valley and Delaware City districts.

**No figures in any of the related tables take into consideration drainage maintenance fees or the effects of TIFs and impacts from other financial tools listed.*

Economic Development in Delaware County

In the last 30 years, as water and sewer systems branched out into the townships, economic development has followed.

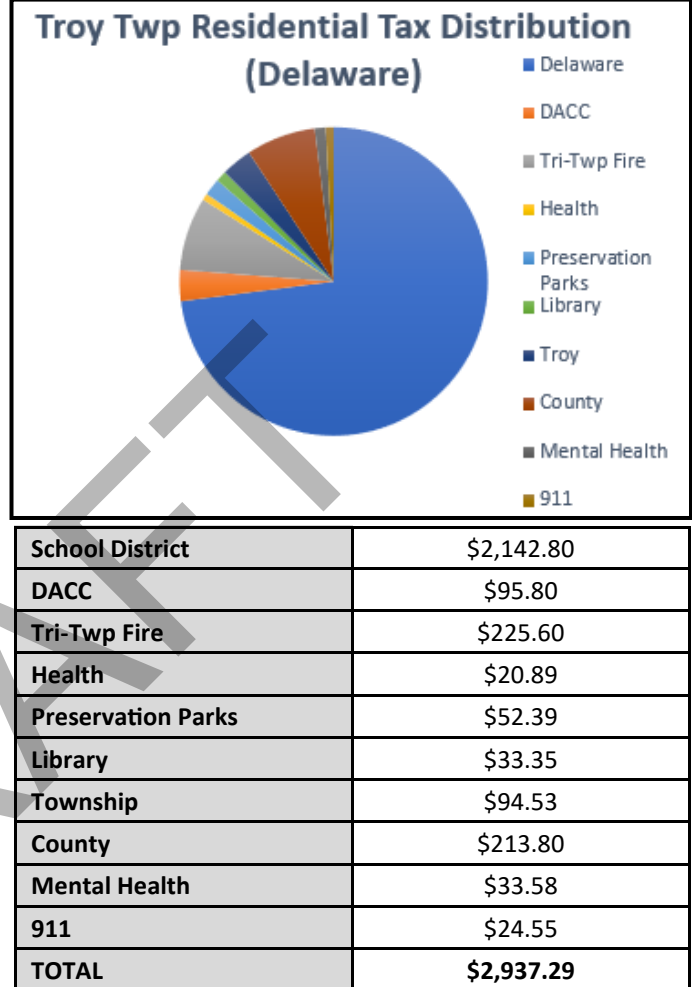
Economic Development Tools

Economic Development, or the process of actively seeking businesses to locate to the County, is typically performed on the county and municipal levels. The following is a list of economic tools and development-related issues that exist in the County.

Enterprise Zone

Enterprise Zones are defined areas within the County

Figure 20. Sample Residential Tax Distribution in Delaware



that allow for tax abatements on industrial projects conducted within the zone. Real property abatements can be made for improvements on the real property as a result of the project. Personal property abatements can be taken on machinery, equipment, furniture, fixtures, and inventory that is new or first-used in the State of Ohio. A three-member negotiation team reviews the project and negotiates a package specific to each project.

Delaware County currently has three active zones: the City of Delaware Enterprise Zone, the Orange Township Enterprise Zone, and the Village of Sunbury Enterprise Zone. Tax levels can be abated up to an agreed-upon percentage for a certain number of years. This program

also has a requirement of job creation associated with any abated project. If properly managed, this program has proven to be an engine of growth.

Finance Authority (Port Authority)

Port Authorities are created for the purpose of enhancing and promoting transportation, economic development, housing, recreation, research, and other issues within the jurisdiction of the port authority. Such organizations can acquire and sell property, issue bonds, loan monies for construction, operate property in connection with transportation, recreation, government operations, or cultural purposes, and engage in activities on behalf of other political subdivisions, among many other functions. It may issue revenue bonds, apply for grants and loans, and even levy a property tax not exceeding one mill for a maximum period of five years. The Authority can accomplish much more in the way of economic development in a competitive fashion than a government entity, which is limited by disclosure requirements.

New Community Authority

The “New Community Authority” (NCA) is a tool defined by ORC 349. It creates a process by which a district is created for the “conduct of industrial, commercial, residential, cultural, educational, and recreational activities, and designed in accordance with planning concepts for the placement of utility, open space, and other supportive facilities.” The establishment of the NCA can identify sources of revenue, such as a community development charge on the basis of the assessed valuation of real property.”

An area of land is described by the developer in a petition as a new community and approved by the County Commissioners. The ORC allows the addition of land to the district. It may:

- acquire and dispose of property;
- engage in educational, health, social, vocational, cultural, beautification, landscaping, and recreational activities and related services primarily for residents of the district;
- collect and receive service and user fees;
- adopt rules governing the use of community facilities;
- employ managers and employees;

- sue and be sued;
- enter into contracts, apply for and accept grants, and issue bonds;
- maintain funds or reserves for performance of its duties;
- enter agreements with boards of education for the acquisition of land or other services for educational purposes; and
- engage in planning efforts.

Several NCAs have been established in Delaware County. One of them, “**The Northstar NCA**,” encompassing all of the Northstar development; 318.638-acres in Kingston and Berkshire Townships. On a smaller scale there is “**The Ostrander NCA**”, encompassing all of the Blues Creek Subdivision; 61.614-acres in the Village of Ostrander.

To date, Troy Township has not implemented a NCA.

Community Reinvestment Area

Community Reinvestment Areas (CRA) are designated zones in which tax abatements are allowed on real property improvements made as a result of an expansion or relocation project. These agreements are available for expanding or relocating businesses. Job creation is an additional requirement for participation in the Community Reinvestment Area program.

There are currently five CRA’s that exist in Delaware County; City of Delaware, Berlin Township, Orange Township and City of Sunbury. The vast majority of these CRA areas have the same boundaries as the Delaware Enterprise Zone. Abatement rate can extend up to 100% on the real property improvements for a term of up to 15 years. The abatement rate and term is a unique negotiation for each project, considering such factors as job creation numbers and real and personal property investment levels.

Tax Increment Financing

Tax Increment Financing (TIF) redirects new real and personal property tax to pay for public infrastructure. A portion of the real property tax on improvements to a site, up to 75% for 10 years, can be paid into a special fund used to retire the debt of an improvement tied to the project.

The Delaware County Economic Development Office works with both the business and negotiating

committee to facilitate the process. Generally, TIFs are used exclusively in commercial, multi-family, and industrial settings. TIFs typically need to be supported by the local jurisdiction, the applicable school district, local fire district, and county representatives.

TIFs can be found all over Delaware County, some dating back to the mid 1990's.

Joint Economic Development District

Joint Economic Development Districts (JEDD) are contractual agreements formed between local jurisdictions (cities and townships) to create a new board authorized to improve the economic vitality of an area. A JEDD allows a municipality to apply its income tax to areas of a township. JEDDs must "facilitate economic development to create or preserve jobs and employment opportunities, and improve the economic welfare of the people...in the area of the contracting parties."

JEDDs are formed with the consent of the property owners and agreement by the partnering local jurisdictions. A JEDD must be authorized with the full consent of the township trustees or must move forward to a vote. Affected land cannot include residential property or land zoned for residential use.

JEDDs should be supported by the County when funds are being provided to the County to undertake public infrastructure improvement projects, such as sewers and roads.

Designated Special Improvement District

There are multiple types of Special Improvement Districts (SID) that can be created to encourage new investments to occur within the County. Some of these SIDs that can be established are Transportation Improvement Districts (TID), Entertainment Districts, and Historic Technology Districts. These Improvement Districts allow government entities to combine funds from local, state, and federal entities to address infrastructure demands and reallocate property taxes to develop and support activities that grow the economy. The Economic Development Department analyzes each request individually. The Department engages all affected parties before issuing its recommendation to the County Commissioners.

Ohio Job Creation Tax Credit

The Ohio Department of Development administers this

program in conjunction with local incentive program participation. It allows a business to receive a tax credit or even a refund against its corporate franchise tax based upon the number of new jobs created with the project.

The requirements of the program are that at least 25 new, full-time jobs must be created within three years of the beginning of the project, and that the new employees must be paid a minimum of 150% of the federal minimum wage.

Impact Fees

With increased costs due to rapid growth, many communities would like to impose impact fees on new development.

Ohio planning and zoning legislation does not empower townships to charge impact fees that offset costs of service expansion (roads, schools, parks, etc.). Road improvements needed immediately adjacent to a development can be required to be upgraded to current standards and in some cases a "fair share" contribution to the improvement can be requested by the community and determined and managed by the County Engineer.

Agricultural Component of the Delaware County Economy

Agriculture is still the largest land use (by acreage) in Delaware County. Agricultural acreage has been converting to other land uses since the end of World War II.

Census of Agriculture, Change in Land in Farms in Delaware County

Agriculture (farming, as reported by the Delaware County Farm Bureau) represented 720 farms in 2010, and has grown to 803 farms by 2020. The average farm size has decreased by ~18 acres in that timeframe. According to 2016 American Community Survey data, these employees (most are family farmers) represent about 0.4% of the Troy Township population and 0.5% of the total Delaware County labor force (this industry category also included forestry, fishing and hunting, and mining).

Approximately ten years ago, the total 2012 cash receipts for all agricultural production in Delaware County was \$119,266,000. This represented 3.08% of the total sales/receipts for the County (\$3,877,719,000). It may be observed that in 2012, nearly 50% of the land was in agriculture, an estimated 0.5% of the labor force was in agriculture, and approximately 3% of the total cash receipts for productions of goods and services was in agriculture. Clearly, agriculture is still an important land use in Delaware County, but it is becoming a smaller portion of the local economy.

Figure 21. Delaware County Agricultural Comparison: 2010 & 2020

	2010	2020
Delaware County — Total Acres	283,585	283,644
Total Land in Farms (acres)	138,140	132,875
Delaware County — Ag Acres (Percent)	47.0	47.0
Number of Farms	720	803
Average Farm Size (acres)	183	165
Commercial/On-Farm Grain Storage Capacity	1,067,000 bushels	1,051,000 bushels

Source: 2012 and 2017 Ohio Department of Agriculture Annual Report

Figure 22. Delaware County Agricultural Production Comparison: 2010 & 2020

Crop	2010 Acres	2020 Acres	2010 Production	2020 Production
Corn (grain)	43,200	31,600	7,084,000 Bu	5,470,000 Bu
Soybeans	100,300	71,100	4,450,800 Bu	4,191,000 Bu
Wheat	26,800	5,100	1,784,200 Bu	381,000 Bu
Hay	2,160	-	11,400	-

Source: 2010 and 2020 Ohio Department of Agriculture Annual Report

Figure 20. Delaware County Cash Receipts from Marketing of Farm Commodities

Crop	2010 (720 farms)	2020 (803 farms)
Corn	\$21,511,000	\$21,376,000
Soybeans	\$30,993,000	\$31,066,000
Wheat	\$4,245,000	\$1,005,000
Vegetables	-	\$289,000
Oats & Hay	\$654,000	-
Other Crops	\$11,608,000	-
Fruits & Berries	-	\$118,000
Nursery & Greenhouse	-	\$21,698,000
Poultry , Eggs, other livestock	\$950,000	\$329,000
Cattle & Calves	\$979,000	\$1,129,000
Dairy & Milk	\$860,000	\$973,000
Hogs & Pigs	\$7,040,000	\$5,657,000
Sheep & Goats	-	\$425,000
Total	\$78,840,000	\$86,862,000
Average per farm	\$109,500	\$157,968

Source: 2010 and 2020 Ohio Department of Agriculture Annual Report

Ohio's Historic Family Farms Program

The Ohio Department of Agriculture (ODA) recognizes the many social, economic, and historic contributions made by Ohio's founding farm families. Ohio's Historic Family Farms program was developed as a way to honor these families for their enduring legacy to our state.

The program grants three designations based on the number of years of same-family ownership: **Century Farm** (100-149 years); **Sesquicentennial Farm** (150-199 years); and **Bicentennial Farm** (200 years or more).

Qualified registrants receive an heirloom certificate signed by the Governor of Ohio and the Director of ODA. Out of 24 historic family farms in Delaware County in ODA's database, one (Main Family Farm) is located along Horseshoe Road, dating back to 1823.

The Ohio Department of Agriculture indicated that they have received 112 applications (5 year average from 2016-2020) for the Farmland Preservation Program with 50 percent of those applications funded, totaling 6,992 acres in 48 of Ohio's counties.

Conservation Easements

The Delaware Soil and Water Conservation District began its program in 2007, making it one of the first Conservation Districts in Ohio to hold conservation easements within subdivision development areas.

Ownership of a piece of property may best be described as a "bundle of rights," including the right to occupy, use, lease, sell, and develop the land. An easement involves the exchange of one or more of these rights from the landowner to someone who does not own the land. Easements have been used for years to provide governments, utilities, and extractive industries with certain rights regarding the land for specified purposes while the ownership of the land remains with the property owner. In Delaware County, the SWCD utilizes the Clean Ohio Local Agricultural Easement Purchase Program, or LAEPP.

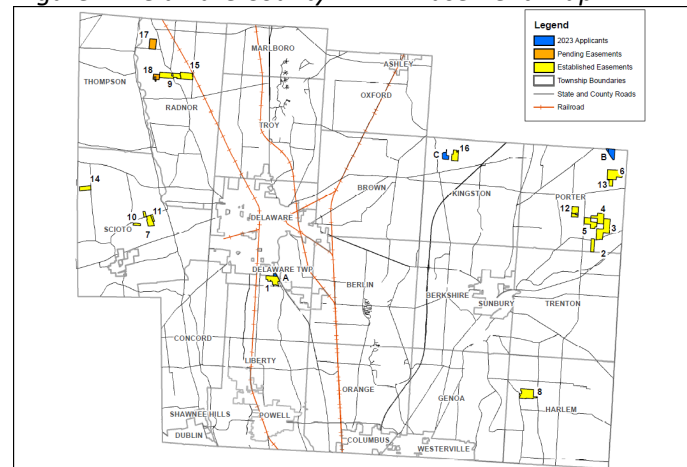
To qualify for a conservation easement, the land must possess some conservation or preservation value. Obvious examples would include land that harbors rare plant species or animal life, or land bordering an existing park or preserve. Less obvious examples might include a wooded ravine, land that provides wildlife access to a natural waterway, or a small wetland area that helps filter surface water.

Figure 21. Farmland Preservation Map.

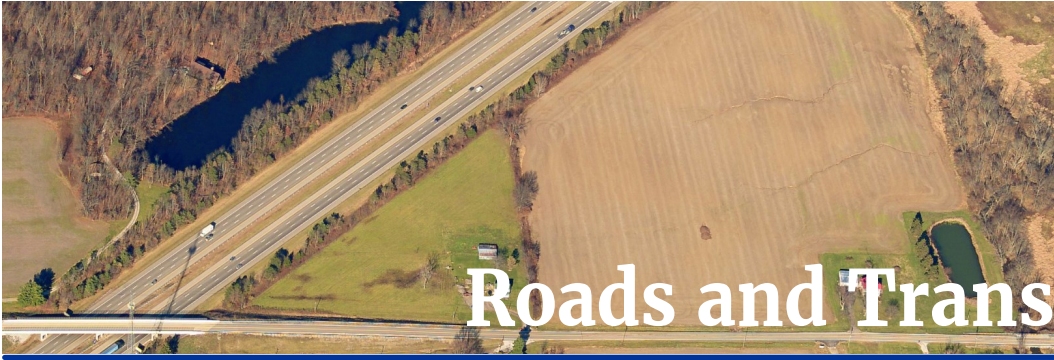


There are no current LAEPP easements in Troy Township and no 2023 applicants. However, there are two 2022 applications pending for 142.5 acres in nearby Radnor Township and 1,747.375 acres have been protected through the program in unincorporated Delaware County townships to date.

Figure x. Delaware County LAEPP Easement Map



Source: DSWCD

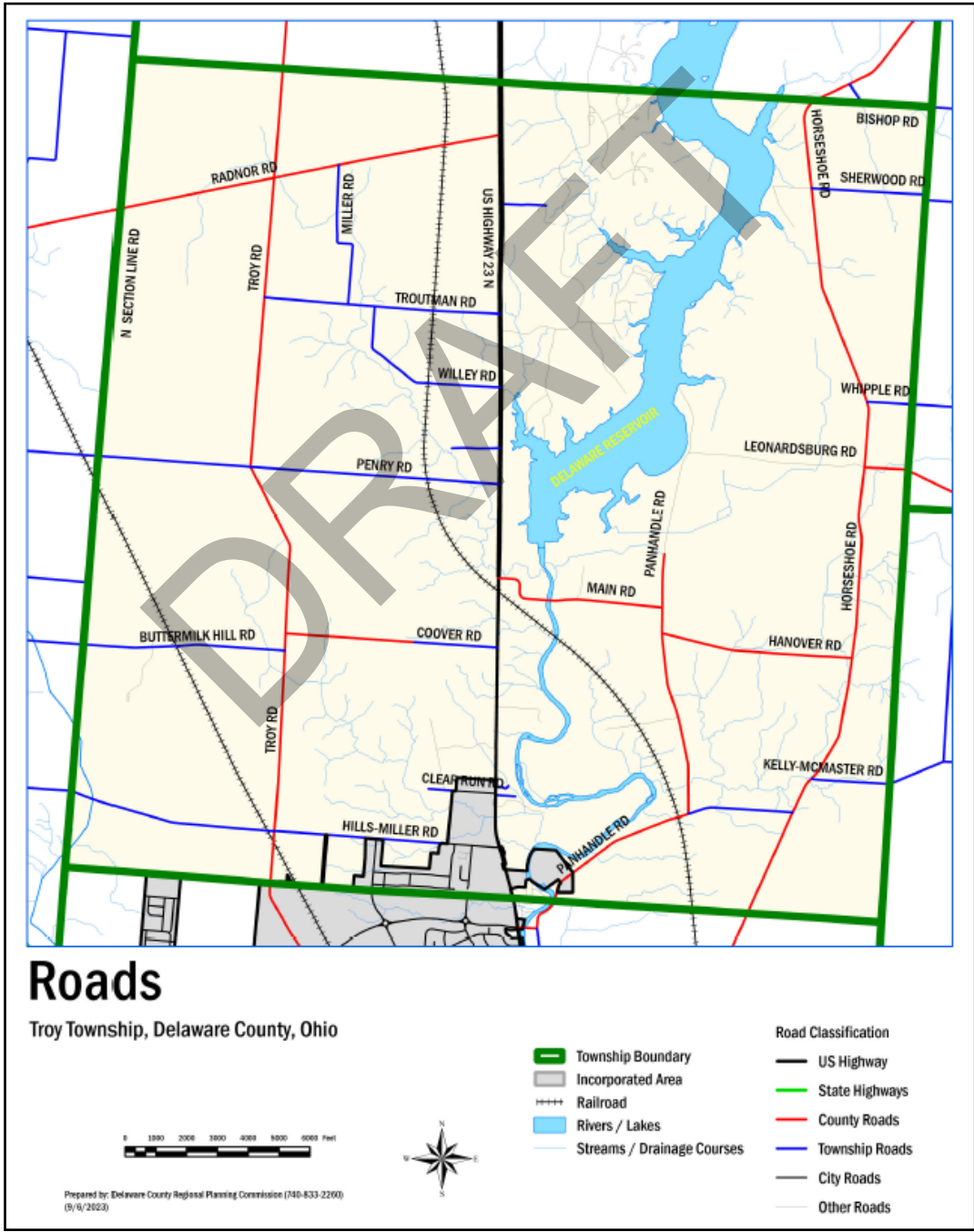


CHAPTER 8

Roads and Transportation

General

Troy Township roads were originally laid out for farm access in the early nineteenth century. These original township roads continue to be the only avenue for local transportation. With the exception of a few small



residential subdivisions, all development in the township has taken place along these original farm-to-market roads. As the area develops, these historic roads are changing function. What were once unpaved, narrow horse and buggy tracks are now paved, narrow, township and county roads used as collector and arterial streets. As traffic counts increase, roadway improvements will be needed.

Troy Township roads are maintained by various authorities: Federal and State, Delaware County Engineer (county roads), the Township (township roads including public subdivision streets), homeowner associations (private subdivision roads) and CAD homeowners.

Federal and State Roads

State Route 23 - Troy Township has approximately 5 miles of U.S 23 (Columbus Pike) passing through it from north to south. This is a four-lane divided highway with limited access. Access rights were purchased for most of the corridor by the Ohio Department of Transportation in the 1950s. This limits land use along the US 23 corridor to the rights of access at the time of purchase. It is possible to upgrade access rights from agricultural or residential driveways to commercial use, but the access rights must be repurchased from ODOT based upon the market value of the property if it were used commercially.

U.S. 23 is the major north-south federal and state highway from Detroit/Toledo to Columbus and Portsmouth, Ohio. This road is heavily traveled by interstate trucks and passenger vehicles. ODOT began the Route 23 Connection Delaware County Regional Connection Study in Spring 2021 to assess the connection between the Columbus and Toledo regions. It was found that concepts presented would cost at least three times more than the benefits they would provide and each of the proposed concepts would substantially impact community and natural resources. Instead, the study is shifting its focus to planning and implementing a series of stand-alone improvement projects along the existing U.S. 23 corridor between Waldo and I-270. **No further information about the study was available during the completion of this Plan.**

The US 23 corridor offers an important commercial tax base to Troy Township. There may be a desire to plan and zone some of these frontages for commercial use. Any such commercial use should be subservient to the needs for US 23 to carry high speed through traffic. If commercial development is desirable, it must be a part

Figure 21. Principal Roads in Troy Township

Road #	Maintained	Road Name	Length (miles)
07	County	Troy Road	5.09
08	Township	N. Section Line Road	1.802
192	Township/ City	Hills-Miller Road	2.315/0.325
193	Township	Buttermilk Hill Road	1.233
194	County/ Township	Coover Road	0.55/0.513
196	Township	Penry Road	2.472
198	County	Radnor Road	2.39
209	Township	Troutman Road	1.46
210	Township	Miller Road	0.938
211	Township	Willey Road	1.125
212	Township	Downing Road	0.302
213	County	Main Road	1.11
214	County	Hanover Road	1.19
215	County	Panhandle Road	2.8
220	County	Horseshoe Road	5.26
221	County	Leonardsburg Road	0.25
222	Township	Whipple Road	0.278
223	Township	Sherwood Road	0.706
225	Township	Bishop Road	0.200

Source: ODOT Road Inventory

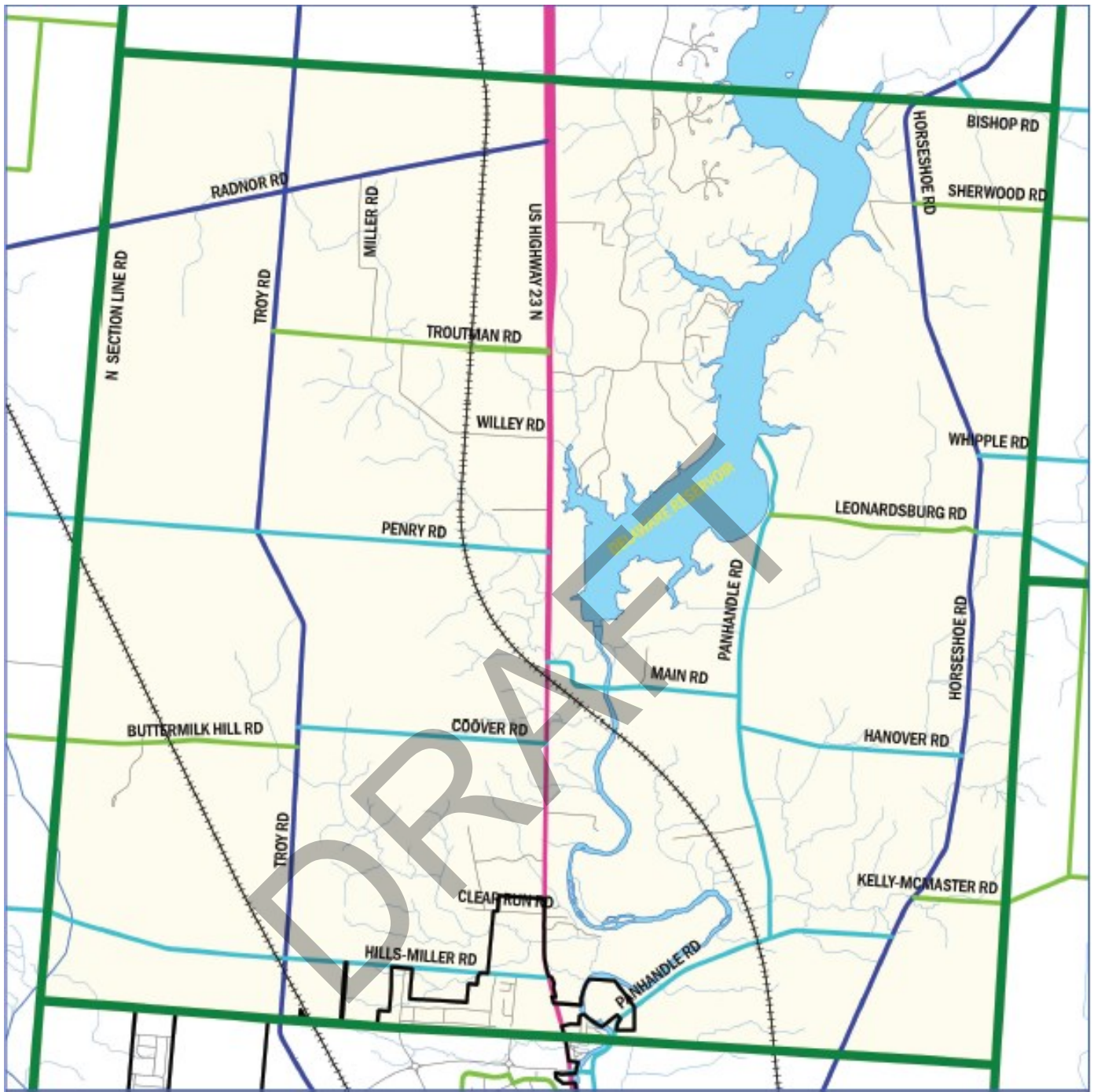
of a planned network of limited access points, signals placed no more frequently than one half mile spacing, and with parallel access road to control left turns across traffic a mandatory feature. This would relieve a great deal of future traffic problems.

Roads are classified by design and/or usage. Delaware County created a Functional Classification Map as part of the 2001 Delaware County Thoroughfare Plan. This plan incorporates these classifications by reference, unless exceptions are noted.

Some roads may fall into multiple classifications. Some roads may exceed the ADT related to their classification.

Arterial roads have the purpose of carrying through traffic to and from residential, commercial, and industrial areas, while providing access to abutting property. They are usually a continuous route carrying heavy loads and Average Daily Traffic (ADT) in excess of 3,500 vehicles per day. Arterials generally require a right-of-way of 80 to 100 feet for a two-lane section and 100 feet for a four-lane section.

- Major arterial roads: US 23
- Minor arterial roads: Troy Road, Radnor Road and



Road Classifications

Troy Township, Delaware County, Ohio



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
(9/9/2023)

- | | |
|----------------------------|-----------------------------|
| Township Boundary | Road Classifications |
| Incorporated Area | Major Arterial |
| Railroad | Minor Arterial |
| Road Centerlines | Major Collector |
| Rivers / Lakes | Minor Collector |
| Streams / Drainage Courses | Freeway |

Horseshoe Road.

Collector roads intercept traffic from local streets and handling movement to the nearest collector or arterial street. ADT typically ranges from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

- Major collector roads in Troy: Penry Road, Coover Road, Hills-Miller Road, Panhandle Road, Main Road, Hanover Road, Whipple Road and Leonardsburg Road (some).
- Minor collector roads: Buttermilk Road, Troutman Road, Sherwood Road, Leonardsburg Road (most) and Kelly-McMaster Road.

Local Streets represent the lowest category. Their primary function is to serve abutting land use. Typical ADTs range from 100 to 1,500 vehicles. Local streets are further classified as Loop, Through, and Cul-de-sac.

- Examples: Clear Run Road, Willey Road, Miller Road and Downing Road.

Access Management

Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. In July 2010 ODOT completed an Access Management Study for access to the 36/37 corridor. The resulting Access Management Plan (AMP) is used as development occurs, and particularly as properties that have direct access to 36/37 go through the zoning process. Access can be granted, denied, or converted from a full access to a limited one, or temporarily granted until such time as other adequate access, such as a “backage” road, is provided. This serves as a good example how development along US 23 could be reviewed by ODOT.

According to ODOT, AMPs find the following to be true:

- Poor access management can reduce highway capacity to 20% of its design;
- Delay is as much as 74% greater on highways without access management;
- 60% of urban and 40% of rural crashes are driveway- and intersection-related;
- 15,000 access-related crashes occur each day at an estimated annual cost of \$90 billion.

ODOT Access Management Principles:

- Avoid disconnected street systems.
- Regulate the location, spacing, and design of drives - space access points so they do not interact with each other.
- Provide adequate sight distance for driveways.
- Use appropriate curve radius, lane widths, and driveway angle.
- Provide turn lanes to separate conflict points for acceleration, deceleration, and storage lanes.
- Prohibit some turns in critical areas; relocate that activity to a less conflicted point.
- Use feeder roads to relocate critical movements and to handle short trips parallel to the main road.
- Locate driveways away from intersections to reduce conflicts (corner clearance).
- Use right-in/right-out drives to prevent unwanted left turns across traffic.
- Ensure that Development Plans presented and approved at the zoning stage reflect appropriate access management design principles.
- Encourage internal access to out-parcels - connect parking lots; share driveways.
- Use frontage roads to connect commercial traffic and keep it parallel to the main road - connect frontage roads to collector streets at properly spaced intersections.
- Use backage roads as rear access roads connecting commercial uses.
- Use the 30-curb cuts/mile standard, or maximum of one access each 350 feet.
- Minimize the number of traffic signals. Two per mile is ideal (half-mile spaced).
- Use medians to separate traffic flows.
- Coordinate access permit review between ODOT, local zoning, and building departments.

Future Roads - The Thoroughfare Plan

A plan for the major streets or highways, or Thoroughfare Plan, is a tool for counties and local jurisdictions. A county-wide Thoroughfare Plan is enabled and defined by ORC Section 711.10.

This plan recommends only one new facility in the Township; a connection being made from County Home

Road in Brown Township to Mink Street Road in Thompson Township. However, Preservation Parks developed Gallant Woods Park in Troy Township since the 2001 Thoroughfare Plan, which would most likely required this road connection to be redesigned.

Delaware County Engineer Projects

The Delaware County Engineer maintains and improves a number of county roads, and also works closely with townships to assist in their efforts toward proper road maintenance and improvement. Some projects also involve other entities, such as ODOT and local municipalities, when projects impact multiple jurisdictions.

The 2023-2024 Road Construction Guide created by the Delaware County Engineer’s office only identifies one small project in Troy Township; the replacement of one small bridge on Whipple Road east of Horseshoe Road. Funds to complete this project were allocated through the Delaware County Road & Bridge Fund and the Federal Local Bridge Program. Similarly, the County Engineer’s office has a 2023 Paving Guide that identifies four roads in the township scheduled for resurfacing in 2023; Troy Road paid for by the County and Troutman, Sherwood and Bishop Roads paid for by the township.

Metropolitan Transportation Plan

The Mid-Ohio Regional Planning Commission (MORPC) is the Metropolitan Planning Organization for the Columbus region. As such, MORPC maintains a Metropolitan Transportation Plan (MTP) for Franklin, Delaware, and parts of Union and Fairfield Counties. This plan lists projects that are eligible for potential state and/or federal funding in the future.

Bikeways

As roads become more congested there is a need to separate pedestrian and bicycle traffic from automobile and truck traffic for safety purposes, as well as for recreation and alternate transportation. There are no sidewalks or bike paths along “traditional” township collector and arterial roads. Bike paths should be placed along at least one side of collector and both sides of arterial roads. Most communities require standard sidewalks in subdivisions that go through the rezoning process. For many years, the Delaware County Regional Planning Commission has also sought sidewalks in subdivisions, adding a requirement in 2007 to the Subdivision Regulations to capture those neighborhoods that do not go through the rezoning



Multi-use path near Simon Tanger Mall

process, such as under the FR-1 zoning designation. It is of note that all residential subdivisions in Troy Townships are zoned FR-1, with no Planned Residential Districts.

In 2016, the County Commissioners established the Delaware County Trail Committee (DCTC), which produced the Delaware County Trail System Master Plan, adopted by the Commissioners in November 2017. Improvements would be coordinated with Central Ohio Greenways’ (COG) efforts to create major routes from existing trails in other counties. This group includes representatives from DCRPC, the County Engineer, Preservation Parks, the Delaware General Health District, Economic Development, MORPC, and the public.

Recommended Bikeways

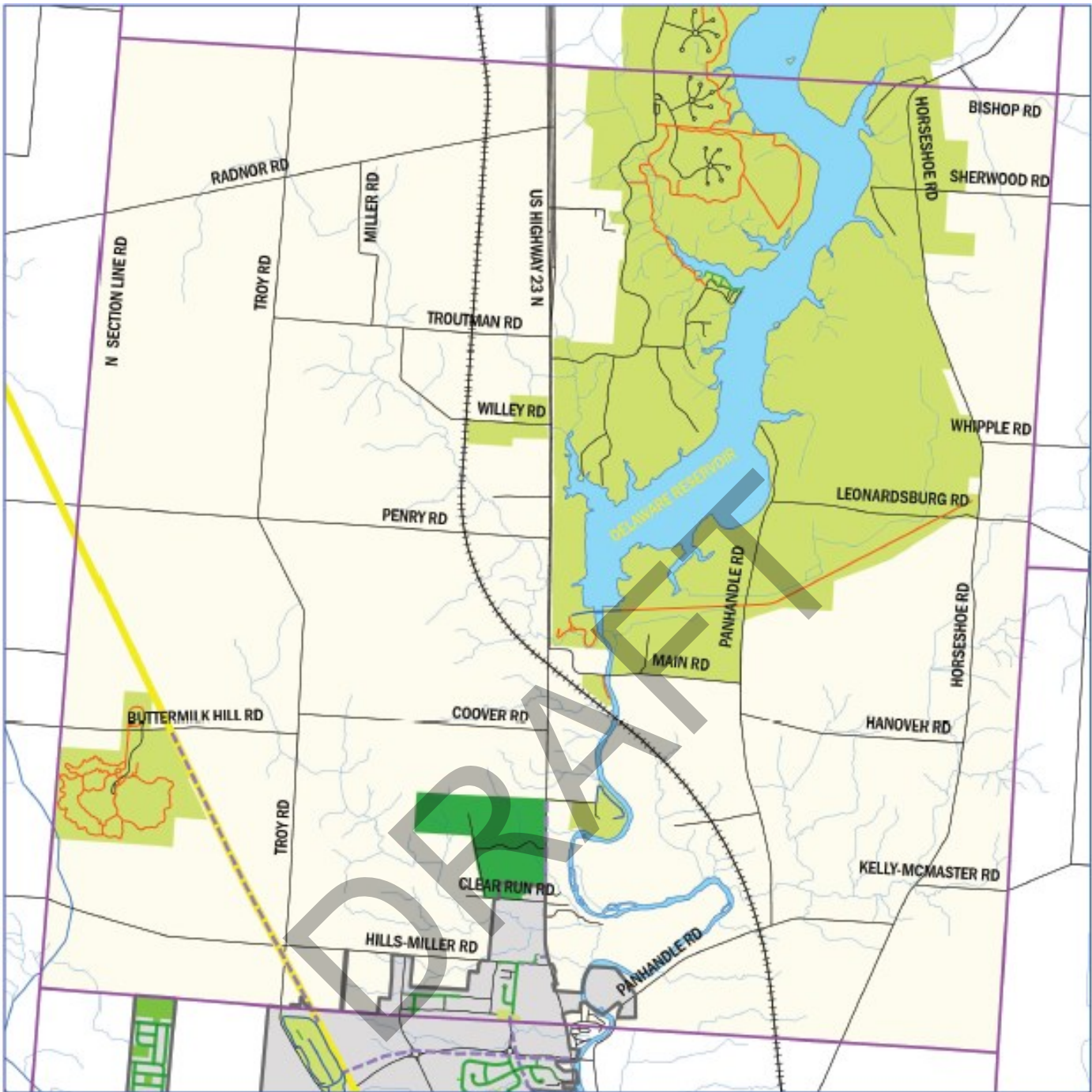
The regional bikeway plan recommends a number of On-Road Routes for cyclists along traditional roads in the Township to connect communities. Proposed routes are identified by a dashed grey line on the Bikeways and Sidewalks map on the following page.

Clean Ohio Fund

Although there are several grant sources, the Clean Ohio Fund is a state-wide funding program often cited for trails and parks. In 2022, a total of 16 projects were funded. Between 2013 and 2018, the Villager of Galena was awarded funds to complete a three phase, 10-foot-wide multi-use path that extends 1.4 miles and is part of the Ohio to Erie Trail.

Bike/Pedestrian Policy

The Regional Planning Commission seeks connections



Bikeways and Sidewalks

Troy Township, Delaware County, Ohio

- | | |
|----------------------------|---------------------------|
| Township Boundary | Golf Courses |
| Incorporated Area | Bikeway Local Plans |
| Roads | Trail Committee Corridors |
| Railroad | Existing Sidewalk |
| Rivers / Lakes | Sidewalks |
| Streams / Drainage Courses | Unpaved Trails |
| Parks | Multi-Use Paths |
| Platted Open Space | |

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
(9/6/2023)



Rural roads are predominant in the Township.



Typical residential PRD streetscape in Delaware County

between subdivisions by often requiring new subdivision streets to connect to vacant adjacent parcels of land. The main benefits to connectivity are shorter trips, greater travel choice, and savings in infrastructure. Township zoning should seek neighborhood-to-neighborhood street connections. As part of rezoning review, subdivisions along existing collector streets should require bike paths or sidewalks constructed as part of a regional system.

Other Road-Related Issues

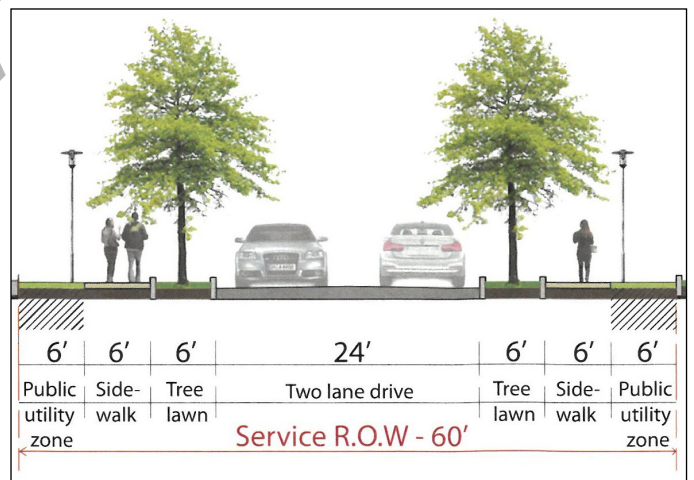
Increase in population yields increased traffic flow on local roads. The following considerations should be made when reviewing rezoning requests:

Patterns of Development

Traffic can be reduced by the design of development and the mix of land uses. Low density (1-acre lots or larger) development generates significant traffic per unit, but the number of units is modest overall. In large developments with densities greater than 1 unit per acre, a mix of local convenience commercial uses and a network of sidewalks, trails, and bike paths can reduce auto trips. Neo-traditional development patterns may be encouraged near existing village centers or as greenfield development. A combination of a grid street core, with curvilinear edges can allow for the preservation of open space. A typical home in an exclusively residential area generates 10 or more trips per day while condominiums generate approximately seven per day. A home located in a neighborhood that is designed to be convenient for walking and biking with mixed commercial and service uses can reduce auto trips to as little as 4 trips per home per day.

Streetscapes

Streets are a significant part of the look of a community. Every community needs a streetscape standard. For local streets with lot widths less than 100 feet, no through traffic, and less than 1,500 vehicle trips per day, the current standard 20-foot wide street with drainage ditches within a 60-foot right-of-way is acceptable. In an open ditch road, the sidewalk is typically located near the outside edge of the ditch, which can be problematic if not designed properly. For



Streetscape example with trees in the treelawn.

collector and arterial roads, pedestrian and bike traffic should be separated from vehicular traffic. The following is a recommended streetscape for collector or arterial streets. A 5-foot wide asphalt bike path may be preferable to a sidewalk to maintain the rural character of the road. A bike path may be placed on one side of the street for minor-collector streets. Major collectors and arterials should have a bike path on at least one

side of the street plus a sidewalk on the other side.

Alternative Street Designs — The Roundabout

Low Speed Roundabouts have begun to be used as an alternative to the traditional signalized intersection throughout Delaware County. Roundabouts have been proven to reduce crashes, flow more traffic than traffic signals, cost less, and require less pavement than signalized intersections. Not all intersections are candidates, but the roundabout is a viable traffic management tool. There have been many successful roundabouts constructed in Delaware County, south and east of the City of Delaware.

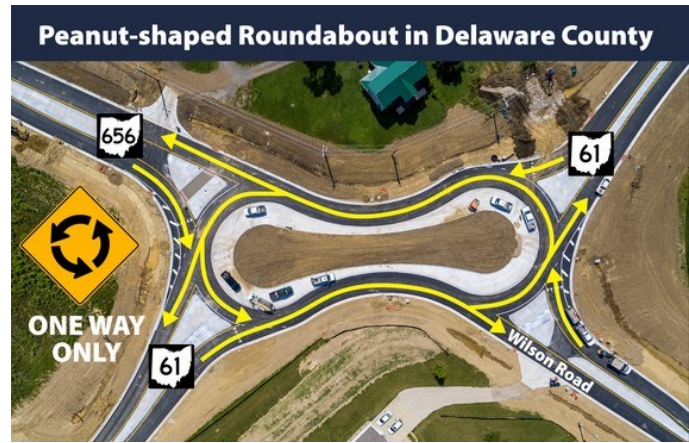
Paying for Road Improvements

Ohio planning and zoning legislation does not currently empower townships to charge Impact Fees to offset costs of service expansion (roads, schools, parks, etc.). Generally, road improvements immediately adjacent to the development can be attributable to the project as part of the subdivision and zoning process. Projects that contribute to regional traffic can be required to contribute to those future improvements.

Transit

Delaware County Transit (DCT) offers an on-call non-scheduled bus service from point to point in the County. As the County grows, new transportation will continue to be studied by transportation-related agencies. A Strategic Plan is currently being developed by DCT to address the rapid growth and service needs projected for Delaware County. The Strategic Plan development will take place over an eight-month schedule from June 2023 to January 2024. During this time, the project team will review existing conditions and facility needs, analyze future funding options and determine intermediate, medium and long-term goals.

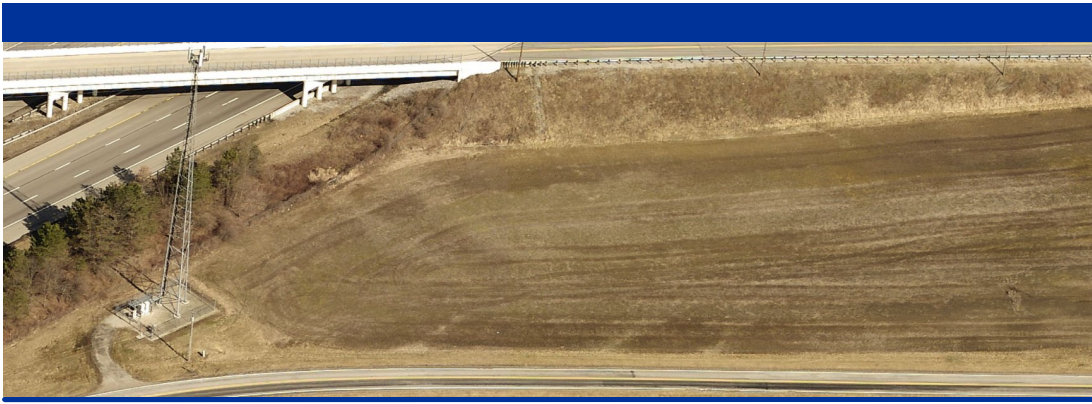
The Strategic Plan will be reviewed by the Delaware County Transit Board in January 2024.



ODOT completed construction of a peanut-shaped roundabout at the intersection of State Route 61 and SR 656/Wilson Road. In addition to reducing crashes by 70 percent, the safety upgrade is expected to improve traffic flow at the intersection. The \$2 million safety project began in May 2021 and opened to traffic Monday, August 9, 2021.



Strategic Plan



CHAPTER 9 Utilities

General

Utility services are needed as areas in the county develop. Water, sanitary sewer, telephone, electric, natural gas, cable television, and high speed internet are desirable utilities in the Delaware County real estate market. Stormwater management is required by Delaware County during development.

Water

When the 2002 Troy Township Comprehensive plan was adopted, most of the township was still served by private wells. The Del-Co Water Company, a cooperatively owned private water company established in 1973, now serves most of Troy Township with potable water. As the County has grown, Del-Co has expanded its service to provide larger diameter water lines for residential and commercial service, as well as fire protection. Del-Co services eight central Ohio counties and currently, the design capacity of the treatment facilities is 45 million gallons per day.

There are also many properties that are served by the City of Delaware water service that are south of Coover Road and some along US-23. Larger sites served by the City include Buckeye Valley Middle and High Schools and the Oakhaven Golf Club.



Del-Co Water Headquarters on S.R. 315, Liberty Township

Supply

There is generally good water pressure for domestic use and fire protection throughout the township. Del-Co Water utilizes water from the Olentangy River, Alum Creek Reservoir, and from the Scioto River utilizing a raw water line in Liberty Township. Wells along the Kokosing River in Knox County provide additional supply. The water is pumped to up-ground reservoirs in Orange Township (800 million-gallon capacity) and Liberty Township (1.6 billion-gallon capacity). Raw water is purified at the Alum Creek, Old State Road, and State Route 315 treatment plants, and then pumped to a network of elevated storage tanks with a capacity of 12.5 million gallons.

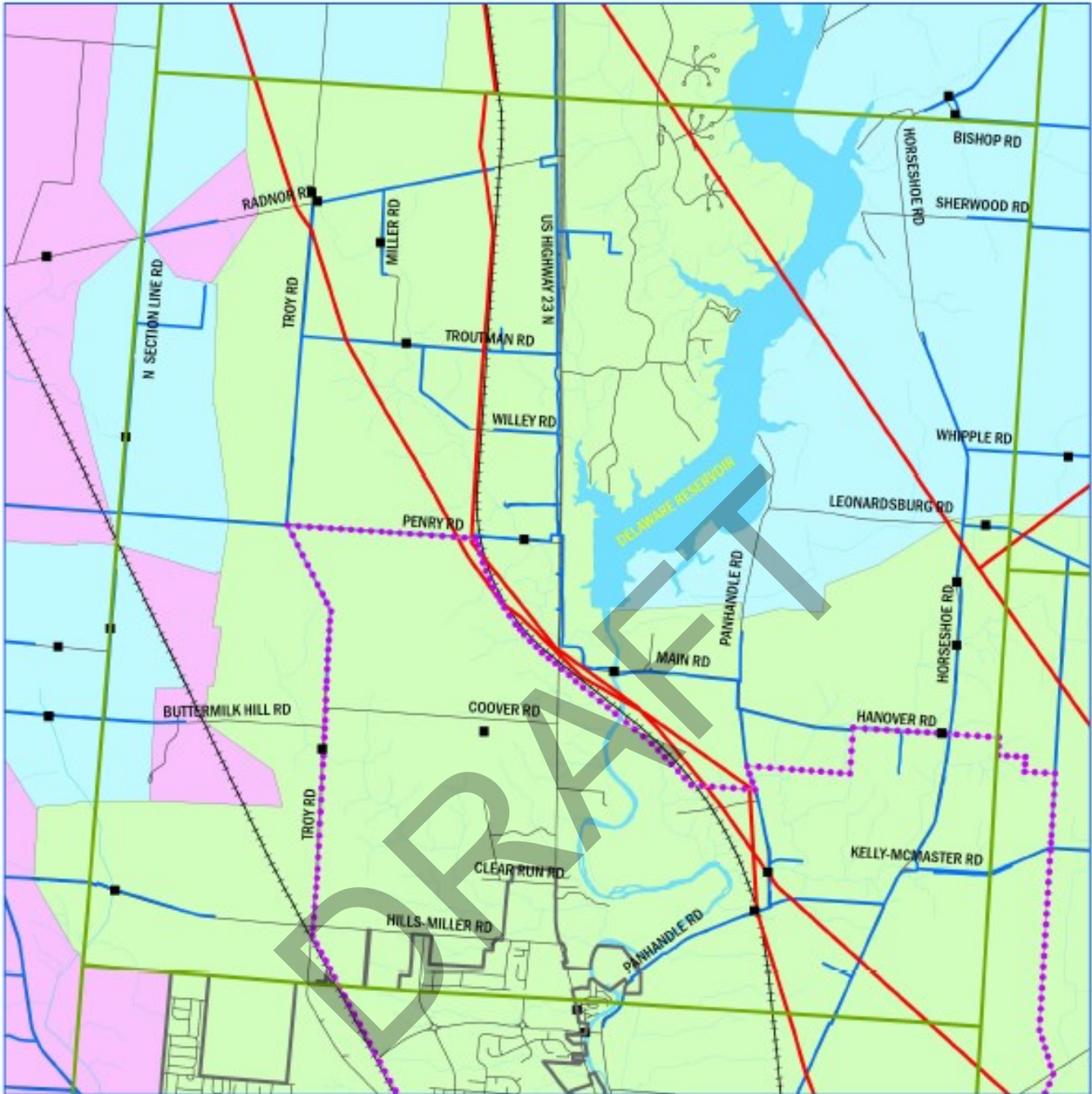
With these facilities, as well as others in Morrow County, a total of 38 million gallons per day is the long-term pumping and treatment capacity of Del-Co. Although planning for future growth, such as a new up-ground reservoir in Thompson Township, Del-Co does not have unlimited supply options. Potable centralized water is not currently a constraining factor to growth of the township. There is adequate water capacity for human consumption and population growth in the township. The demands for lawn sprinkling systems, however, can quickly tax capacity in dry spells. As a result, Del-Co has a year-round, three days per week restriction on lawn watering.

Water Lines

The Water Lines map shows the location of water lines in the Township. In general, those streets that have water lines of less than 6 inches in diameter will not support fire hydrants. Fire hydrants are normally a requirement of new development.

Delaware City — Water Supply

Delaware City's primary water source is the Olentangy River. The City also draws water from wells within Troy Township for additional supply and to dilute nitrate levels and other contaminants within the Olentangy



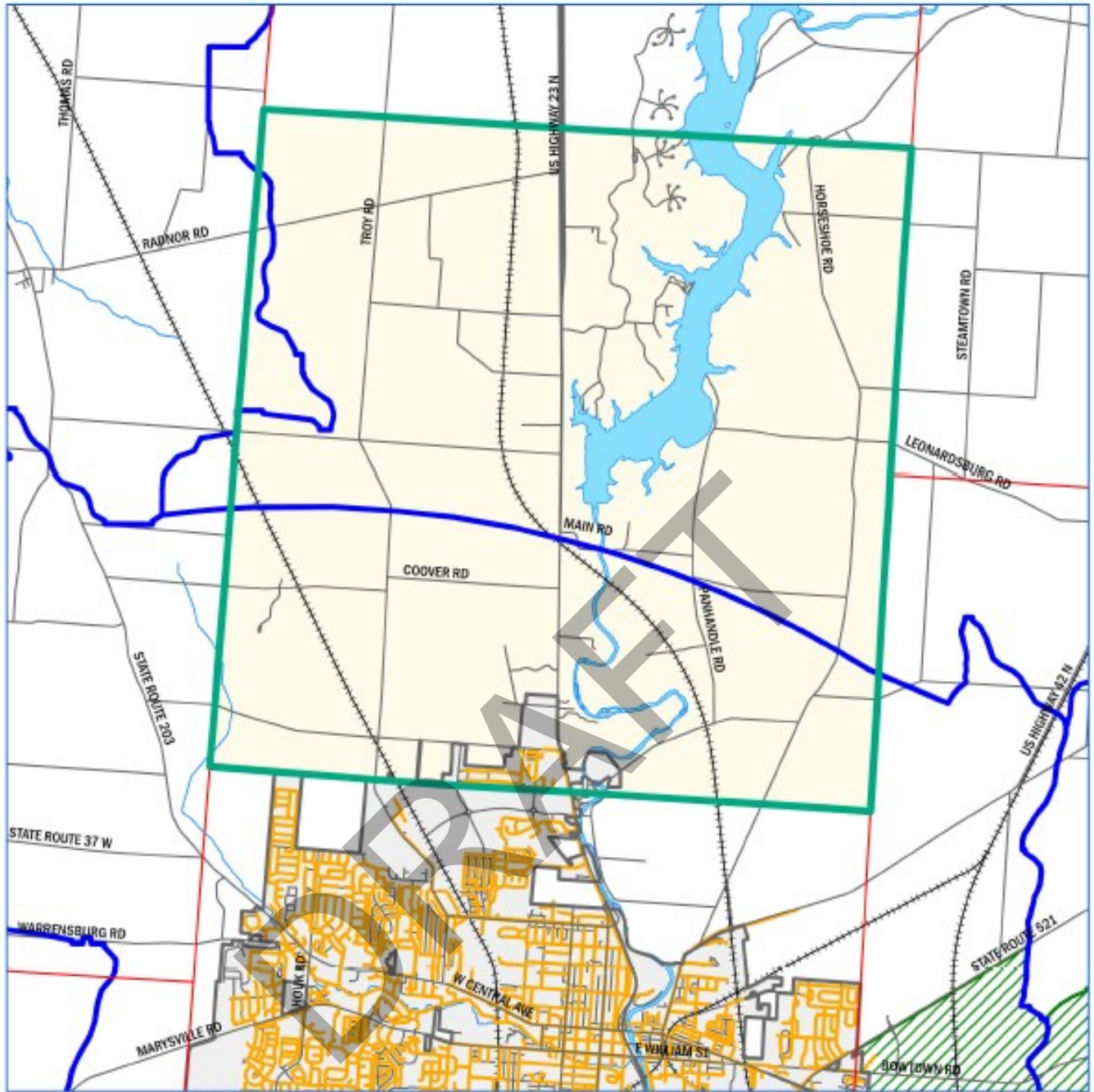
Utilities

Troy Township, Delaware County, Ohio

- Township Boundaries
- Incorp. Area Boundaries
- Bridges location
- Power Structures
- Major Power Lines
- Gas Lines
- DELCO Waterlines
- Railroad
- Road Centerlines
- Ponds/Rivers/Lakes
- Electric Power Service District Boundary
- American Electric Power
- Consolidated Electric Co.
- Ohio Edison



Prepared by: Delaware County Regional Planning Commission (740-833-2200)
(5/5/2023)



Sewer Service

Troy Township, Delaware County, Ohio

- Township Boundary
- Incorporated Area
- Drainage Areas (2020 Sewer Master Plan)
- Sewer Line (County)
- Sewer Line (Delaware City)
- Road Centerlines
- Railroad
- Rivers / Lakes
- Future Sewer Service Areas (2020 Sewer Service Master Plan)**
- Central Alum Creek Service Area
- Big Walnut Service Area



Prepared by: Delaware County Regional Planning Commission (740-833-2280)
(3/6/2023)

River water. The City has the capability to blend this river water with groundwater from wells drilled to more than 200 feet deep. The water plant treats and distributes an average of 3.65 million gallons per day to more than 12,000 customers through 190 miles of water lines and 2,000 fire hydrants.

Sanitary Sewer

Troy Township currently has no centralized sanitary sewer service to the township, nor is any proposed by **Delaware County** in the planning period 2016-2017. Township residents use on-site waste treatment for sewage disposal. The **City of Delaware** may provide sanitary sewer service provided the property is annexed.

Sewer Policy — OEPA

Centralized sewer systems historically meant placing sewage in a pipe, and sending it to a publicly owned sewage treatment plant that discharged to a running stream.

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 “zero discharge”, land application systems, such as on-site treatment plants that use the treated effluent to irrigate a golf course, recreational field or farmland. Permits are issued by the OEPA and ruled by Ohio Administrative Code 3745-42-13.

Such OEPA approved on-site centralized sewage disposal systems offer the opportunity for cluster development in rural areas with lot sizes smaller than would have been possible without sewers. Examples of these land application systems include Deer Creek State Park in Mt. Sterling, OH, Scioto Reserve Golf Course community and Tartan Fields community, both in Delaware County.

Policy Implications for Land Use - County Sewer

1. The County Commissioners’ sewer user policy is “first come, first served.” The County Sanitary Engineer 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 zones land in sewer service areas for higher densities than the average density based upon residual sewer capacity,

there may be “holes” in the sewer service area without sewer capacity.

Recommendations for land application systems within Troy Township

1. Troy Township may permit zoning schemes that incorporate land application systems as accommodations to development only when the use and density conform to the Comprehensive Plan, and when it is satisfactorily demonstrated that there is adequate land area of suitable soils to accept the wastewater to be disposed. There should also be a public or private centralized water supply .
2. Preferably land application systems and their sewage treatment plants should be deeded to the County Sanitary Engineer/County Commissioners to assure proper, permanent maintenance.

Electric

Electric service is provided to the Township by American Electric Power, Consolidated Electric Power and Ohio Edison. These general areas are depicted on the Utilities map.

Natural Gas

The Township is served by Columbia Gas of Ohio, Suburban Natural Gas and Ohio River Product.

Telecommunications/Internet Service

Based on private sector marketing information, broadband service in the township is spotty. Spectrum is available in the most locations. Frontier provides service west of I-71 as well. CenturyLink is available in some areas east of I-71. Bresco Broadband is also listed as a potential service provider in the area, as is HughesNet and Viasat.

Public Fiber — Delaware County has a robust fiber network from the county offices to Worthington, including a number of lateral builds off that main line. This network, intended solely for government use, connects several public agencies with capacity to expand connectivity to other public agencies not yet connected, provided they pay the cost of adding lateral fiber to the main lines. This public limitation is based on the statutory authority of the County and the desire to not compete with the private sector.

Additionally, Enlite Fiber Networks (part of Consolidated Electric) owns fiber in most of the same locations as the County as well as many more miles of

additional fiber, catering to the private sector. **Connect Ohio** is an effort led by the State of Ohio to encourage additional infrastructure where needed.

Regulation — Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate telecommunications towers in areas zoned for residential use if objections are filed by abutting property owners or Township Trustee. Brown Township has a set of cell tower regulations that were drafted to implement the federal and state laws regulating telecommunications towers.

Stormwater Management

Stormwater management is regulated by the Delaware County Engineer's Office for new subdivisions and road construction. The Delaware Soil & Water Conservation District (DSWCD) maintains ditches on public maintenance and reviews stormwater plans by agreement with the County Engineer. As of 2023, the DSWCD manages 615 drainage maintenance projects in Delaware County; 65 agricultural, 117 commercial and 433 condominium. Eight of those projects impact Troy Township parcels and are agricultural in nature.

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