

Troy Township

Delaware County, Ohio



COMPREHENSIVE LAND USE PLAN

Prepared by the
Delaware County
Regional Planning Commission
Amended June 17, 2024

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 April 15, 2002
Amended by the Troy Township Trustees on June 17, 2024
Effective date July 17, 2024

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Vision Statement

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

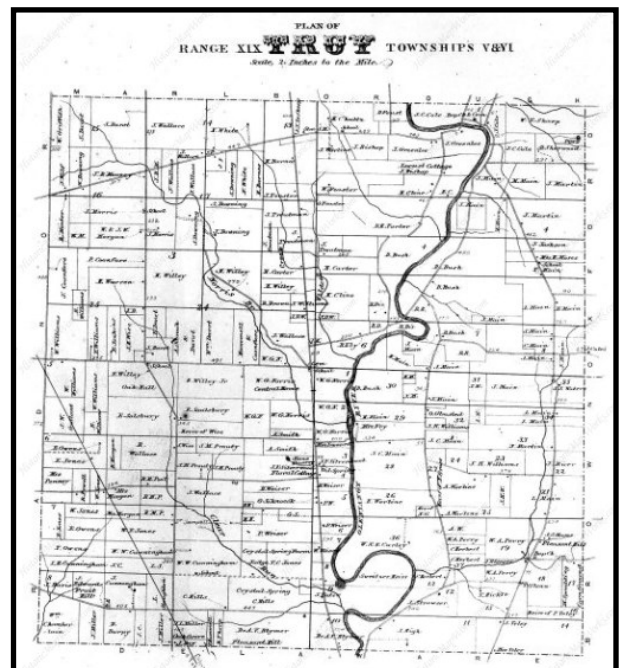
According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth and second fastest growing county by volume. Troy Township has experienced modest growth from 2000-2021, putting its current population at 2,123 as of 2021.

Troy Township is likely to remain a single family residential rural area due to a lack of sanitary sewer 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.

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.

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.*

Public Participation

Citizen Participation in the Decision Making Process

The Comprehensive Plan typically looks 20-30 years into the future. A community should revisit the Comprehensive Planning Process, every 5 to 10 years at a minimum, in order to judge whether the Comprehensive Plan is working or needs amended. The 5 to 10 year updates should also include the involvement of the public, including public participation, to update the community's vision as well. It is the public participation process which provides legitimacy to the comprehensive plan by ensuring that the plan serves the community as a whole.

Troy Township Comprehensive Plan Update Steering Committee

Troy Township took steps to open the discussion to the community by forming a steering committee from members of the community who currently serve on public boards, as well as community members at large. The makeup of the Comprehensive Plan Steering Committee included some Board of Zoning Commission members and a collection of Troy Township residents, with 24 total members.

Public Meetings

Public meetings were also held on (generally) the first Monday of each month. In-person meetings were held at the Township Hall between July, 2023 to March, 2024. Special guests that spoke at two different meetings included representatives from the Delaware County Soil and Water Conservation District and the Delaware County Sanitary Engineer's office.

The Community Survey

A community survey was created by the steering committee and sent out to 1,805 addresses

representing the residents and property owners in Troy Township. The survey was made up of 21 questions that were focused on the Township character, zoning, requirements, housing types, utilities, levies, and demographics of residents/survey respondents. There was a total of 203 responses received between July, 2023 and March, 2024, and not all of the responses covered every section. The survey questions and final results can be found in the appendix of this Plan; below is the paper copy of the survey that was made available to residents.



Troy Township Comprehensive Plan Survey

Troy Township is updating its Comprehensive Plan to guide policy and development decisions in the future. This brief survey is intended to gain important insight and opinions from residents. Your responses to this survey will help generate the direction of the updated plan and will remain completely confidential. Thank you for your participation.

Mark each circle (☐) based on your level of agreement or disagreement.

1. I enjoy the rural character, small town feeling of our township, defined by low densities, agriculture, and undeveloped areas.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree
2. A "quiet atmosphere" is important to me at my residence in Troy Township.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree
3. I support the current minimum residential lot size of 2.0-acres in the Farm Residential District (FR-1).	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree
If selected disagree or strongly disagree, what is your recommended minimum lot size? _____.					
4. I support more Planned Residential Conservation District (PRCD) developments with 1/3-acre lots and 50% minimum preserved open space.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree
5. I would support a variety of housing types, such as single-unit condos, duplex units, single/multistorey apartments, cluster homes, attached/detached homes, common wall homes, etc.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree
6. My property in Troy Township is served by public water (City of Delaware or Del-Co Water Co.) and I am satisfied with the quality of water.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree
OR					
My property in Troy Township is served by well water and I am satisfied with the quality of water.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree
7. Do you rent or own? What type of structure?	<input type="radio"/> Rent	<input type="radio"/> Own	<input type="radio"/> Mobile home	<input type="radio"/> Single-family	<input type="radio"/> Property only
8. How many years have you lived in Troy Township?	<input type="radio"/> Less than 1	<input type="radio"/> 1 to 5	<input type="radio"/> 5 to 10	<input type="radio"/> 10 or more	<input type="radio"/> Lifetime
9. My family and/or I participate in outdoor recreation in Troy Township.	<input type="radio"/> Yes	<input type="radio"/> No			
Locations include: <input type="radio"/> Delaware State Park <input type="radio"/> Gallant Woods Park <input type="radio"/> Oakhaven Golf Club <input type="radio"/> Only locations outside of Troy Township <i>If there is a location in Troy Township not listed, please provide below.</i>					
10. I would support active recreational facilities like biking and walking trails, baseball and soccer fields and other outdoor amenities being constructed in our township and also support a reasonable levy to provide these facilities.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree

11. Do you commute to work or work from home?	<input type="radio"/> Commute (Distance traveled is _____ miles.)	<input type="radio"/> Work from home	<input type="radio"/> Not applicable
If you work from home, do you have a home business?			
<input type="radio"/> Yes	<input type="radio"/> No	If yes, number of employees including yourself is _____.	
Name and type of business is _____.			
12. I feel the township can adequately support the current traffic.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree
<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree		
13. I would be in support of a reasonable road levy to help with increased traffic on township roads. (The Township has never had a road levy.)	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree
<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree		
14. I am satisfied with the general services provided by Troy Township and Delaware County. Examples include: snow plowing roads, road maintenance, police, fire, and Township zoning code enforcement (Zoning examples: junk properties, building setbacks, permitted uses).			
<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree	<input type="radio"/> Disagree
<input type="radio"/> Strongly disagree			
Optional: Provide comment about specific service below.			
15. I would be in support of a reasonable levy to help construct a new Township Hall.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree
<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree		
16. Should County sewer service be expanded throughout the township to support commercial and residential development?	<input type="radio"/> Yes	<input type="radio"/> No	
17. I prefer the lack of commercial areas in the township, and do not find it inconvenient to drive to Delaware or neighboring cities to eat out or shop.	<input type="radio"/> Strongly agree	<input type="radio"/> Agree	<input type="radio"/> Neither agree nor disagree
<input type="radio"/> Disagree	<input type="radio"/> Strongly disagree		

18. (Optional) What is your biggest concern about the future of Troy Township?

19. (Optional) What is most important to you regarding Troy Township?

20. (Optional) How many people are in your household? Provide age for each individual.

of people: _____ Age of each individual: _____

21. (Optional) Please provide your name and address to ensure your address is located in Troy Township.

Name: _____ Address: _____

Return completed forms to the Drop Box located at the Troy Township Town Hall, 4293 US-23
— OR — Mail to P.O. Box 8006, Delaware OH, 43015 with attention to DCRPC

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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

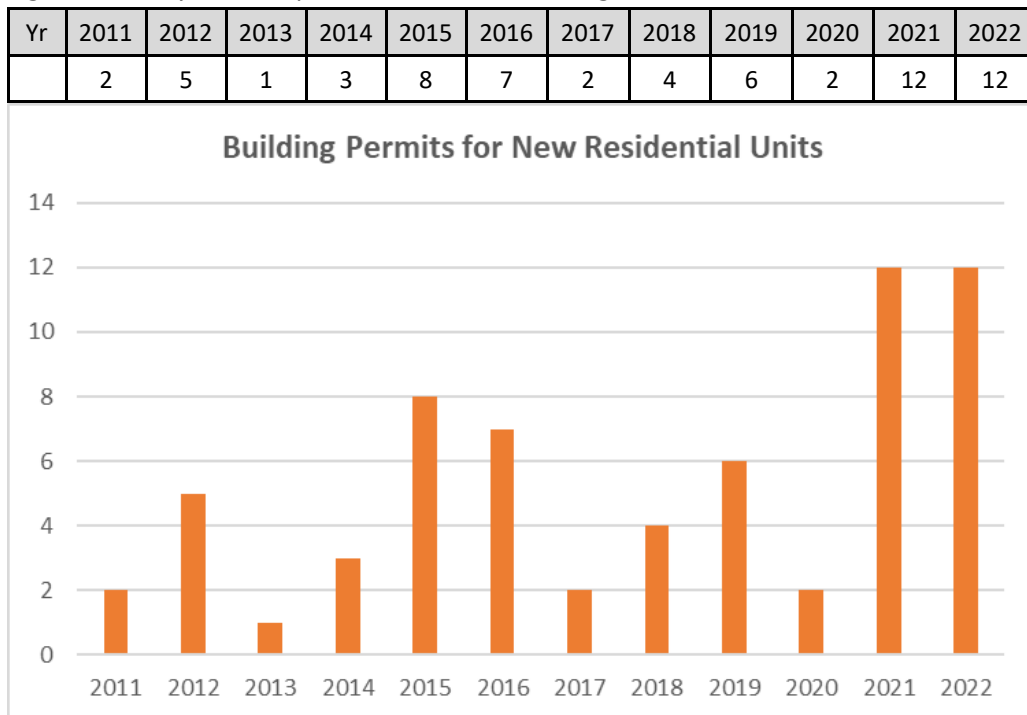


Figure 2.2. Historical Township Building Permits (includes multi-family)

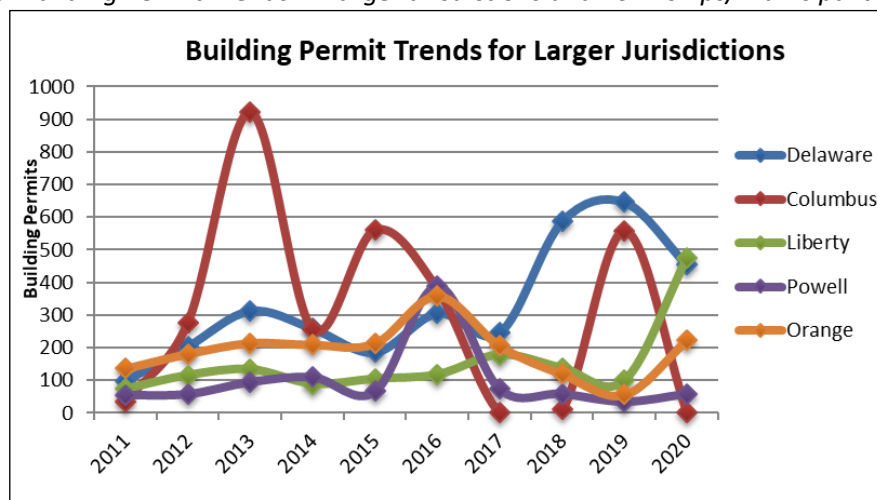
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Berkshire	38	45	91	55	84	269	66	284	234	137
Berlin	19	28	24	50	73	62	108	125	210	123
Brown	3	6	3	6	3	4	10	6	15	12
Concord	67	32	39	31	70	185	107	212	162	117
Delaware	7	1	7	4	2	20	9	6	18	9
Genoa	110	39	66	109	77	74	46	48	45	40
Harlem	21	13	22	29	44	38	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 2.3. Building Permit Trends in Large Jurisdictions and Townships/Municipalities (next page)



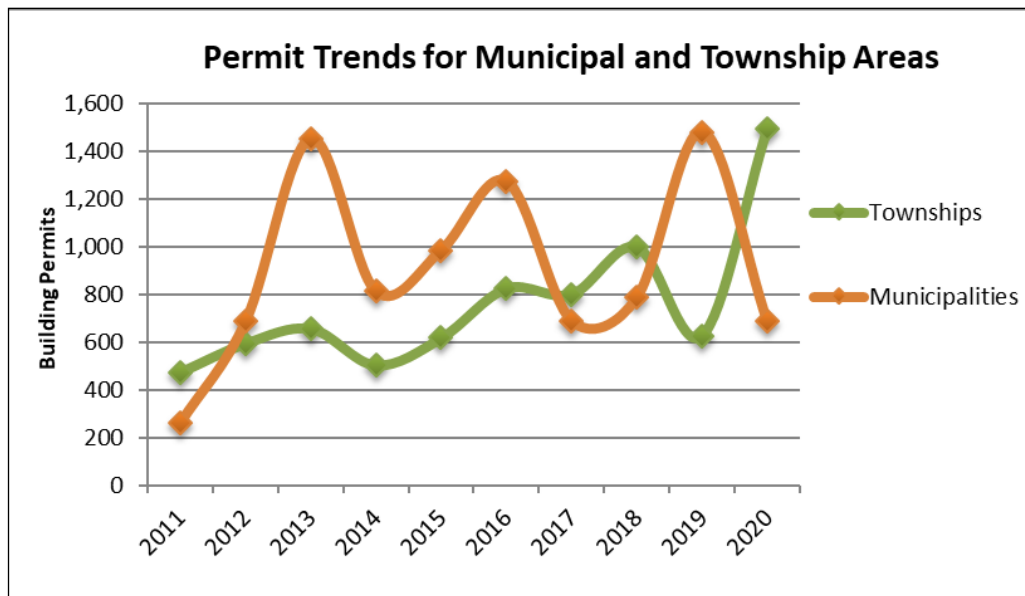


Figure 2.4. Township Population Projections

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 2.5. 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 2.6. 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 2.7. 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
2020		
Over 18 population	1,656 (78.6%)	
Male population	1,070 (50.8%)	
Female population	1,035 (49.1%)	
Median age	46	
Total households	802	
Households with children	232	

Source: U.S. Census Bureau 2020 DEC Demographic Profile

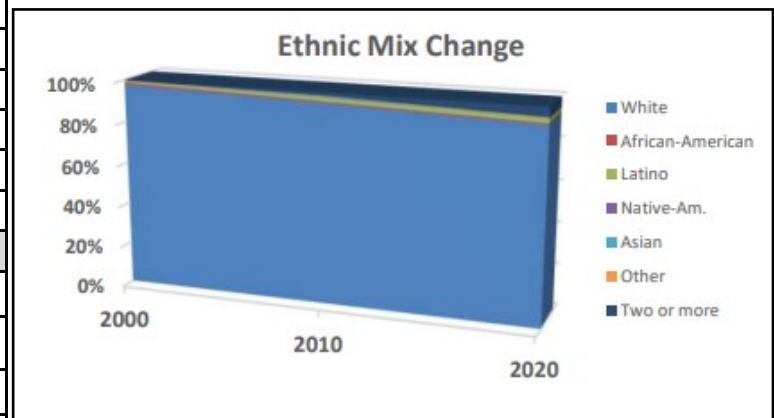


Figure 2.8. U.S. Census Demographic Profile, Troy Twp

U.S. Census 2020 Category	Troy Township	All Delaware County
Education: Percent H.S. grad or higher (25+)	96.3%	96.8%
Education: Percent Bachelor's degree or higher	41.7%	55.5%
Civilian labor force employed	1,328	106,393
% Civilian labor force employed	60.7%	69.3%
Civilian labor force unemployed	43	2,774
% Civilian labor force unemployed	2.0%	1.8%
Median Household income	\$98,750	\$111,411
Median family income	\$108,681	\$131,382
Per capita income	\$36,494	\$48,312
% Families below poverty level	7.0%	3.2%
% Individuals below poverty level	10.9%	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 2.9. Past Census Figures, Estimates, and Future Projection

1970	1980	1990	2000	2010	2020	2023	2025	2030
989	1,414	1,652	2,021	2,115	2,105	2,150	2,173	2,231

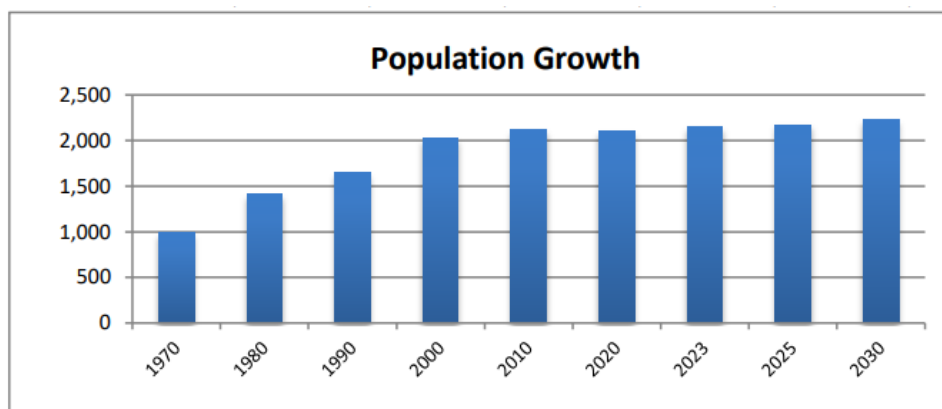


Figure 2.10. Recorded Subdivisions, by date recorded, in Troy Township (since 1951)

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.

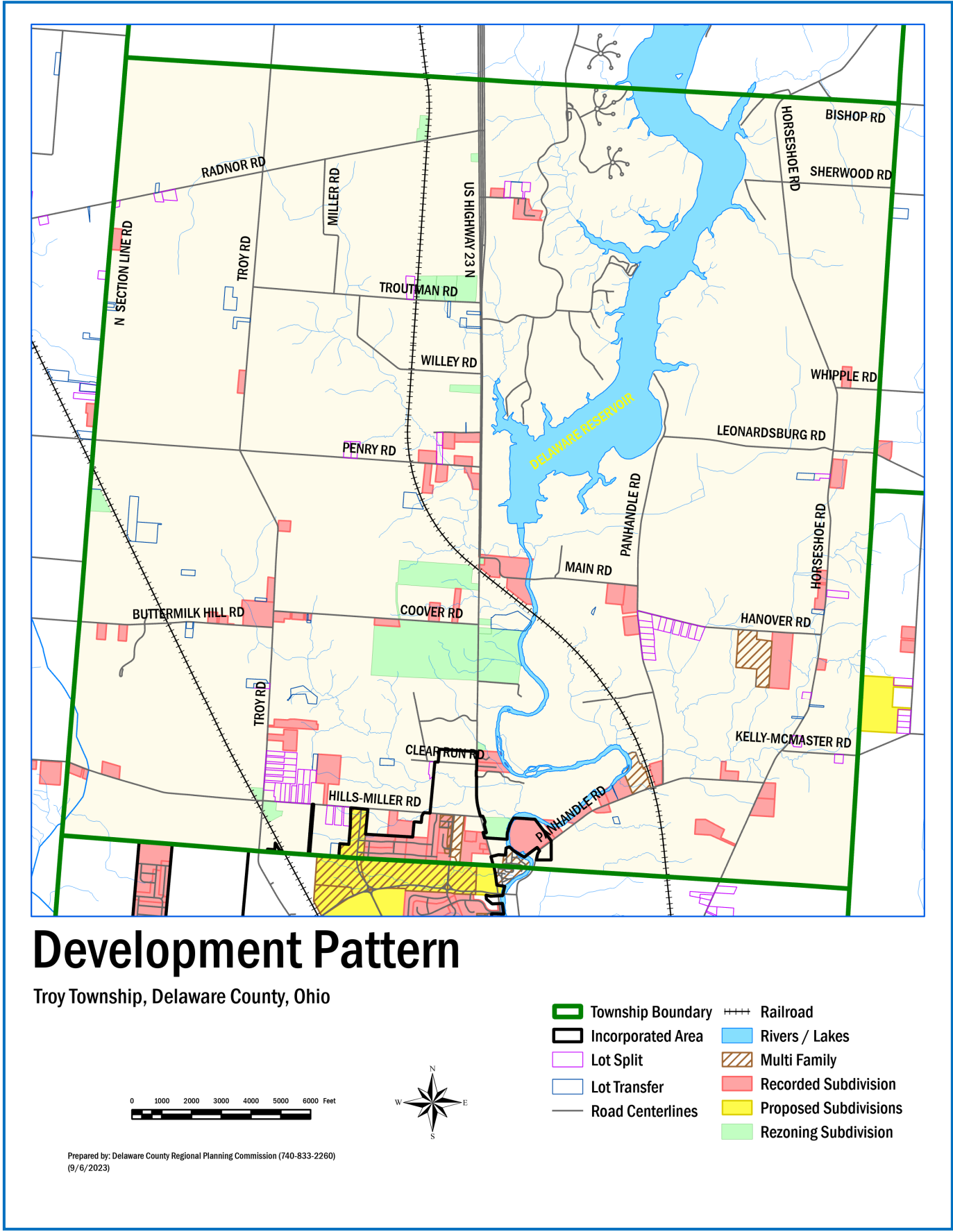
Figure 3.1. No Plat Lot Splits 2008-2020

	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 3.2. Zoning Reviews Since 2000

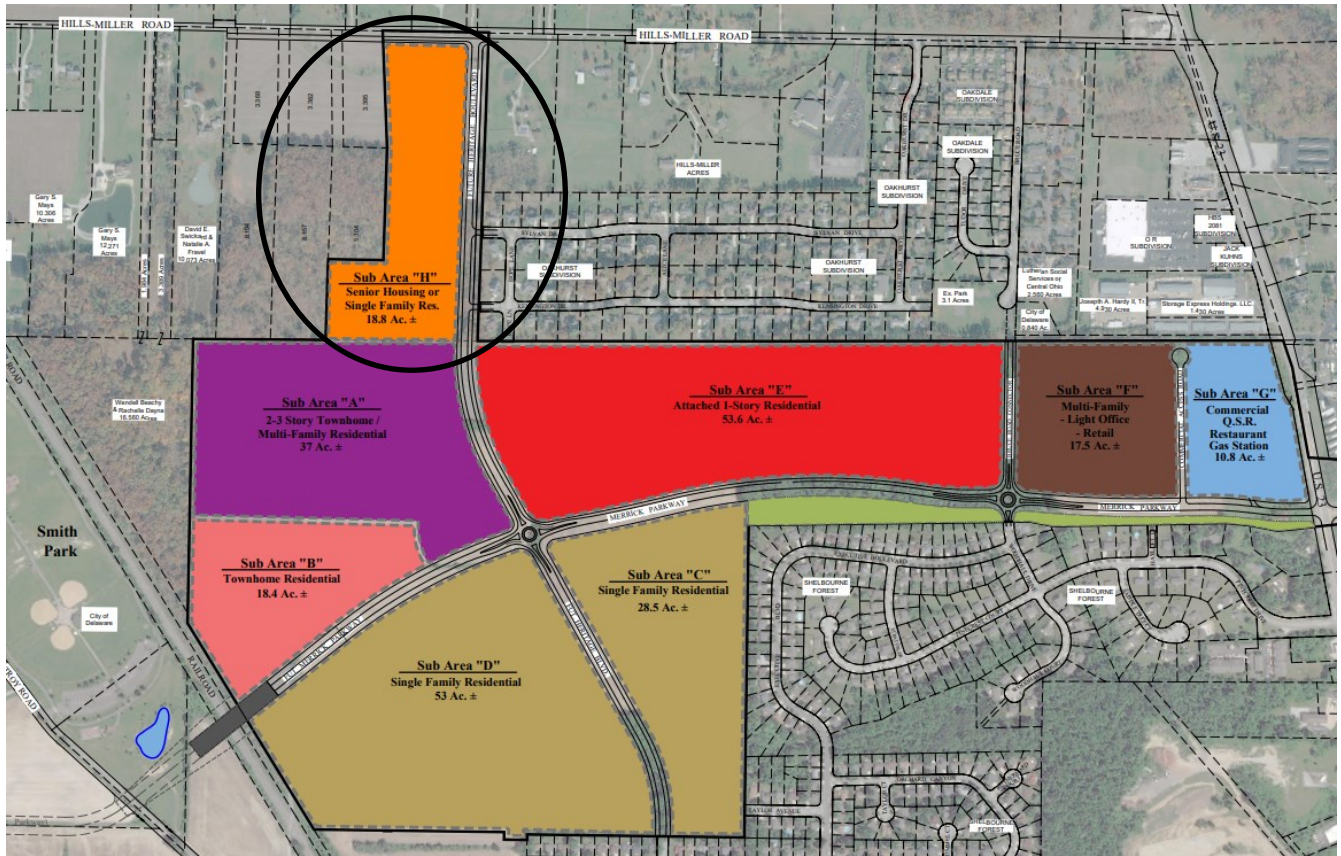
Zoning Reviews	Acres	From	To	Date Approved
Richard Mott	1.69	FR-1	HSD	2/07/ 2001
Linda Kress	1.06	FR-1	PCD	8/02/2002
B&L Packrat	6.84	FR-1	PCD	11/17/2003
Donna Travis	2.00	FR-1	HSD	11/15/2004
Jerry Paul	5.93	FR-1	PCD	7/17/2006
Jon Fenstermaker	13.95	FR-1	PCD	10/16/2006
Dr. Thomas Garey	2.869	FR-1	PCD	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.



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 Plan (2023)

Figure 3.3. Troy Township Permits - 2016 to 2024

Zoning Permits	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Accessory Building	5	7	12	9	9	9	5	7	0	63
Ag Barn	2	3	2	2	4	6	2	5	2	28
Commercial Building	0	1	0	0	0	1	0	0	0	2
Deck	3	3	1	5	1	0	1	2	0	16
Firearm Range	0	0	0	1	0	0	0	0	0	1
New Residence	3	2	6	6	2	14	12	11	1	57
Parking	1	0	0	0	0	0	0	0	0	1
Pool	2	3	1	1	0	5	4	3	0	19
Room Addition	3	2	4	4	1	6	3	1	0	24
Sign	1	4	6	0	5	0	2	1	0	19
Solar	0	0	0	1	0	1	0	1	0	3
Tent	0	1	1	1	1	1	1	0	0	6
Tower	0	0	0	0	1	0	0	0	0	1
Other	0	1	0	0	0	1	0	0	0	2
Total	20	27	33	30	24	44	30	31	3	242

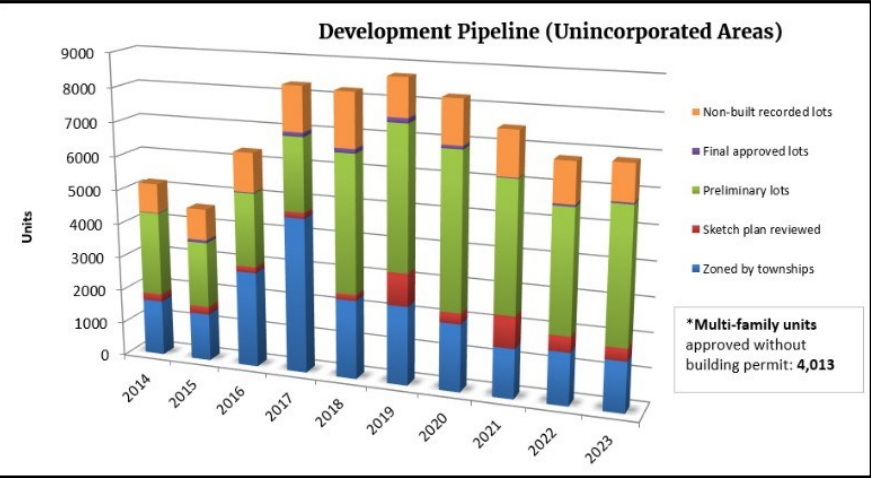
Regional Development Activity

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 subdivision started through the process. DCRPC estimates that there is still a 14-year supply of lots in the development process.

Figure 3.4. Development Pipeline 2024



There have been no rezoning or development proposal in Troy Township that would allow for new, developable lots in the timeframe listed in Figure 3.5. Typical lot splits are not included in those figures.

Figure 3.5. Troy Township Land Use 2018

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

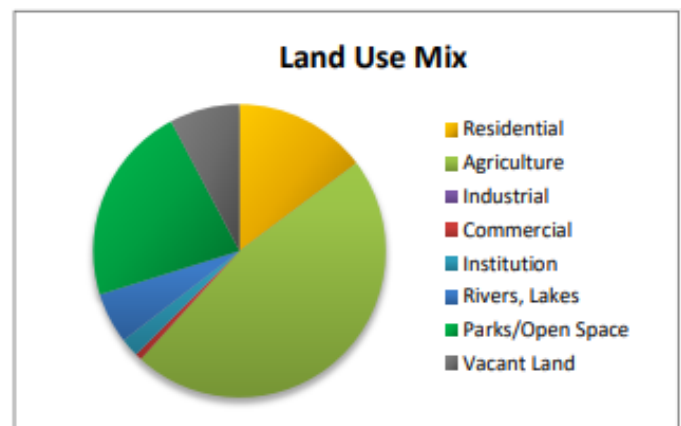


CHAPTER 4 Existing Land Use

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 4.1. Troy Township Land Use 2018

LAND USE	ACREAGE	PERCENTAGE
Residential	2,248.16	15%
<i>Residential Vacant Land</i>	925.37	-
Commercial	110.91	1%
<i>Commercial Vacant Land</i>	24.86	-
Industrial	0	0%
<i>Industrial Vacant Land</i>	0.15	-
Institution	310.83	2%
Agricultural	7148.38	47%
<i>Agricultural Vacant Land</i>	228.64	-
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

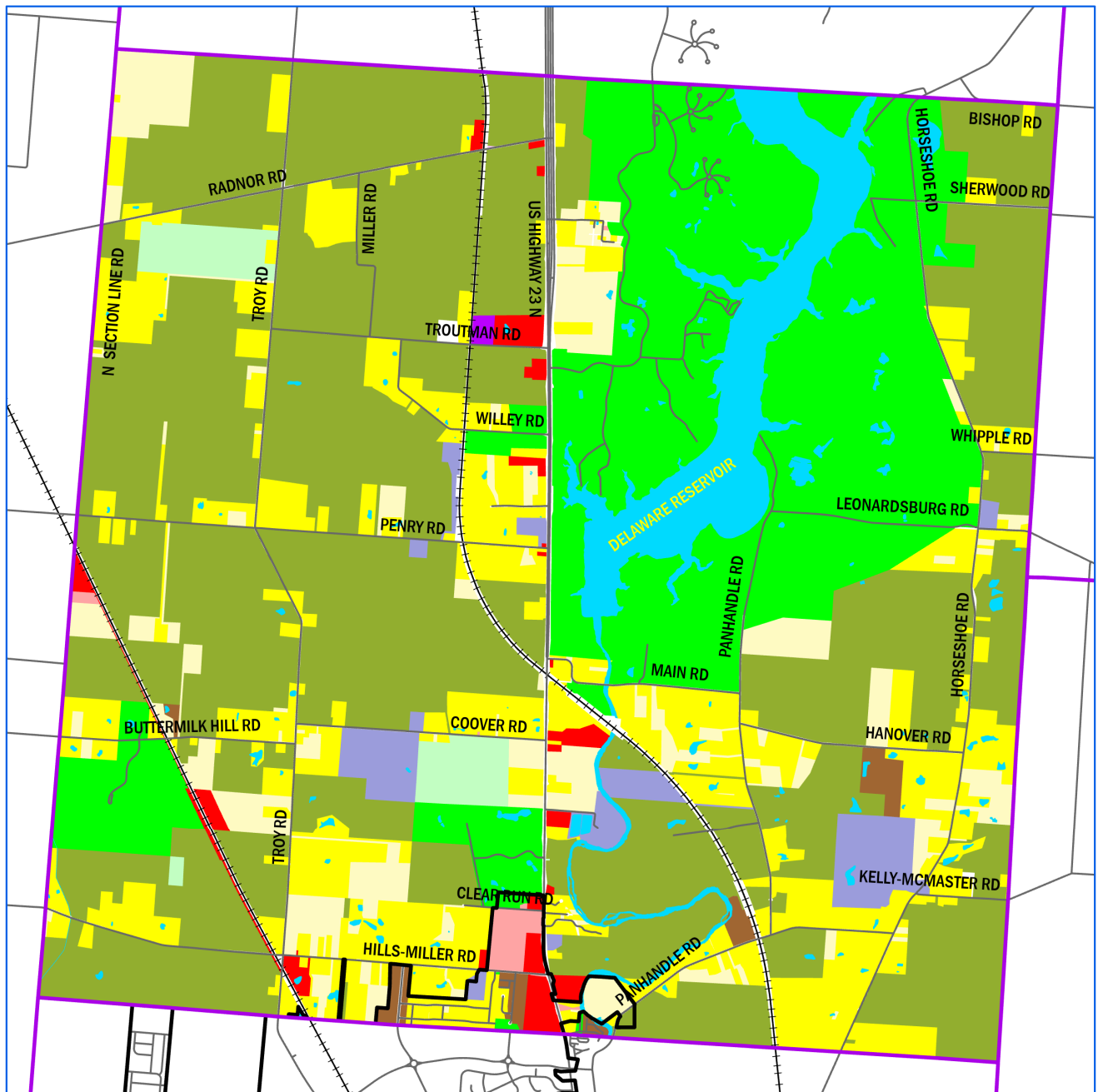
corner of the township and offers cross-country skiing, geocaching, trails for hiking & jogging, picnic tables, playground equipment, restrooms, shelters and a sledding hill, all on 231 acres.

- 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

Troy Township, Delaware County, Ohio

Existing Land Use 9/2023

- Single Family
- Multi Family
- Commercial
- Industrial
- Institution
- Agricultural

- Agricultural Vacant Land
- Residential Vacant Land
- Commercial Vacant Land
- Industrial Vacant Land
- Park / Golf Course / Open Space
- River / Lake / Pond
- Road / Rail ROW

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

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Natural Resources and Conservation

CHAPTER 5

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.

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%.

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, 1610 State Route 521, 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. 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.

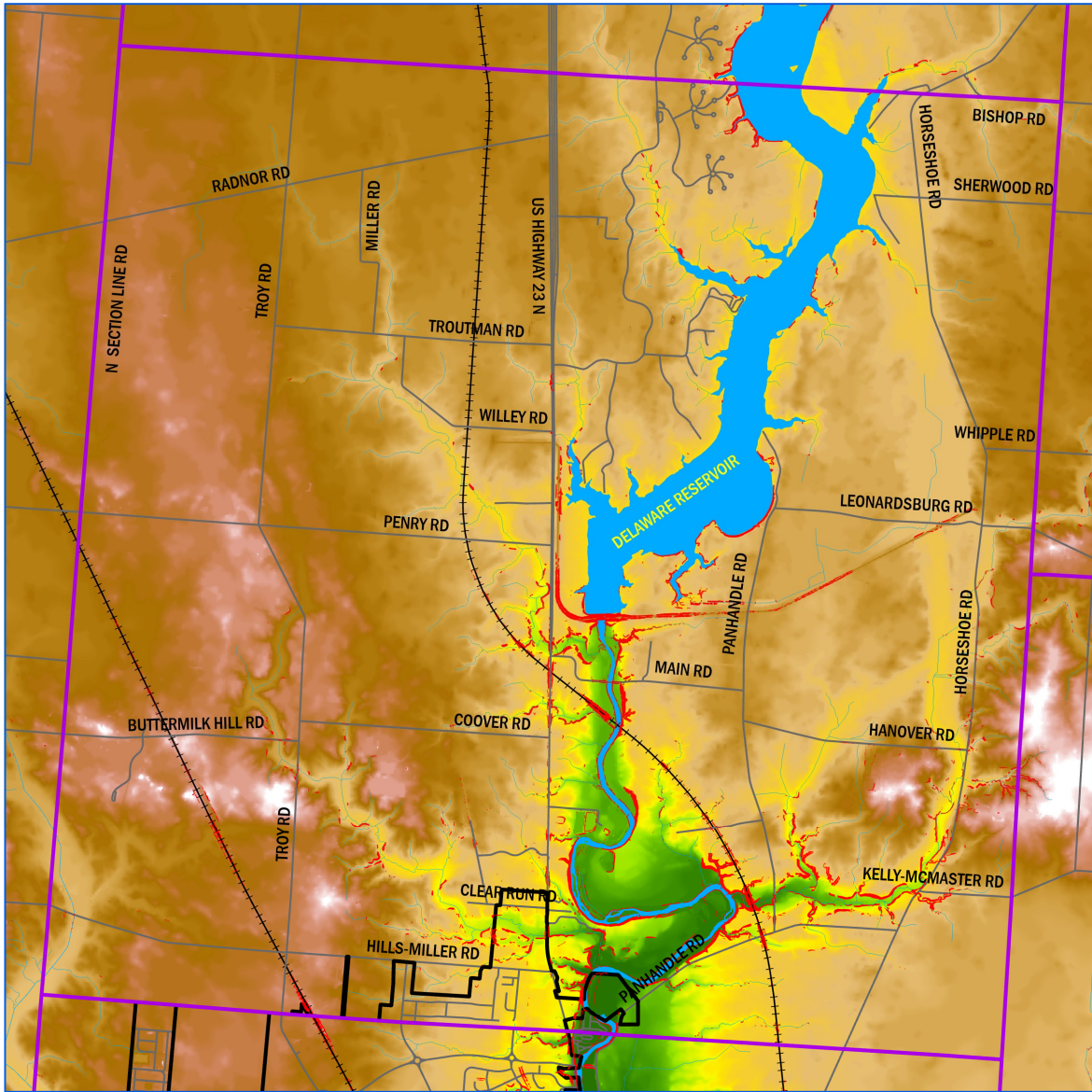
Wetlands provide many of the same functions as floodplains. They are natural stormwater detention systems that trap, filter, and break down surface runoff. Wetlands can be enhanced to be an attractive and functional part of the storm water detention system in

developments. In the Township some former wetlands are now agriculturally-drained (tiled) fields or low-lying areas by existing ponds and waterways.

The Wetlands Map indicates general locations of potential jurisdictional wetlands. Wetlands often include other natural features such a woodland areas.

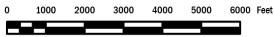
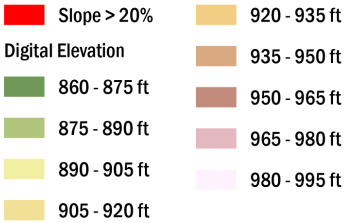
Prime Agricultural Soils

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



Digital Elevation

Troy Township, Delaware County, Ohio

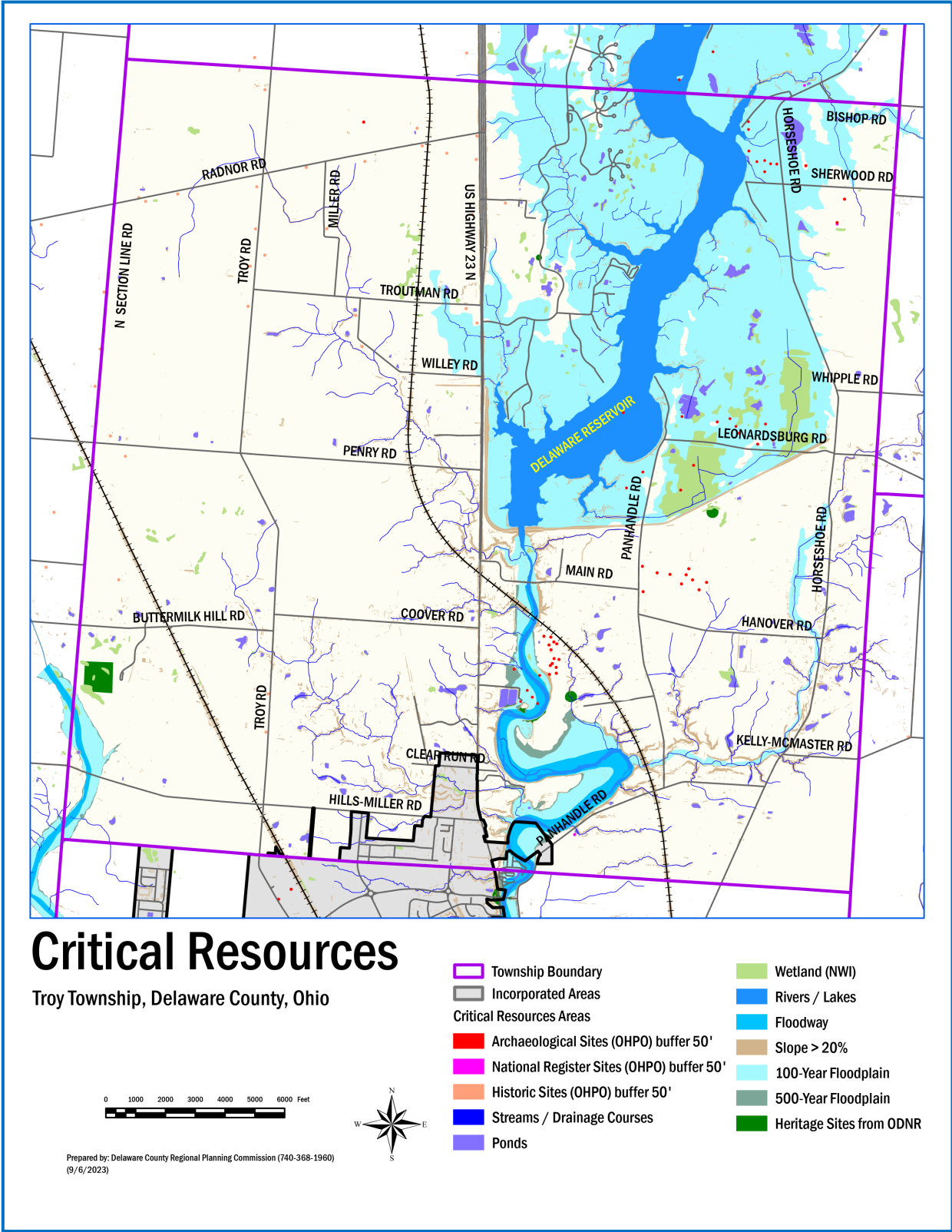


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(9/6/2023)

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

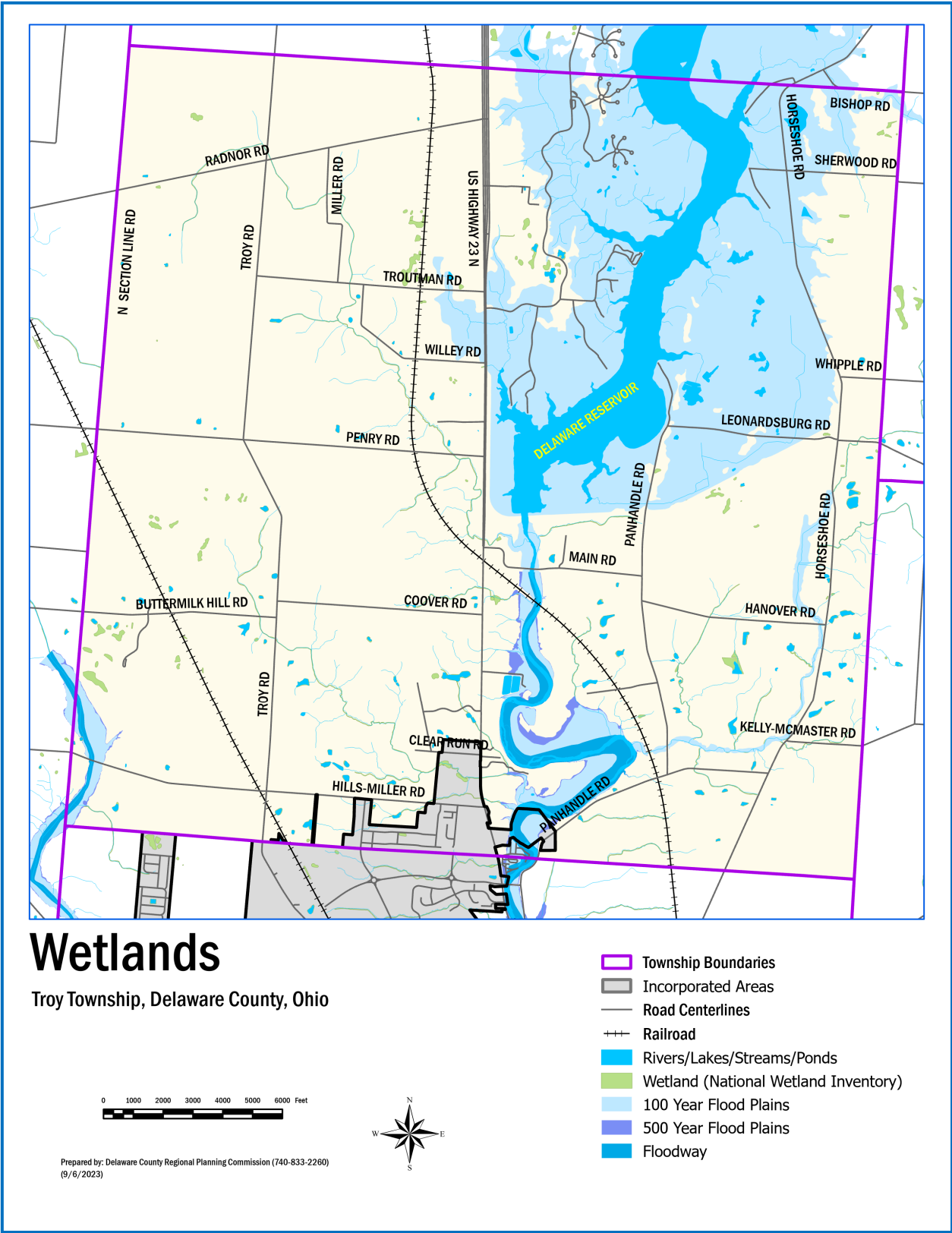
Assessment system or LESA and is created by the US Department of Agriculture. When farms are considered for development, those with the highest LESA ranking might be given the most favorable consideration for preservation. The DCRPC and the Delaware Soil and Water District can perform the LESA evaluation.



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 tones 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.

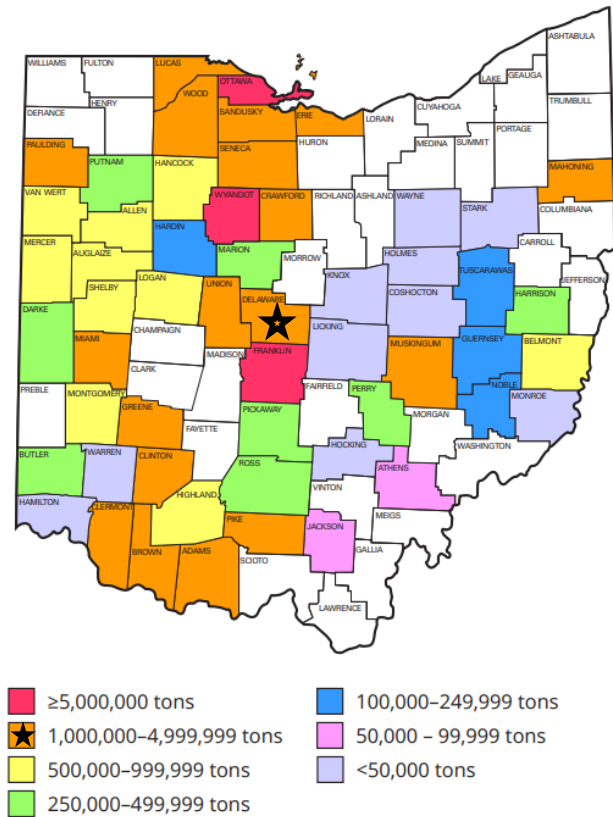
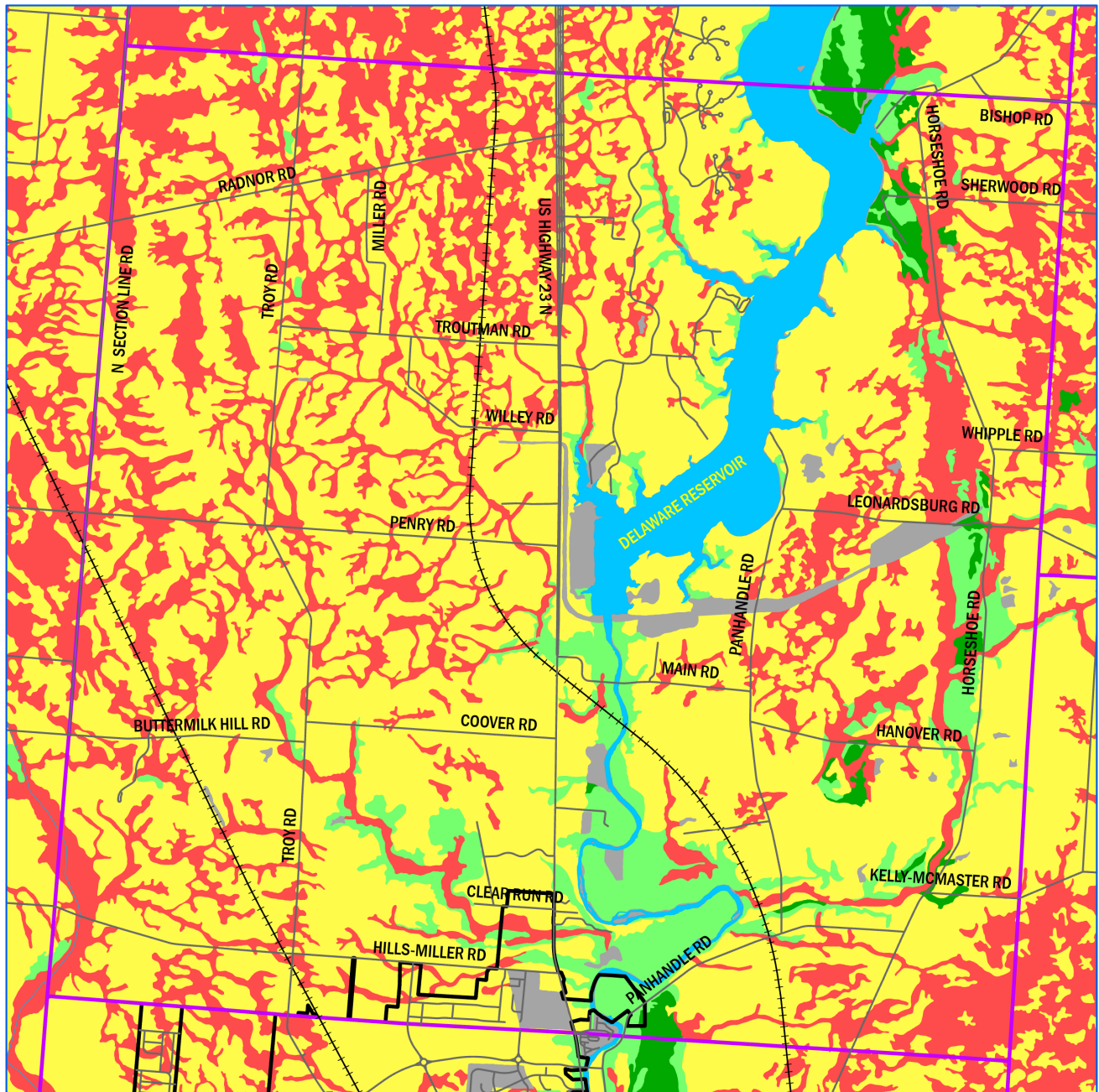


Figure 5.1. Sales of limestone and dolomite in Ohio in 2021, by county and quantity.



Soil Suitability

Troy Township, Delaware County, Ohio

Soil Suitability for On-Site Sewage Treatment

- 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

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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 6.1. 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.

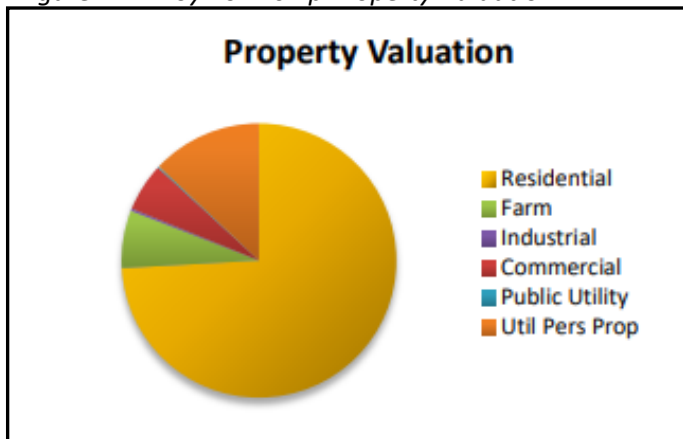
Non-residential growth shifts the tax burden for schools and other community services away from residents.

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 7.1. 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.

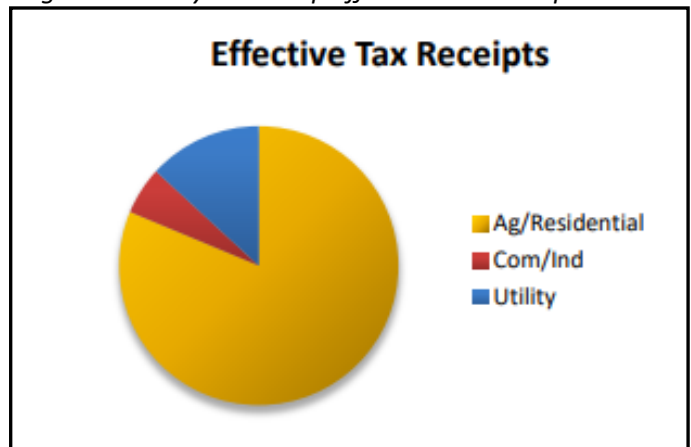
The Auditor lists a commercial value of \$4,515,950, but the largest category is Residential at \$59,048,750.

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 7.2. 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 7.3. 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 7.4. 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.

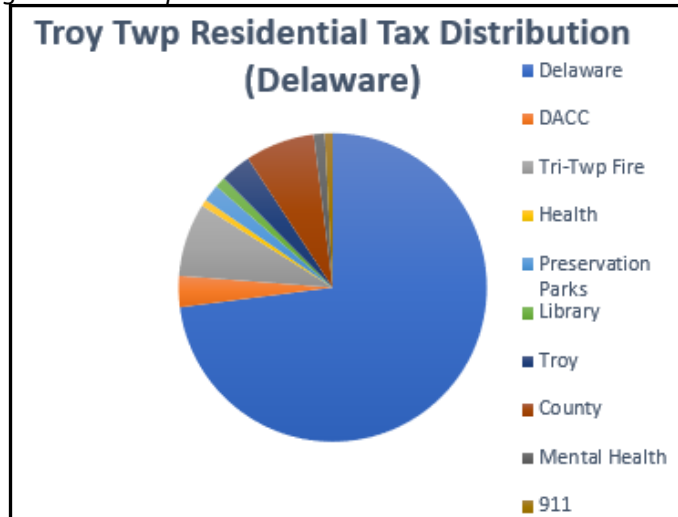
Economic Development Tools

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 7.5. Sample Residential Tax Distribution in Delaware



School District	\$2,142.80
DACC	\$95.80
Tri-Twp Fire	\$225.60
Health	\$20.89
Preservation Parks	\$52.39
Library	\$33.35
Township	\$94.53
County	\$213.80
Mental Health	\$33.58
911	\$24.55
TOTAL	\$2,937.29

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 7.6. 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 7.7. 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 7.8. 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.

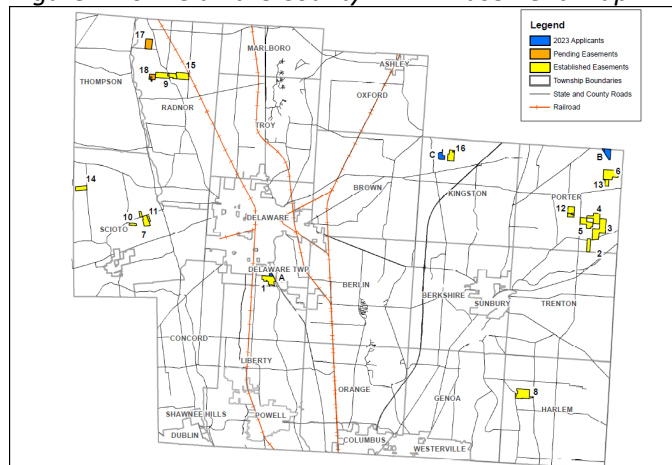
To qualify for a conservation easement, the land must possess some conservation or preservation value. Obvious examples would include land that harbors rare plant species or animal life, or land bordering an existing park or preserve. Less obvious examples might include a wooded ravine, land that provides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

Figure 7.9. 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 7.10. Delaware County LAEPP Easement Map



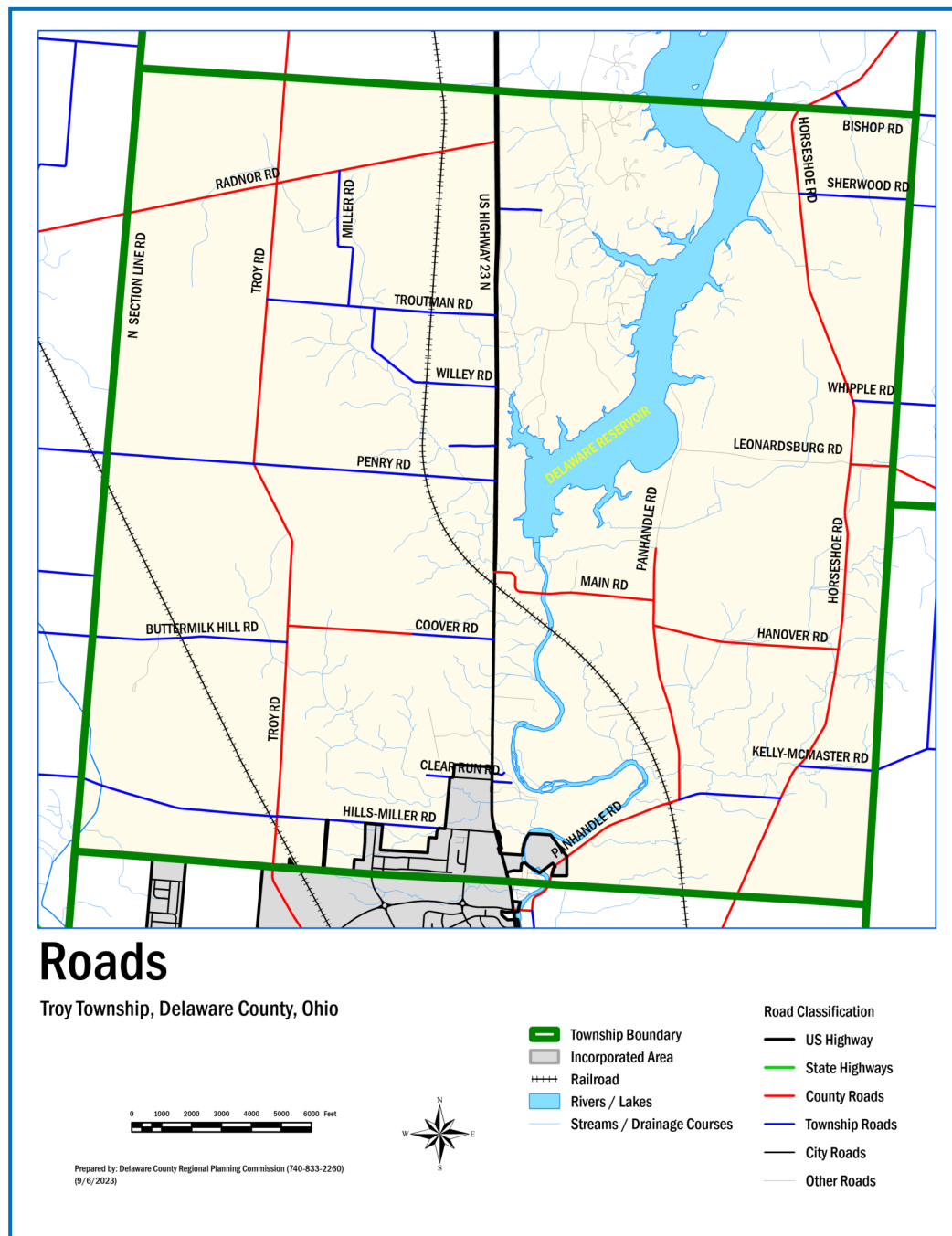
Source: DSWCD

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. This evaluation will inform an action plan that pinpoints specific new project concepts. These concepts vary in size and scope, and aim to provide safer and more efficient travel, including increased travel time reliability for through traffic.

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.

Figure 8.1. 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

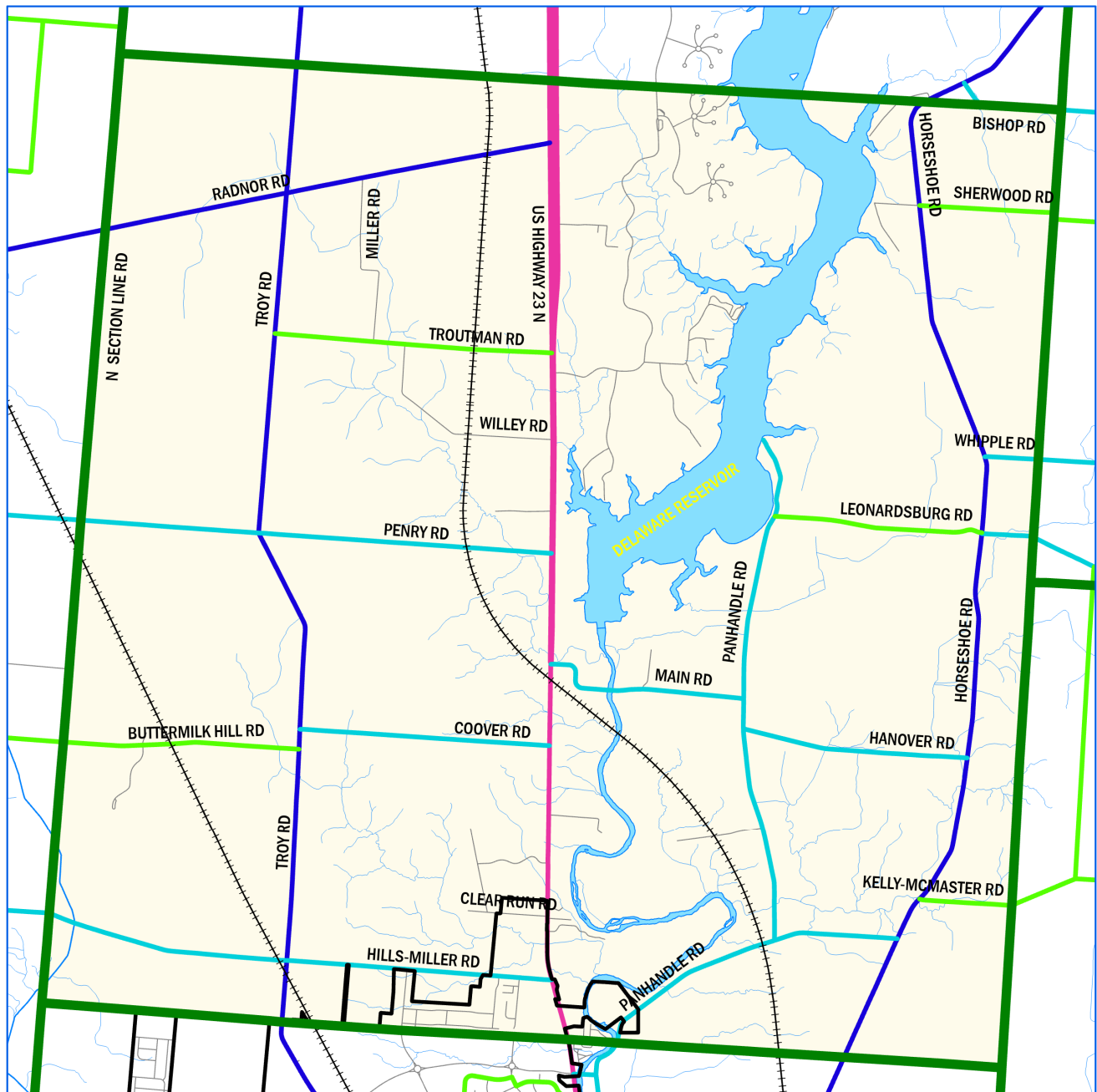
Source: ODOT Road Inventory

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 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.

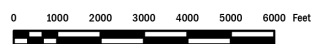
Some roads may fall into multiple classifications. Some roads may exceed the ADT related to their classification.

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.

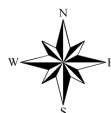


Road Classifications

Troy Township, Delaware County, Ohio



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



- Township Boundary
- Incorporated Area
- Railroad
- Road Centerlines
- Rivers / Lakes
- Streams / Drainage Courses

- Road Classifications**
- Major Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Freeway

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



Crosswalk and multi-use path at Park View subdivision (City of Delaware)

Subdivision Regulations to capture those neighborhoods that do not go through the rezoning 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.

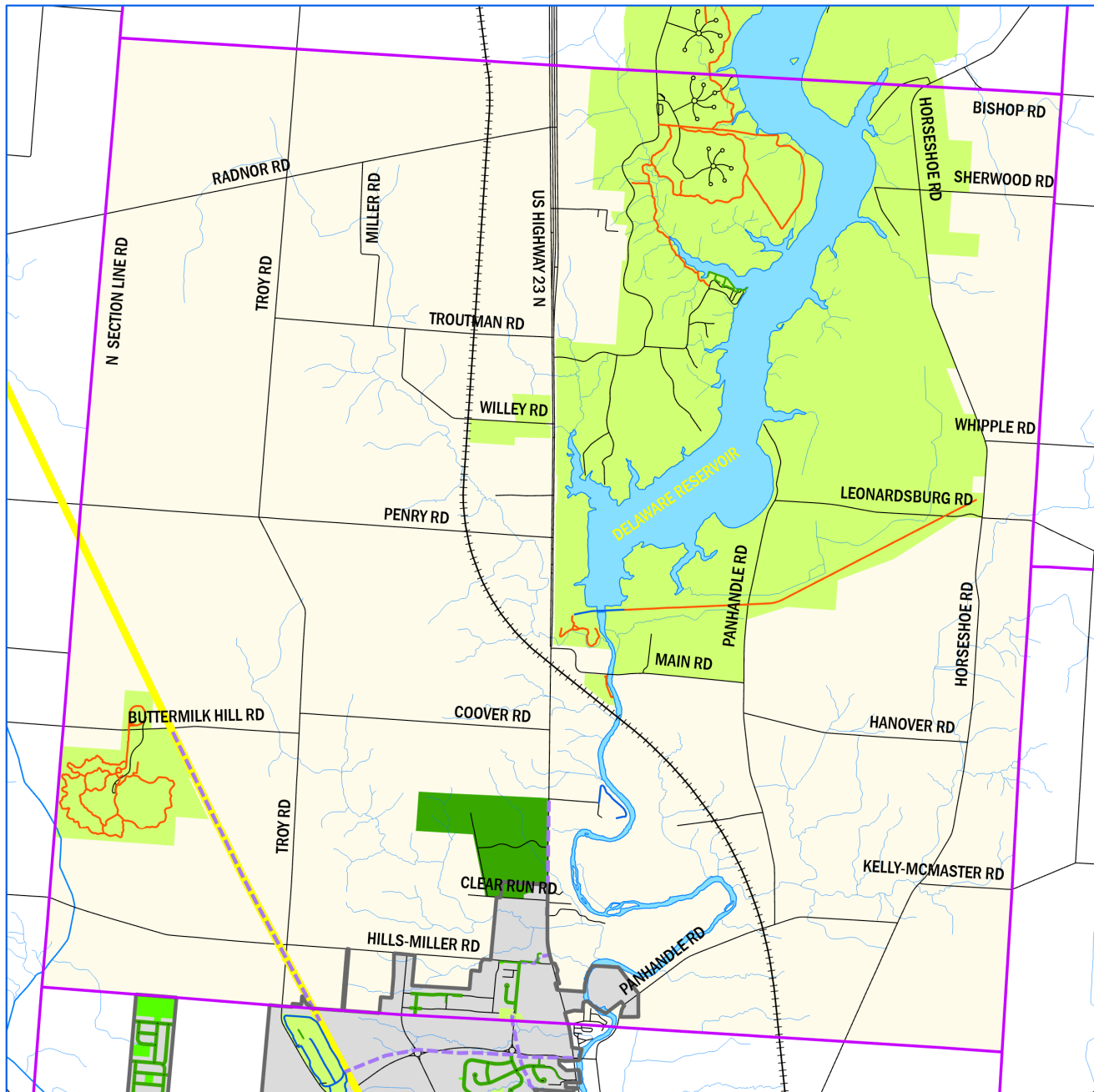
In 2016, the County Commissioners established the Delaware County Trail Committee (DCTC), which produced the Delaware County Trail System Master Plan, adopted by the Commissioners in November 2017. Improvements would be coordinated with Central Ohio Greenways' (COG) efforts to create major routes from 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.



Bikeways and Sidewalks

Troy Township, Delaware County, Ohio

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

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



Rural roads are predominant in the Township with two rail lines bisecting the Township.



Typical residential PRD streetscape in Delaware County

Bike/Pedestrian Policy

The Regional Planning Commission seeks connections 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:

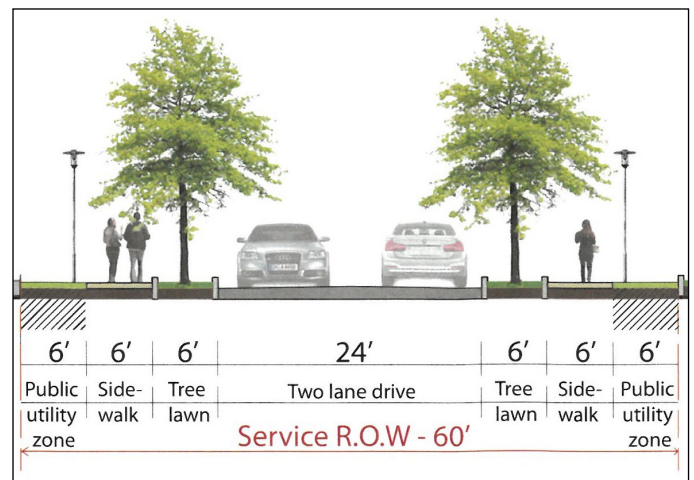
Patterns of Development

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



Streetscape example with trees in the tree lawn.

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 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

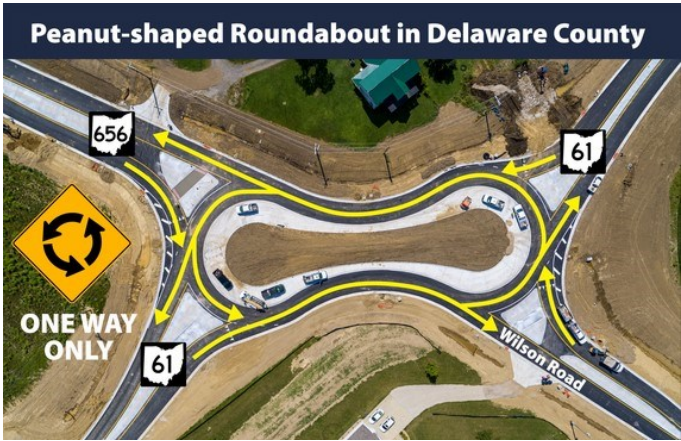
Ohio planning and zoning legislation does not currently empower townships to charge Impact Fees to offset costs of service expansion (roads, schools, parks, etc.). Generally, road improvements immediately adjacent to the development can be attributable to the project as part of the subdivision and zoning 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. The **Strategic Plan** Delaware County Transit’s “North Star” 2024-2028 was developed by DCT to address the rapid growth and service needs projected



for Delaware County. The Strategic Plan development took place over an eight-month schedule from June 2023 to January 2024. During that time, the project



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.

team reviewed existing conditions and facility needs, analyzed future funding options and determined intermediate, medium and long-term goals. The Strategic Plan was adopted by the Delaware County Transit Board in March, 2024.



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.

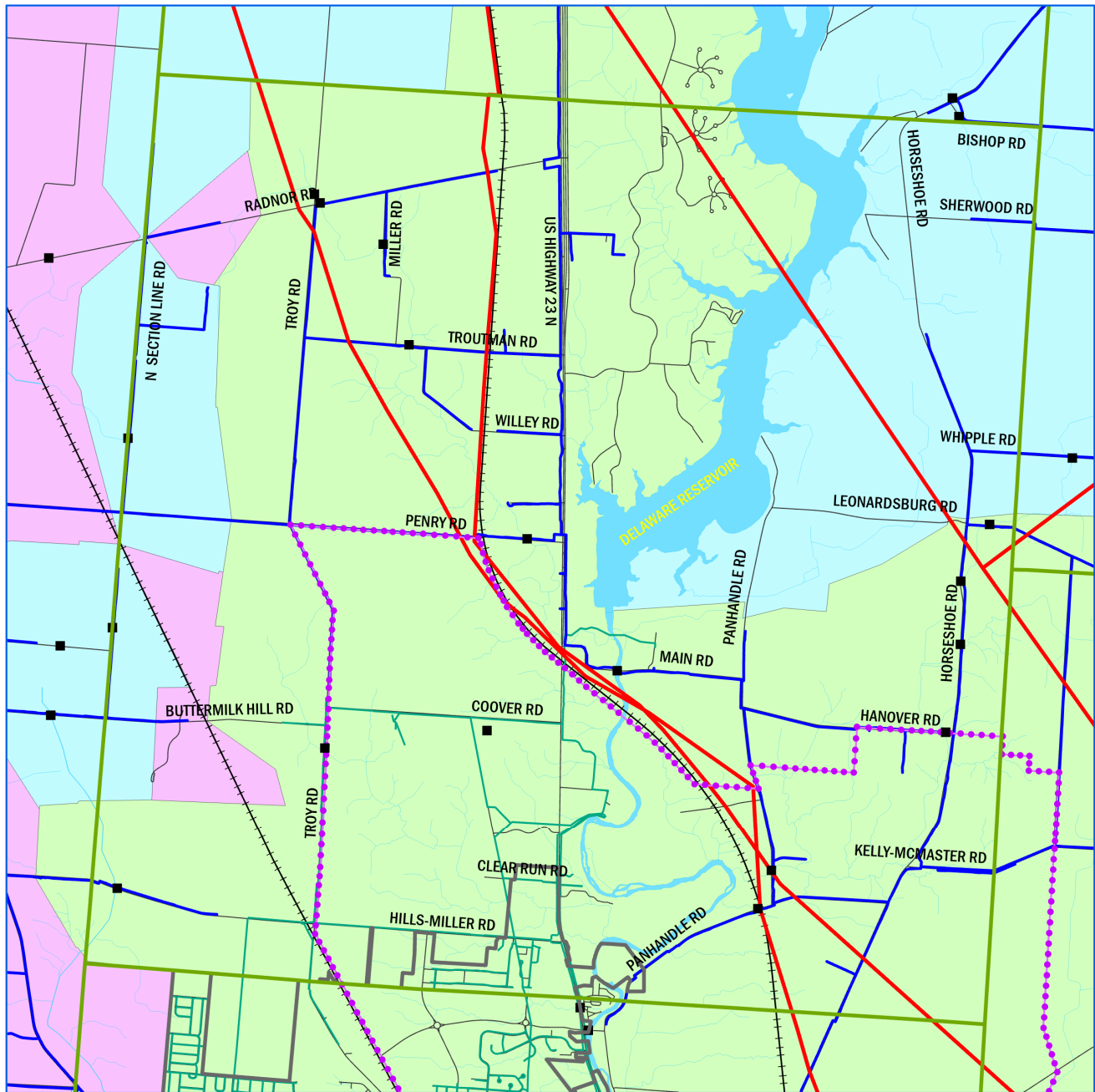
With these facilities, as well as others in Morrow County, a total of 38 million gallons per day is the long-term pumping and treatment capacity of Del-Co. Although planning for future growth, such as a new up-ground reservoir in Thompson Township, Del-Co does not have unlimited supply options. Potable 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.

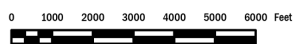
Delaware City — Water Supply

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

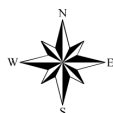


Utilities

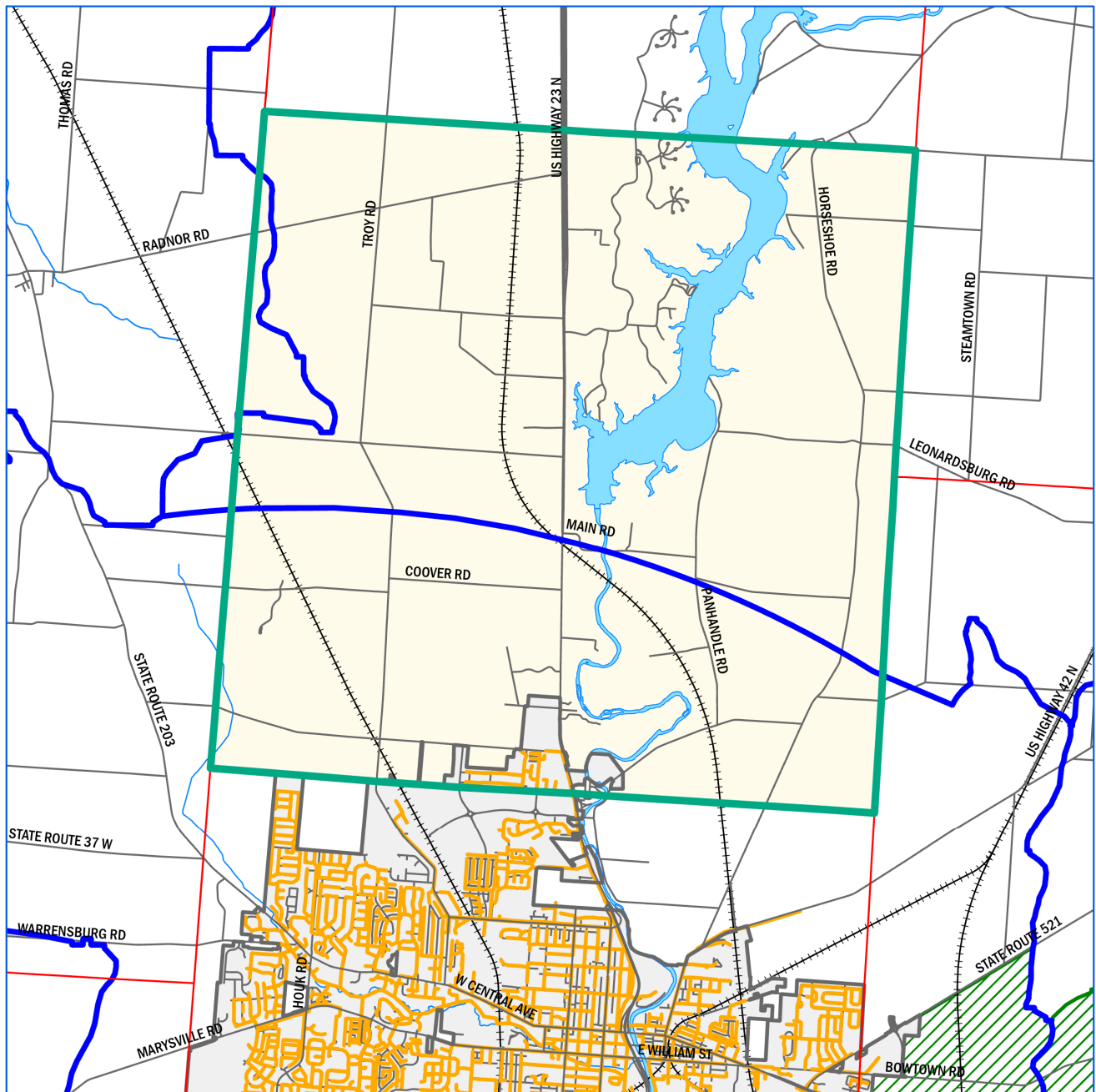
Troy Township, Delaware County, Ohio



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



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



Sewer Service

Troy Township, Delaware County, Ohio

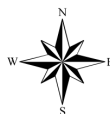
- ▬ Township Boundary
- ▬ Incorporated Area
- ▬ Drainage Areas (2020 Sewer Master Plan)

A prescribed boundary for natural surface water drainage

- ▬ 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 (740-833-2260)
(9/6/2023)

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. The City sewer system includes 175 miles of sewer line, 3,250 manholes and 12 pump stations.

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.

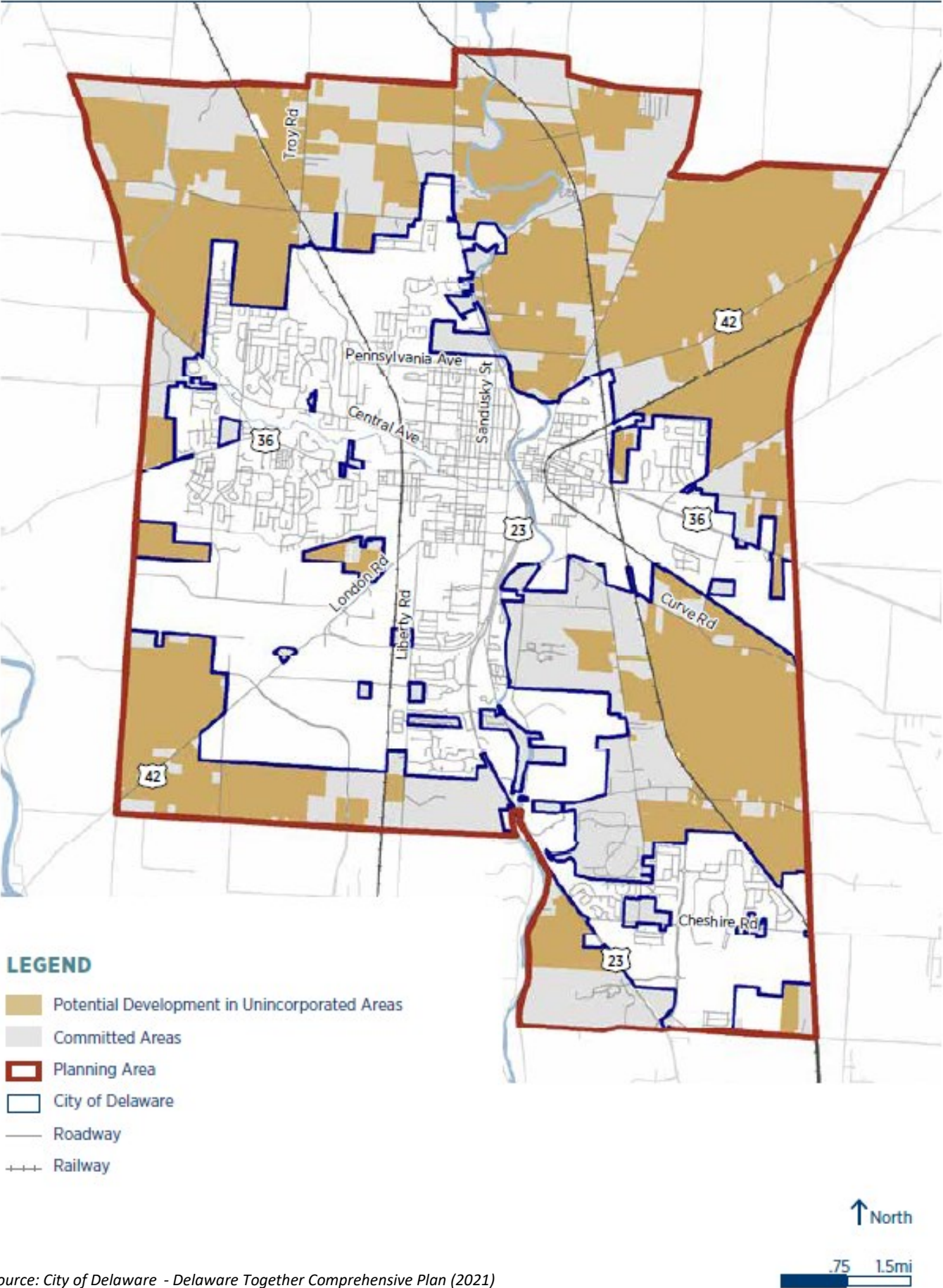
Natural Gas

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

Telecommunications/Internet Service

Based on the Federal Communications Commission National Broadband Map, there are multiple internet service providers for the Township; Benton Ridge Telephone Company, Charter Communications (Spectrum), Consolidated Cooperative, Frontier, Hughes Network Systems, Space Exploration Technologies, T-Mobile USA, Verizon and Viasat. Those services vary by technology; cable, copper and satellite. To date, Consolidated is the only provider to offer fiber in the township, which is currently only offered to limited properties east of the Delaware Reservoir and west of Troy Road.

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



Source: City of Delaware - Delaware Together Comprehensive Plan (2021)

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.

Broadband Ohio is an effort led by the State of Ohio to encourage additional infrastructure where needed by providing multiple grant opportunities and a broadband strategy report. As of September, 2023 a State Digital Equity Plan is being developed that is intended to bring reliable, affordable, high-speed internet to every Ohioan, in their home and in their community.

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. The Troy Township Zoning Resolution includes telecommunication tower regulations pursuant to Ohio Revised Code 519.211.

Stormwater Management

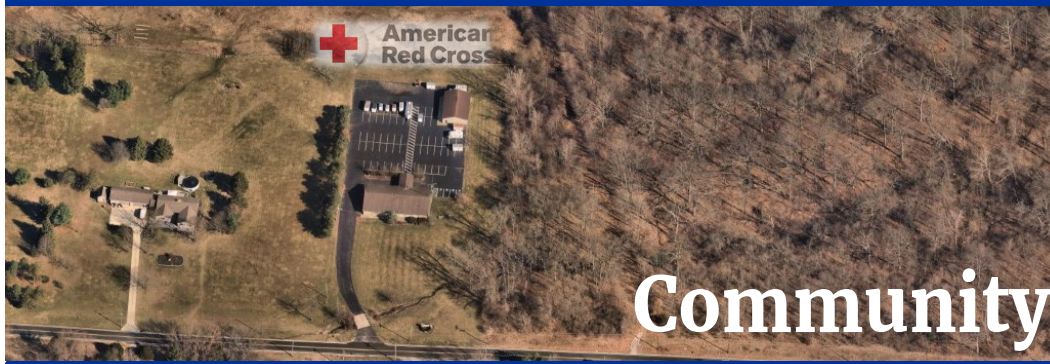
Stormwater management is regulated by the Delaware County Engineer’s Office for new subdivisions and road construction. The Delaware Soil & Water Conservation District (DSWCD) maintains ditches on public maintenance and reviews stormwater plans by agreement with the County Engineer. As of 2023, the DSWCD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



Source: DSWCD Project: Delaware Run



Source: DSWCD Project: Thomas Agricultural Drainage



CHAPTER 10 Community Facilities

Schools

Troy Township lies in two school districts, with ~8,150 acres located in the Delaware City District and ~7,400 acres in the Buckeye Valley District. All data contained herein was obtained from the Ohio Department of Education's data for the 2022/23 school year, unless otherwise noted.

Delaware City Local School District

Superintendent: Heidi Kegley

Office Address: 74 W. William St., Delaware, OH 43015

Phone: (740) 833-1100

Delaware City Current Facilities (enrollment in parenthesis)

- **David Smith Elementary (372)**, 355 N. Liberty St.;
- **Ervin Carlisle Elementary (372)**, 746 St. Rt. 37 W.;
- **James Conger Elementary (434)**, 10 Channing St.,
- **John C Dempsey Middle (1,219)**, 599 Pennsylvania Ave.;



Rutherford B Hayes High School

- **Laura Woodward Elementary (561)**, 200 S. Washington St.;
- **Robert F Schultz Elementary (754)**, 499 Applegate Ln.;
- **Rutherford B Hayes High (1,536)**, 289 Euclid Ave.

Figure 10.1: Educator Information

Informational Metric	Value
Attendance Rate	93%
Salary (Average)	\$74,259
Years of Experience (Average)	9
w/ a Bachelors' Degree	100%
w/ a Masters' Degree	67.9%

Figure 10.2. Delaware City Enrollment and Demographics

Demographic	Enrollment	Percentage
All Students	5,433	
American Indian	-	-
Asian or Pacific Islander	55	1.0%
Black, Non-Hispanic	279	5.1%
Hispanic	439	8.1%
Multiracial	438	8.1%
White, Non-Hispanic	4,216	77.6%
Students with Disabilities	1,031	19%
Economic Disadvantage	1,514	27.9%
English Learner	156	2.9%

Figure 10.3: Historical School-Year Enrollment - Delaware City

Grade	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Pre-K – 5	2,767	2,685	2,708	2,727	2,736	2,750	2,727	2,500	2,645	2,679
6—8	1,304	1,255	1,257	1,210	1,279	1,303	1,336	1,242	1,188	1,219
9 – 12	1,480	1,408	1,427	1,595	1,573	1,611	1,615	1,562	1,165	1,525
Total Enroll.	5,551	5,348	5,392	5,532	5,608	5,682	5,690	5,304	4,998	5,433
<i>Change</i>		-3.7%	0.8%	2.6%	1.4%	1.3%	0.1%	-6.8%	-5.77%	8.7%

Source for tables above: Ohio Department of Education (Total Enrollment may not total 100 percent based on ungraded students)

Figure 10.4. Delaware City Source of Funds

Source of Funds	District (\$)	State (\$)
Local	44,131,450	11,317,439,000
State	23,371,374	10,039,473,000
Federal	7,447,852	4,072,859,100
Other	4,294,201	1,839,615,700
Total	79,244,877	27,269,386,800

Enrollment over the last 10 years has remained relatively constant, with moderate gains and losses. Peak enrollment was in the 2019/20 school year with 5,690 students enrolled, and the minimum was in the 2011/12 school year with only 5,250 students enrolled.

Figure 10.5. Delaware City Spending

	District (\$)	State (\$)
Operating Spending per pupil	10,458	11,916
Classroom Instruction	7,451	8,044
Non-Classroom Spending	3,007	3,871
Federal Funds	687	1,499
State and Local Funds	9,771	10,417

Buckeye Valley Local School District

Superintendent: Paul Craft

Office Address: 679 Coover Road, Delaware, 43015

Phone: (740) 369-8735

Buckeye Valley Current Facilities (enrollment in parenthesis)

- **Buckeye Valley Local High School (605)**, 901 Coover Road, Delaware;
- **Buckeye Valley Local Middle School (430)**, 683 Coover Road, Delaware;
- **Buckeye Valley East Elementary (427)**, 522 E. High Street, Ashley; and
- **Buckeye Valley West Elementary (670)**, 4340 OH-257, Ostrander.



Buckeye Valley Middle and High School

Figure 10.6: Educator Information

Informational Metric	Value
Attendance Rate	94%
Salary (Average)	\$73,719
Years of Experience (Average)	17
w/ a Bachelors' Degree	100%
w/ a Masters' Degree	66.9%

Figure 10.7. Buckeye Valley Enrollment and Demographics

Demographic	Enrollment	Percentage
All Students	2,132	
American Indian	-	-
Asian or Pacific Islander	29	1.2%
Black, Non-Hispanic	20	0.9%
Hispanic	75	3.5%
Multiracial	109	5.1%
White, Non-Hispanic	1,902	89.2%
Students with Disabilities	317	14.9%
Economic Disadvantage	337	15.8%

Figure 10.8. Buckeye Valley Spending

	District (\$)	State (\$)
Operating Spending per pupil	13,204	11,916
Classroom Instruction	8,271	8,044
Non-Classroom Spending	4,933	3,871
Federal Funds	702	1,499
State and Local Funds	12,502	10,417

Figure 10.9. Buckeye Valley Source of Funds

Source of Funds	District (\$)	State (\$)
Local	25,362,216	11,317,439,000
State	6,753,400	10,039,473,000
Federal	3,091,856	4,072,859,100
Other	2,338,796	1,839,615,700
Total	37,546,268	27,269,386,800

Source for all tables above: Ohio Department of Education

Figure 10.10: Historical School-Year Enrollment - Buckeye Valley West

Grade	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Pre-K – 5	973	922	926	910	954	975	1,041	1,023	1,023	1,098
6—8	576	568	573	541	519	513	484	453	437	430
9 – 12	723	693	680	706	737	714	734	700	623	604
Total Enroll.	2,272	2,183	2,179	2,157	2,210	2,202	2,259	2,176	2,083	2,132
<i>Change</i>		-3.9%	-0.2%	-1.0%	-2.5%	-0.4%	2.6%	-3.7%	-4.27%	2.35%

Delaware Area Career Center (DACC) and Columbus State

Delaware City and County boards of education established the Joint Vocational School in 1974 as a career/technical school to offer specific career training to Delaware County residents. The center, now called the Delaware Area Career Center, provides career training and academic instruction to over 650 area High School juniors and seniors who desire skilled employment immediately upon high school graduation. The DACC combined all programs into an expanded its campus at 4565 Columbus Pike, Delaware, Ohio 43015 (740) 548-0708.

In 2008, Columbus State built a Delaware County campus at 5100 Cornerstone Drive in the Park at Greif and U.S. 23. The 80,000 square foot building opened in the autumn of 2010 and offers four Associate Degree programs.

Effect of Land Use Planning on School Planning

When schools become overcrowded due to rapid growth, there may be a call for growth controls, or limitations on residential building permits (moratoriums). A series of 1970s cases regarding growth rate limitations, the most famous of which is *Golden v. Ramapo* (409 US 1003, 93 S. Ct. 440 34 L. Ed. 2d 294 (1972)), suggested that communities could control growth to allow new infrastructure to be built at a reasonable, attainable rate. Where upheld, moratoriums have been temporary, based on a critical shortage of a basic community service.

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

Since townships do not have the authority in Ohio to control their growth by moratoriums, and they do not have the authority to impose impact fees, their only recourse to overly rapid growth is to control the timing of zoning. The Township may wish to use the schools as one additional indicator of critical facilities that need to

be monitored in making zoning decisions.

Historic Sites

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.

The Delaware Lake was built where the Olentangy and Whetstone Rivers converged. It was created by the U.S. Army Corps of Engineers with the construction of a flood control dam in 1951. The reservoir was dedicated as a state park later that year. The point where these two rivers met was the site of the Cole Compound.

Much of Troy Township's historical community was destroyed during the Delaware Dam Project, including Cole's Mill. Over 270 residents were displaced during this time. The few buildings that did survive are very important to preserve the history of the Township. There is one residence in Troy Township listed on the National Register of Historic Places. There are also other historically significant structures. Some of these include the following:

The Marlborough Baptist Church was located in the Cole’s Mill area. The church was built on the same site 3 times. The first was a log cabin (cabin and land donated by Joseph Cole), the second a brick church built in 1871 that was destroyed by a tornado and replaced in 1916 by a frame structure. The frame structure was moved to the present location (northeast corner of Horseshoe and Leonardsburg Road) during the Army Corps of Engineers Delaware Dam project in 1948, as was the cemetery. The Church name was shortened to Marlboro at this time while the cemetery retained the original Marlborough spelling.

Pleasant Hill Baptist Church (circa 1850's) is located at the northeast corner of Horseshoe and Kelly McMaster Road, includes a cemetery of the same name.

Upper Horseshoe is a one room school house, located on the east side of Horseshoe Road between Whipple and Sherwood Road.

Ufferman Site is prehistoric, listed on the National Register of Historic Places for its inhabitation of the Native American Cole culture.

Residences:

- Robert Edwards Property - House built in 1827
- D.C. Travis Property - House built circa 1840's
- Donald Burdette Property - House built 1832
- James Ufferman Property - House built circa 1850's
- Berry/Siler Property - Barn built circa 1830's
- Maxine Main - pre Civil War
- Martin Barn - (present owners unknown) Sherwood and Horseshoe Rd - circa 1830's
- R. W. Burdette - Horseshoe and Kelly McMaster Road (North of Panhandle Church) pre Civil War
- Law Barn - NW corner of Case & Horseshoe Rd

Properties listed above are located along Horseshoe Rd.

- The High House - 2360 Panhandle Road
- Singing Springs - Panhandle Road - circa 1850
- Kern Property - Kelly McMaster Road - One room schoolhouse - pre Civil War
- Veley Home (1st lot east of Horseshoe Road at Delaware/Troy Township line) pre Civil War.

The Critical Resources Map in Chapter 6 indicates possible archeological sites. These sites are mapped by the State of Ohio OCAP data available from the Ohio Department of Natural Resources. The DCRPC has no information regarding any materials found at any of these sites.

Community Facilities

Libraries

Currently, there are no public libraries in Troy Township. However, residents can obtain services at several locations.

Delaware County District Library main library is located at 84 E. Winter Street, Delaware, and is 4.8 miles south of Troy Township Hall, which is centrally located in the Township. Branch libraries are in the City of Powell (2), Liberty Township and Orange Township. The system employs 115 people with an annual budget of approximately \$9.4 million, which is used for staff salaries and materials, maintenance, and operating expenses; 64% of the budget comes from a local property tax, 34% from the Public Library Fund, and the remaining 2% comes from grants, donations, investment earnings, and fees.

Ohio Wesleyan University, Beeghley Library is located on campus in Delaware and extends borrowing privileges to all residents the County.

Ashley Wornstaff Library is located at 302 E. High Street, Ashley.

Little Free Library is a nonprofit organization that has worked with the Delaware County District Library and other communities to help install small book exchange boxes. Little Free Library has established services in all 50 states, 120 countries and all 7 continents. Nearby boxes can be found at the Delaware State Park (see image below), Radnor Township baseball fields on OH-203, Prospect Community Park, and all over the City of Delaware.



Hospitals

There are no hospitals located within Troy Township. **Grady Memorial Hospital** is located on Central Avenue in the City of Delaware. Some services are located at the campus at the northeast corner of U.S. 23 and OhioHealth Boulevard. Grady competes with northern Franklin County Hospitals, such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann's in Westerville. Services provided at Grady include

(but not limited to): cancer care, emergency and trauma, heart and vascular, imaging and radiology, maternity, neuroscience, orthopedics and rehabilitation.

Ohio Health Urgent Care is located on US-23, 7 miles south of Troy Township Hall, within the City of Delaware.

Fire Protection & Emergency Services

The **Tri-Township Fire Station** includes Delaware, Brown and Troy Township's in its District. In 2023, the station relocated from Sunbury Road to a brand new facility at 1725 Bowtown Road in the City of Delaware. A second Tri-Township Fire Station is located at 660 Coover Road, across from the Buckeye Valley Middle and High School. The fire department operates with 30 part-time volunteer firefighters, and five full-time paid fire fighters. Services provided from Tri-Township Fire include Fire and Rescue and these stations responded to 510 calls in 2021 and 505 in 2022. The 2023 operating budget is very similar to 2022, which was 1.2 million by Operations Levy and 155,000 by Equipment Levy.

The Fire Department has the following equipment for emergency responses: **Station 331** (1725 Bowtown Rd) 2 Engine/Rescues, 1 Tanker, 1 Grass Truck, 1 Utility Pickup, Water Rescue Trailer, HazMat Trailer, Kubota UTV for remote area access; **Station 332** (660 Coover Rd) 1 Mini Pumper, 1 Tanker, 1 Grass Truck and 1 Light Tower.

The Insurance Services Office (ISO) grading in Troy Township is Class 4 for areas within 1000-ft of a fire hydrant and Class 8B for areas outside of the 1000-ft radius. The rating is based on how well the department receives and handles fire alarms; fire department equipment, staff, and training; and water supply. ISO gradings determine fire insurance premiums. Higher gradings (lower the number) may result in lower insurance premiums.

Delaware County EMS is headquartered in Delaware at 10 Court Street. In 2023, funding was \$15,040,377.18, with 105 full-time, 17 part-time, and 8 administrative staff. EMS is equipped with 16 ambulances, responded to 7,100 calls in 2022 and provides the following services: EMS, car seat inspections, a Bike Team, SWAT Medic, an Honor Guard and provides EMS education and medical direction to township fire departments.

Station 1 is located at 909 US-23, 3.3 miles south of the

Township Hall in the City of Delaware. This station was built in 1984, renovated in 2007 and houses 1 ambulance. This station operates with 12 total employees, 1 supervisor and provides EMS to multiple townships in Delaware County, including parts of Delaware City.

Station 4 is located at 4095 State Route 203, 4.7 miles west of the Township Hall in Radnor Township. This station was built in 1995, houses 1 ambulance, operates with 9 EMS personnel and provides services to areas of Troy township.

Delaware Public Health District is headquartered in Delaware at 470 S. Sandusky Street. Public Health provides health services to all Delaware County communities that include (but not limited to): Women, Infants and Children (WIC) Program, health screening, household sewage treatment review/approval, grant funding, and they are working on adopting the 2023-2028 Community Health Improvement Plan (CHIP). This will replace the current 2019-2022 CHIP. The CHIP has focus topics that are considered "Priority Outcomes & Factors", and includes strategies on how to address these issues. The priority areas include: Mental Health & Addiction, Community Conditions, Access to Care, and Health Behaviors.

A 2022 Community Health Profile was completed for the township and other communities in Delaware County. The profile includes demographics, community assets, and health and environmental services data; 2022 in Troy Township: 12.08 miles of trails, 67 Plumbing Inspections, 21 sewage inspections, 7 Food Service Inspections, 7 Food Establishments Served, and 3,602 Immunizations. 2022 in the County: 401 Car Seat Inspections, 140 Car Seats Distributed, 2,285,050

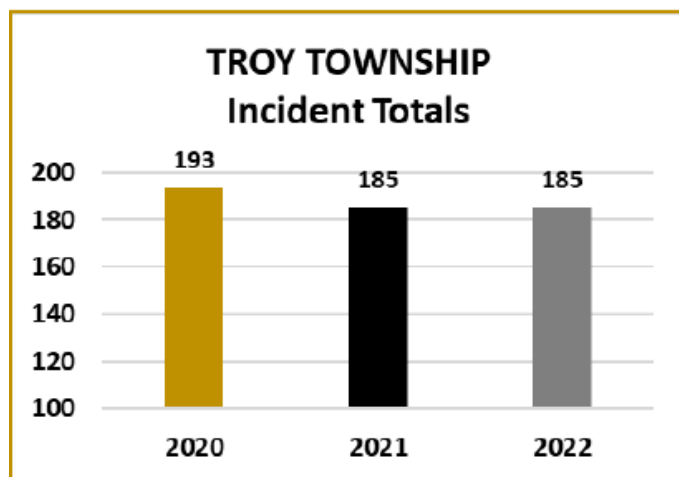


Figure 10.11. Troy Township Incidents (2020-22)

	2020	2021	2022
Traffic Stop	77	73	92
Domestic	21	19	11
Theft (retail, vehicle, credit card)	21	11	18
Theft Of Identity	0	17	5
Theft From Vehicle	11	2	6
Juvenile-Unruly/Runaway	6	8	8
Sex Offense/Rape	5	1	6
Suicide Attempt	8	11	7
Harassment/Threats	11	10	10
Drug/Narcotic	3	6	1
Burglary and B&E	1	4	4
Vandalism	7	6	4
Assault	0	4	6
Animal Call	0	1	0
Missing Person	1	0	0
D.O.A	0	2	1
Drunk	1	0	1
Mental Health Crisis	7	7	4
Shooting/Stabbing	1	0	0
Fight	2	0	1
Suspicious Person/Vehicle	8	2	NA
Suspicious Activity	2	1	NA
TOTAL	193	185	185

Figure 10.12. Troy Township Incidents by type (2020-22)

Pounds of Drop-Off Recycling, 500 Naloxone Kits Distributed, 404 People Trained to Use Naloxone, and 79 Community Events Attended.

Police

Troy Township is policed by the Delaware County Sheriff's Office, which is headquartered in Delaware on S.R. 42. In 2016 the department was budgeted for 76 deputies, 60 corrections officers, and 70 various support staff positions.

The **Delaware County Sheriff's Office** also serves the community, which is headquartered in Delaware on S.R. 42. In 2022, the department was budgeted for 121 deputies, 58 corrections officers, and 59 various support staff positions. 23,038 hours of training was completed by all employees in 2022.

The **Delaware County Sheriff's Office funding** comes from taxes which are allocated by the County Commissioners. In 2022, funding was \$32,061,107 with patrol and administrative costs making up \$20,738,871 and jail expenses coming in at \$9,276,459, and all other expenditures totaling \$461,896. The 2022 Sheriff's

Annual Report identified a total of 185 criminal and other types of incidents. The total number of incident and type are shown in Fig. 10.12.

Cemeteries

- **Marlboro Cemetery** - Northeast corner of Leonardsburg Road and Horseshoe Road.
- **Pleasant Hill Cemetery** - Horseshoe Baptist Cemetery, Northeast corner of Kelly McMaster Road and Horseshoe Road.
- **Troy Chapel Cemetery** – Northwest corner of Penry Road and US 23.
- **Silverwood Family Cemetery** – South side of Main Road just east of the Olentangy River.

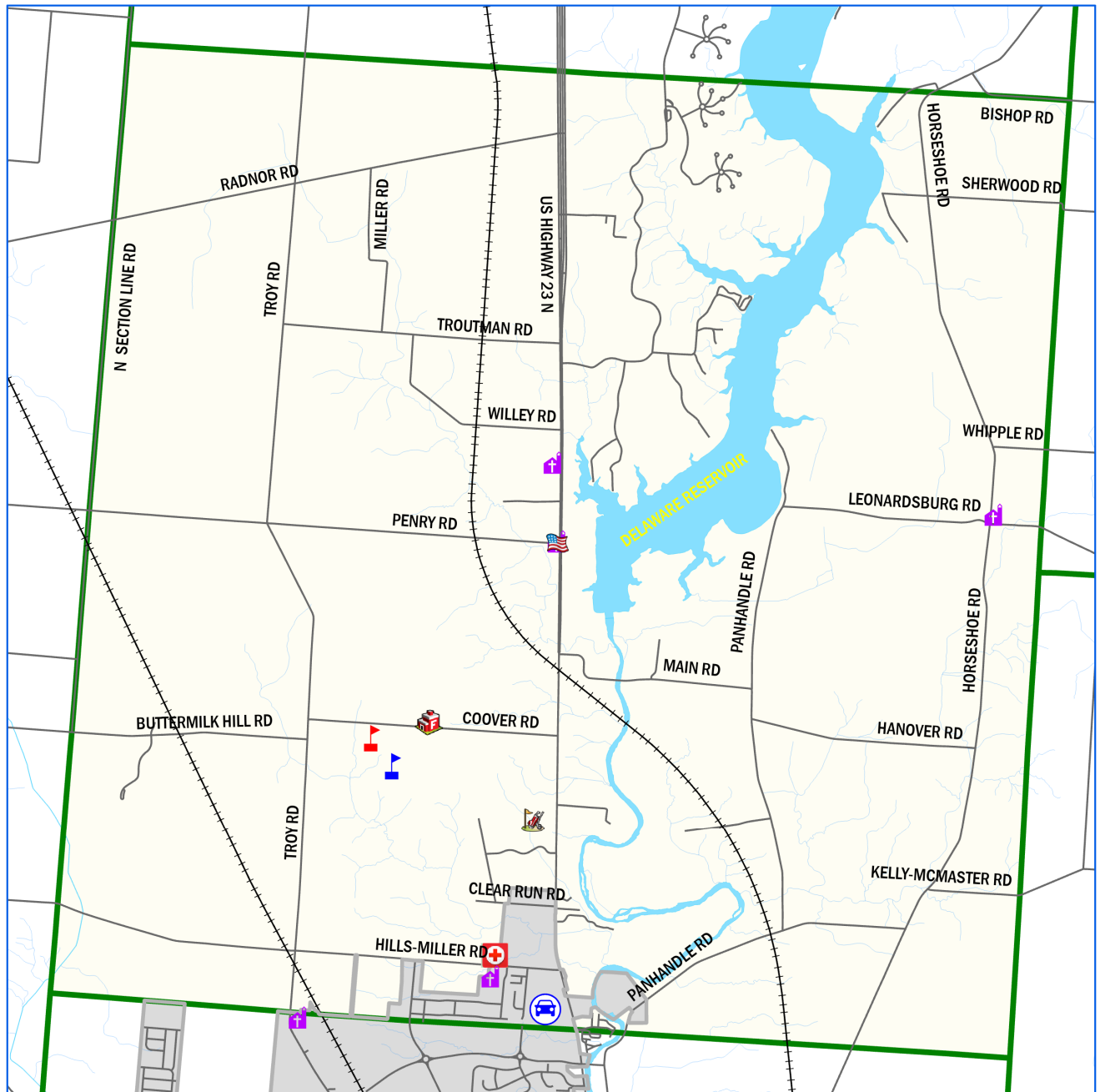
Other Township Facilities

The **Troy Township Hall** is located at 4293 US-23 North at Penry Road. The Township Hall was constructed in the early 1900's and includes offices, a meeting/community room and free WI-FI is provided on site for residents. The site is adjacent to two parcels totaling 10.08-acres, also owned by the Township which is completely wooded.



Figure 10.13. Troy Township Hall and Maintenance Building

The **Troy Township Maintenance Building** is located behind the Township Hall with access from Penry Road.



Community Facilities

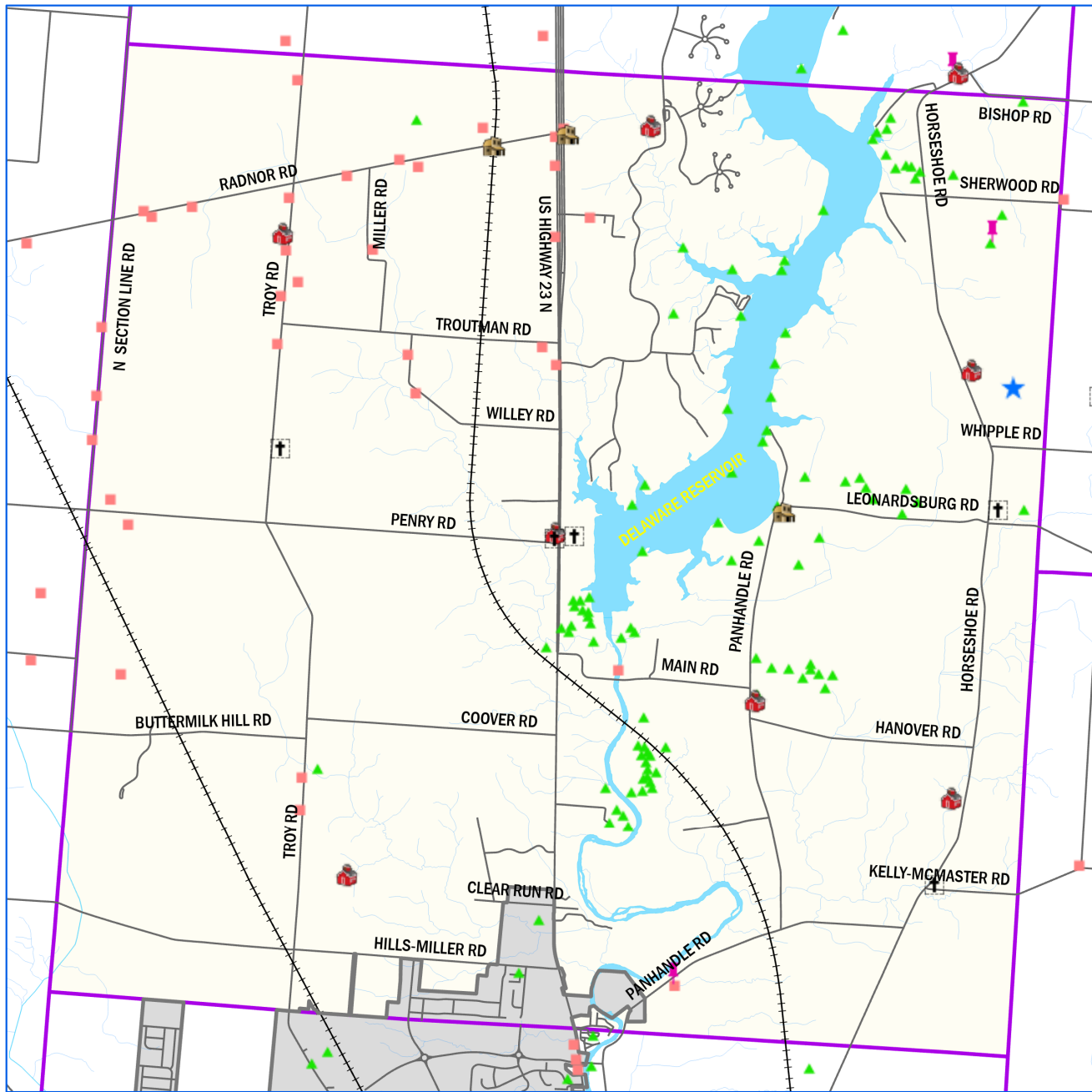
Troy Township, Delaware County, Ohio

0 1000 2000 3000 4000 5000 Feet

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



- | | | | |
|--|-------------------|--|-------------------------|
| | Township Hall | | High School |
| | Fire Stations | | Middle School |
| | Churches | | American Red Cross |
| | Golf Courses | | Delaware License Agency |
| | Elementary School | | |



Historical Features

Troy Township, Delaware County, Ohio

0 1000 2000 3000 4000 5000 Feet

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



- ▲ Archaeological Features (SHPO)
- Historic Structures
- Historic Tax Credit Projects
- ★ National Register
- ★ National Register Determination of Eligibility
- ★ Century Farm (ODA)
- Historic Markers
- Historic Schoolhouse Locations (1875)
- Cemeteries
- "Ghost Towns"



CHAPTER 11

Open Space and Recreation

Introduction

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

The importance of open space and recreation has long been recognized. In the 1850s the City Beautiful Movement advocated public parks as retreats from the congestion and overcrowding of city life. New York’s Central Park (1856, Frederick Law Olmstead, Sr.) is the best known American example. Many desirable communities in America have a significant park and recreation system as one of their building blocks.

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

- Preserving ecologically important natural environments;
- Providing attractive views and visual relief from developed areas;
- Providing sunlight and air;
- Buffering other land uses;
- Separating areas and controls densities;
- Functioning as drainage detention areas;

- Serving as a wildlife preserve;
- Providing opportunities for recreational and health and fitness activities;
- Increasing project amenities;
- Helping create quality developments with lasting value

The economic benefits of open space cannot be overstated. Undeveloped land demands fewer community services and requires less infrastructure than suburban-style development. There is an old adage that says “cows do not send their children to school,” which emphasizes the fact that farms and other types of open lands generate more in property taxes than the services they demand. Given the evidence that single-family housing rarely “pays its own way” through property tax revenues, open space becomes an important part of a local government’s economic outlook. (Source: *The Economic Benefits of Parks and Open Space*, TPL, 1999)

Open Space Defined

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

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

Land Area Guidelines

The National Recreation and Park Association (NRPA) has standards for local open space. Although these standards have been promoted as goals, they are not universally applicable. Recreational needs vary from community to community, and desires for recreation vary also.

Listokin and Walker note that: “Ideally, the [NRPA] national standards should stand the test in communities of all sizes. However, the reality often makes it difficult or inadvisable to apply national standards without question in specific locales.”

Location of Open Space Parcels

The authors note what has been the subject of many debates in the developing parts of the County, namely that: “Open space parcels should be easily accessible by development residents. In smaller developments, one large, centrally located parcel may suffice; but a large development may require several parcels, equitably distributed. Linking open space parcels is a good strategy, because it enlarges the area available for recreation. Parcels containing noise generators, such as basketball courts or playgrounds, should be sited to minimize disturbance to residents. The authors suggest that “No general standard can specify the amount of open space that should remain undeveloped: a determination will depend on the particular development site.”

Existing Parkland within the Township

Delaware State Park and Delaware State Wildlife Area

Delaware State Park comprises 1,815 land acres within Troy Township and the Delaware State Wildlife area comprises 4,670 land acres principally within Troy and Marlboro townships. Smaller portions of the wildlife area are located in Oxford Township and Marion County. Access to the park and wildlife area is from US 23, Horseshoe Road and SR 229. The lake was created by impoundment of Delaware Lake behind an earthen levy and concrete flood control dam built by the U.S. Army Corps of Engineers between 1947 and 1951. The dam is 92 feet high and 3 ½ miles long controlling a drainage area of 286 square miles.

Alum Creek Lake serves five purposes:

- Flood control
- Water supply
- Fish and wildlife enhancement

- Water Quality
- Recreation

Recreational opportunities are summarized as follows:

- **Land (entire park):** 5,213 acres, Hiking Trails – 7.1 miles, one multi-use trail – 7 miles, Bridle Trails – 38 miles, Mountain Bike Trails – 14 miles
- **Campground:** 286 sites, including 24 RV sites, 5 camper cabins
- **Lake:** 3,387 acres, Boat Launching Ramps – 5, Unlimited horsepower for boats, Swimming Beach – 3,000 feet (largest inland beach in Ohio’s state park system), Easement – 239 acres, Drainage Basin – 123.4 square miles
- **Disc Golf:** 18-hole “players course” is located at the New Galena Launch Ramp area.
- **Dog Park:** 4-acre site along the lake near the marina includes a fenced area with water access and two additional fenced areas for small and large dogs.
- **Picnicking:** 8 scenic picnic areas with tables, grills, restrooms, and drinking water, three of which are shelter houses maintained by the Army Corps.

Park personnel estimate that over 4,000,000 annual visitors use the park. While the park serves a regional function, it is also serving as a de facto township park.



Gallant Farm & Gallant Woods Park

Preservation Parks owns and maintains this Farm and Park. It is located across the road at 2150 Buttermilk Hill Road, is a 19-acre reproduction 1930s Delaware County family farm. It includes a farmhouse/visitor center, barn with livestock and a hayloft, granary and other outbuildings, a chicken coop, demonstration crop fields, farm garden, and a pond. Numerous programs

showcasing farm life during the Great Depression and World War II era are held at the farm.



River Run Park

Preservation Parks also owns and maintains this water-centric park. It is located at 168 Main Road and includes 14.3-acres along the Olenangy River that are known for canoeing & kayaking, cross-country skiing, fishing, geocaching, hiking and jogging. Kayakers and canoeists can access the water here and travel 6.5 miles to Mingo Park in Delaware City, where there are multiple boat launch locations.

Existing Parkland within close proximity to the Township

Smith Park

Only 4.3 miles south of the Village Hall, Smith Park is just on the outskirts of the township located in the City of Delaware. The park is situated on 50-acres and includes the following amenities: shelter houses, tennis/pickleball courts, basketball courts, multi-use fields, baseball/softball diamonds, two playgrounds, fishing pond, outdoor exercise equipment and 1.1 miles of multi-use paved trail.



Oakdale Park

Only 2.7 miles south of the Village Hall, Oakdale Park is located in the Oakdale Subdivision. This park is access from Hills-Miller Road just west of US-23, owned and maintained by the City of Delaware. Just over 3-acres in size, this park includes: picnic tables, two playgrounds, a basketball court, a baseball field and large grassed open space for recreation.

Future Recreational Needs

As the Township grows, it may wish to use the NRPA model, which uses the service area population to determine demand for different activities, which is then converted to land requirements.

Undeveloped Open Space - Regional and Township:

Delaware State Park and the Delaware State Wildlife Area serve regional purposes, with boating and fishing access to the lake. The availability of these two recreation areas would satisfy most of Troy Township's requirement for passive open space. They do not replace the need for neighborhood parks and township-wide parks with athletic fields for organized sports.

Undeveloped Open Space – Neighborhood: The open space requirement for new Planned Residential Developments (PRD) should be used to provide centrally located undeveloped and developed open space within residential neighborhoods of suburban densities (generally greater than 1 unit per acre). Of note, the Troy Township PRD standards permit a minimum of one du/net acre, with a maximum of two du/net acre.

The above referenced open space would be either mini parks of 1 acre or less within a ¼ mile radius of all portions of such neighborhoods, or 15-acre joint neighborhood parks that provide athletic fields for neighborhoods within a ½ mile radius. The open space requirement in the PRD zones may be inadequate unless undevelopable land (slopes greater than 20%, power line easements, and stormwater detention basins) is either excluded or reduced in its contribution to the open space requirement. Of note, the Troy Township PRD standards for open space excludes environmentally sensitive areas (slopes greater than 20%, wetlands and floodplains), with utility easements counting toward up to 50% of the required open space.

Developed Open Space – Township-wide: The Township may provide active recreational areas for its ultimate population.

Considerations at Build-Out

- Overall active recreational area required - NRPA recommends 6.25-10.5 acres /1,000 population. Use the lower ratio because of the existence of Alum Creek State Park, Hoover Reservoir, and Big Walnut Creek.
- Establish mini parks of 1 acre or less within neighborhoods, serving the population within a ¼ mile radius (developer dedications as part of the PRD zoning).
- Establish neighborhood parks of 15 acres, with field games, play ground apparatus, serving the population within a ¼ to ½ mile radius.
- Establish a community park of 25-50 acres (when built out) with an athletic complex, large swimming pool, and recreational fields.

Preservation Parks receives a 0.4 mills levy, which is expected to generate about \$900,000 per year for

parks. Some of that money is set aside for townships and municipalities to develop parks. Townships can apply for this funding.

Greenways

An inexpensive way to provide undeveloped open space is to assure the linkage of neighborhoods by greenways, or corridors of natural or man-made landscaped paths, and trails. These can be placed along drainage ways, creeks, sewer easements, and portions of the land that cannot be otherwise developed. These paths can maintain undisturbed wildlife habitat or create new habitat through plantings and creative use of stormwater retention and detention facilities. Instead of afterthoughts in the design and planning process, they should be viewed as opportunities to improve the value of the development and link developments.

Figure 11.1. NRPA Recommended Standards for Local Developed Open Space

Component	Use	Service Area	Desirable Size	Acres / 1,000 Population	Desirable Site Characteristics
LOCAL / CLOSE-TO-HOME SPACE					
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group, such as tots or senior citizens.	Less than ¼ mile radius	1 acre or less	0.25 to 0.5 acres	Within neighborhoods and in close proximity to apartment complexes, townhouse developments, or housing for the elderly.
Neighborhood Park / Playground	Area for intense recreational activities, such as field games, craft, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000 (a neighborhood)	15+ acres	1.0 to 2.0 acres	Suited for intense development. Easily accessible to neighborhood population – geographically centered with safe walking and bike access. May be developed as a school-park facility
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods 1 to 2 mile radius	25 + acres	5.0 to 8.0 acres	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.
TOTAL CLOSE-TO-HOME SPACE = 6.25-10.5 acres / 1,000 population					

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

Delaware State Park



NRPA Recreational Standards

Excerpted from *The Subdivision and Site Plan Handbook*, David Listokin and Carole Walker, copyright 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research, New Brunswick, New Jersey. This classification system is intended to serve as a *guide* to planning – not as a blueprint.

NRPA offers a **National Gold Medal Award** that honors public park and recreation agencies and state park systems throughout the United States and armed forces recreation programs worldwide that demonstrate excellence in long-range planning, resource management and innovative approaches to delivering superb park and recreation services with fiscally sound business practices. **Delaware State Parks** were the 2021 State Parks winner and the **City of Westerville** was the 2019 Class IV winner.



Source: NRPA & Carmel Clay Parks



CHAPTER 12

Development Patterns

General

Development occurs in a number of ways, based on community desires, development trends, utilities, population, and more. The following chapter describes a number of general planning and development concepts, some of which may be experienced by the Township now or in the future.

The number one goal of the community is to preserve its rural character. This rural character is expressed as an overall low density, and the preservation of natural resources including ravines, floodplains, wetlands and trees as well as fence-lines, wildlife corridors and traditional and agricultural buildings.

Clearly, part of what makes the township desirable is the vision there will always be some permanent, interconnected open space and natural lands throughout. When agriculture changes to other land uses, this rural character will be lost unless conservation areas are preserved by future development patterns. Troy Township is still a rural community with 47% of its acreage in agriculture, which is a slight contrast to 20 years ago, which was 52%.

However, agricultural lands are converting to large-lot residential uses, which account for approximately 15% of all acreage. Troy's vision to remain a low-density residential community seems understandable and defensible for the scope of this comprehensive plan (2023-2033) because no areas are serviced by public centralized sanitary sewer. However, Delaware City has the potential to grow into Troy Township, potentially as far north as Coover Road, expanding east and west past the Township boundary as indicated in the City of Delaware's 2021 Comprehensive Plan.

Rural Large-Lot Development

Most residential development has taken place along existing township and county roads. If splits result in lots that are larger than 5 acres, they are recorded with the County with no review process. When land is split resulting in parcels that are smaller than 5 acres, a process called a "No Plat" or "minor" subdivision is required. NPAs may be used to create no more than four lots from an original parcel (five including the residue, if it's smaller than 5 acres), and where there is no creation of new streets or easements of access. The ORC now allows review of lots up to 20 acres in size.

Large-lot development also occurs on Common Access Drive subdivisions, which are three to five lots on a 12-foot wide drive approved by the RPC. CADs follow the



(left) Lot splits where all lots have frontage on an existing street
(right) Stults Farm in Scioto Township, a conventional subdivision with large lots served by on-site wastewater treatment



(north) Christy CAD (south) Darryl NW CAD, Troy Township

same procedure as any other major subdivision, including the Sketch Plan, Preliminary Plan, and Final Plat steps. CAD standards include a maximum grade of 10%, passing areas every 350 feet, tree and shrub removal specifications, and an easement width of 60 feet along the CAD. A private maintenance agreement must be recorded with the County as well.

Larger subdivisions that include paved private or public streets built to county standards can be developed as long as the lots conform to local zoning. Such larger-scale subdivisions follow the same Sketch/Preliminary/Plat process. The developer or consulting engineer takes each project through an approval process with the RPC staff as well as an engineering process with the oversight of the County Engineering staff.

Alternative Development Patterns

PRD Subdivisions (Cluster Subdivision)

For decades now, cluster subdivisions, or “Planned Residential Developments,” have been touted as an improved alternative to the conventional subdivision. PRDs use an overlay system that defines a density of 1.951 units per acre if sewer is available. The open space requirement is 50%.

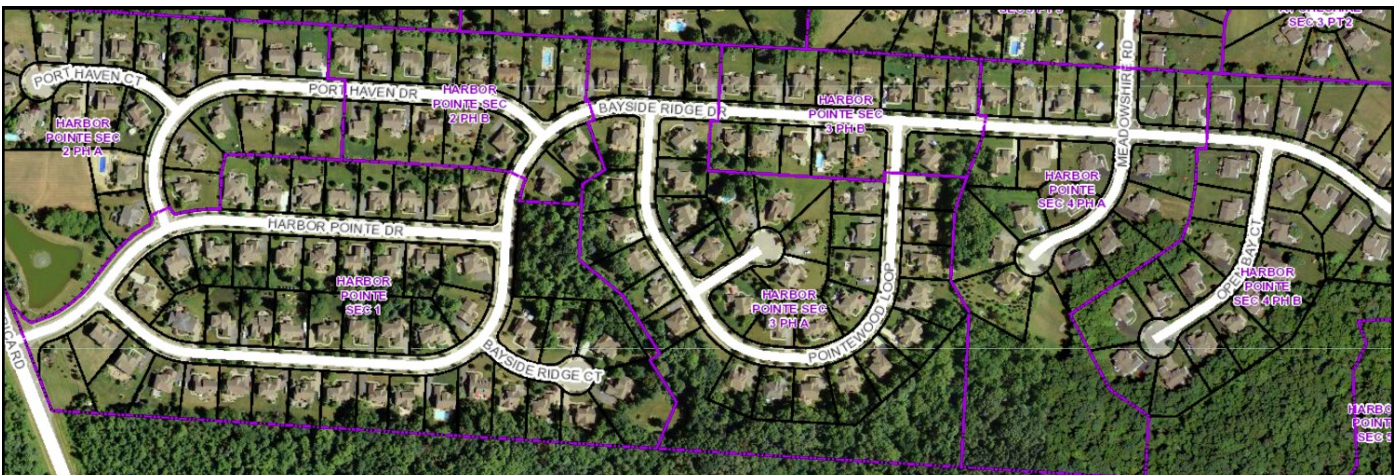
The typical PRD process can fulfill local expectations under the following conditions:

- **Open Space** - PRD regulations usually include an open space requirement. Environmentally sensitive areas or unbuildable areas (wetlands, steep slopes, floodplains, stormwater detention basins, and utility easements) do not have to be delineated.
- **Useable Open Space** - PRD subdivisions with small (7,200-10,000 square feet) lots have been created without any *useable* common open space.

- **Density** - The typical PRD ordinance defines a maximum density based on gross acreage. In townships throughout the County, this can be anywhere from 1 unit per gross acre to 2.2 units per gross acre or more. When undevelopable land such as powerline easements and road right-of-way are included in the allowable density, it has the effect of creating a higher “net” density and smaller lot sizes.
- **Design** - Large Planned Unit Developments need a local pedestrian-oriented design with a possible local commercial and service core, active recreation area, and sidewalks/bike paths.
- **Architectural Standards** - To make higher density cluster subdivisions work, considerable thought must be given to the architecture, materials, façades, detailing, colors, and landscape features that will bind the neighborhood into a cohesive unit. The result is either a hodge-podge of different builders’ standard production houses with no continuity of material or architectural detail, or a blandness that results from a single builder using a limited number of home design options. Without specific standard criteria, the zoning commission must negotiate these details on an individual basis. Cluster housing demands greater advance planning and significant landscape architecture and architectural design elements.

Conservation Subdivisions

Conservation Subdivisions are a form of rural cluster subdivisions where natural features and environmentally sensitive areas are excluded from development and preserved. Homes are clustered in the remaining areas. The term “Conservation Subdivision,” as coined by author Randall Arendt requires the following elements:



Harbor Pointe, Berlin Township. Note the preserved tree lines and open space at the entrance and distributed throughout the site.

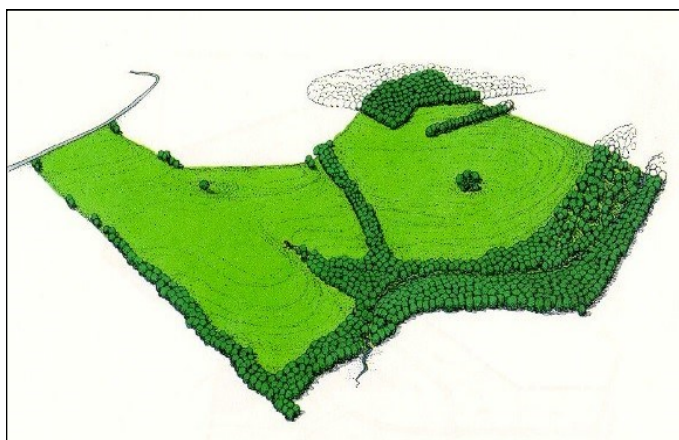
- 50% or more of the buildable land area is designated as undivided permanent open space.
- The overall number of dwellings allowed is the same as would be permitted in a conventional subdivision layout based on an alternative “yield plan.”
- Primary Conservation Areas are protected as open space and may be deducted from the total parcel acreage to determine the number of units allowed by zoning on the remaining parts of the site. Primary Conservation Areas are highly sensitive resources that are normally unusable, such as wetlands, steep slopes, and floodplains.
- Secondary Conservation Areas are preserved to the greatest extent possible. Secondary Conservation Areas are natural resources of lesser value, such as woodlands, prime farmland, significant wildlife habitats, historic, archeological, or cultural features, and views into or out from the site.
- Compact house lots are grouped adjacent to the open space.

- Streets are interconnected to avoid dead ends wherever possible.
- Open space is interconnected and accessible by trails or walkways.

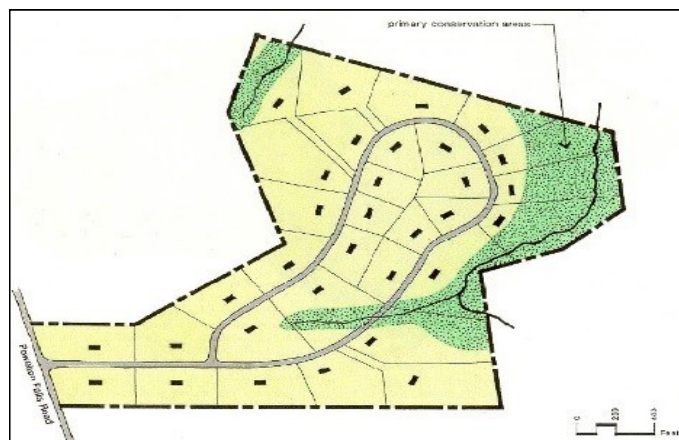
New Urbanism - Traditional Neighborhood Development

Traditional Neighborhood Development (TND) is a reaction to conventional suburban sprawl. New Urbanism, a specific type of TND, is a movement based on principles of planning and architecture that work together to create human-scale, walkable communities similar to neighborhoods that were typical in the United States before World War II, such as Delaware’s north end historic district and old Sunbury. Benefits of this type of development include a reduction in auto trips, compact infrastructure, efficient land-consumption, and positive fiscal impact as values per acre tend to be much higher.

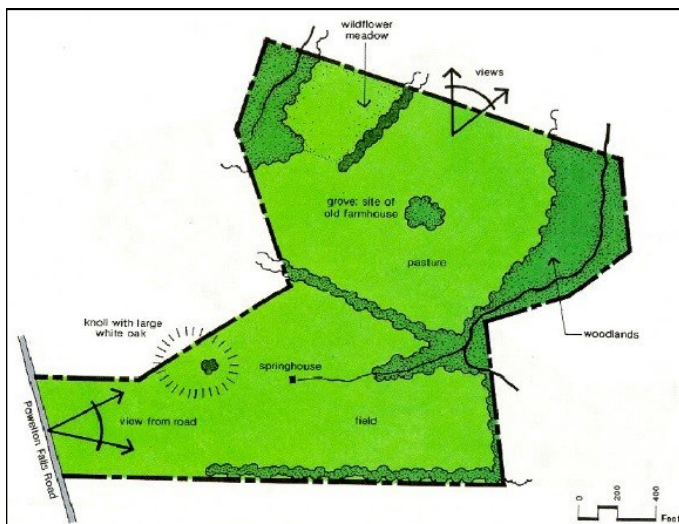
New Urbanism can be defined by certain elements:



Site before development



Typical layout with acreage lots



Identifying conservation areas



End result, same number of houses

- A discernible center — a square or a green, sometimes a busy or memorable corner. A transit stop would be located at this center.
- Most dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.
- There is a variety of dwelling types — houses, townhouses, and apartments — so that younger and older people, singles and families, the poor and the wealthy may find places to live.
- At the edge of the neighborhood, there are shops and offices of sufficiently varied types to supply the weekly needs of a household.
- A school is close enough so that most students can walk from their home.
- There are small playgrounds accessible to every dwelling — not more than a tenth of a mile away.
- Streets form a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.
- The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicyclists.
- Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor room.
- Parking lots and garage doors rarely front the street. Parking is to the rear of buildings, accessed by alleys.
- Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for

community meetings, education, and religious or cultural activities.

The Evans Farm development in Orange and Berlin Townships is a TND that covers more than 1,100 acres and proposes over 2,000 parcels of varying sizes, more than 500 other types of housing units, two commercial areas, a school site, parks, trails, and recreational features.



A model of the development in the Evans Farm office and Site Plan
Source: Columbusunderground.com



Town Center development as of July, 2023



Town Center site plan Source: Columbusunderground.com

CHAPTER 13

Goals and Objectives

Goals and Objectives for Future Development

Community Vision
Goal—To retain economically viable agriculture
<p>Objectives:</p> <ol style="list-style-type: none"> 1. Classify the most important farmland by soil type, location, productivity and proximity to development using the USDA Land Evaluation Site Assessment model (LESA). 2. Preserve viable farmland as part of Planned Residential Developments (PRDs) by transfer (sale) of development rights from farmland to adjacent PRDs in return for a permanent easement for open space and/or agriculture on the remaining adjacent farmland. 3. Keep Farm-Residential zone densities low at one unit per two acres. 4. Encourage cluster and farm village style developments. 5. Ensure that uses that would result in conflicts with agricultural operations are not established in productive farming areas.
Goal—To retain rural character
<p>Objectives:</p> <ol style="list-style-type: none"> 1. Maintain Farm-Residential zoning status for lands where no sanitary sewer exists or is expected. 2. Encourage Conservation subdivision design that best utilize available land, protect environmentally sensitive areas, protect historical structures, retain open space, maintain maximum vegetation and tree cover, and assure the protection of surface water and groundwater. 3. Promote architectural design standards for Planned Unit Developments (PRD, PCD) that reflects rural feel. 4. Cultivate economic development strategies that rely on traditional rural landscapes. Examples include purchasing development rights to preserve ag land and supporting agritourism, ecotourism and conservation easements. 5. Create and implement landscape and signage standards for the US-23 corridor, along with enhancing Entering/Exiting signage for the Township jurisdiction. This will create a sense of place and better delineate Township boundaries.
Goal - To ensure significant and diverse citizen input into the planning process
<p>Objectives:</p> <ol style="list-style-type: none"> 1. Use a 15 member steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan. 2. Advertise an open informational meeting to discuss and review the recommendations of the plan prior to public hearings. 3. Post a synopsis of the plan on the Township website or in a quarterly, electronic Township newsletter. 4. Recognize and promote high quality development and community beautification.
Goal— To prevent undue congestion on narrow county and township roads
Goal— To protect rural real estate values
<p>Objectives:</p> <ol style="list-style-type: none"> 1. Discourage zoning that would result in incompatible land uses.

2. Encourage connectivity of subdivisions to offer multiple accesses in order to avoid concentrating traffic on to one route.
3. Initiate a minimum lot size in areas when sanitary sewer service is available that emulate suburban densities within Planning Area 1a and 1b.

Environmental

Goals— To preserve natural beauty, wildlife, quietness and open space

Objectives:

1. Continue to require a green way link between adjacent PRD subdivisions.
2. Create a landscape detail for greenway paths.
3. Retain wooded green ways along ravines, waterways and project perimeters in reviewing Planned Unit Developments and conventional subdivisions.
4. Set landscape and architectural design standards for Planned Unit Developments that stipulate the kinds of centralized green spaces envisioned.
5. Require the linkage of Planned Unit Developments by bike paths or walking paths in green ways so that new neighborhoods are all pedestrian oriented and children can move safely between neighborhoods without having to be driven by automobile.
6. Create a landscape standard for new Planned Unit Developments that front on township roads.
7. Continue to require an appropriate landscaping buffer between residential and non-residential land uses.
8. When development projects impact mature trees those trees must either be replaced or mitigated.

Goal— To avoid inappropriate sprawl and retain critical resource areas and wildlife corridors

Objectives:

1. Retain natural vegetation and forestland, and use existing topography as buffers where they exist.
2. Protect critical resources including floodplain and slopes over 20% with adequate buffer distances and lower densities along the Olentangy River to protect the water supply.
3. Encourage the use of conservation design in site development to protect natural resources and unique areas in the township.

Goal— To protect and conserve surface and ground water quality

Objectives:

1. Require minimum 2 acre lot size in areas without sanitary sewer when not part of a PRD.
2. Have on-site wastewater treatment systems inspected and pumped every 3-5 years.
3. Have on-site water wells inspected and tested yearly.

Land Use

Goal— To retain a primarily single family residential housing mix, but offer diversity of housing when needed services are available

Goal — To retain an overall low density

Goal— To protect sensitive surface and ground water aquifers

Objectives:

1. Retain single family densities of at least one unit per 2 acres where there is no centralized sanitary sewer provided by Delaware County or Delaware City.
2. Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to regulate development, using the recommended densities and land use on the 2024 Comprehensive Plan map as a guide.
3. Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its infrastructure impacts.
4. Permit single family housing in subdivisions with 20,000 square foot lots (approximately ½ acre) with centralized sanitary sewer and water, adequate fire protection and road access. (Within Planning Area 1)
5. Permit multi-family, empty nester style units as part of Planned Residential Developments, approved per the development plan. (Within Planning Area 1a)
6. Permit flexible lot sizes as part of Planned Residential Developments.
7. Discourage expansion of the suburban growth area boundary (Planning Area 1a and 1b) until it is completely developed.
8. Develop policies for service provision that relate to the comprehensive plan.

Goal— To provide appropriate recreation and managed open space

Objectives:

1. Obtain 25-50 acres of land for a future Township park for active recreation (playing fields for organized sports).
2. Create a series of mini-parks (less than 1 acre) with ¼ mile spacing as part of Planned Residential Developments (PRD) where densities are greater than 1 unit per acre. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in PRD neighborhoods.

Goal — To determine and implement an appropriate land use mix

Objectives:

1. Direct Planned Commercial growth along US 23 corridor with appropriate types of neighborhood commercial within residential developments.
2. To create architectural guidelines for Planned Unit Developments by avoiding “franchise architecture” that has no community architectural syntax.
3. Acquire new sites for township facilities, including fire, police, road maintenance, etc.

4. Avoid prematurely zoning land. Respond to zoning requests pursuant to the Comprehensive Plan recommendations.
5. Use the Comprehensive Plan as the guideline in zoning.
6. Use a 15 member steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan.
7. Advertise an open informational meeting to discuss and review the recommendations of the plan prior to public hearings.
8. Adhere to the proposed access management policies to avoid strip commercial developments.
9. Provide for 5 year updates and revisions to the Comprehensive Plan.

Goal— Offer Development alternatives to annexation

Objectives:

1. Work with the City of Delaware to possibly create a Joint Economic Development District (JEDD) for commercial and industrial uses, or a cooperative agreement for residential uses.
2. Offer appropriate uses and densities to retain lands in the Township and reduce annexation to incorporated areas.
3. Continue to review the Suburban Growth Area as depicted on the Land Use Plan Map and amend as necessary as public utilities become available.

Goal— To use access management controls to limit key access points to minimize traffic congestion.

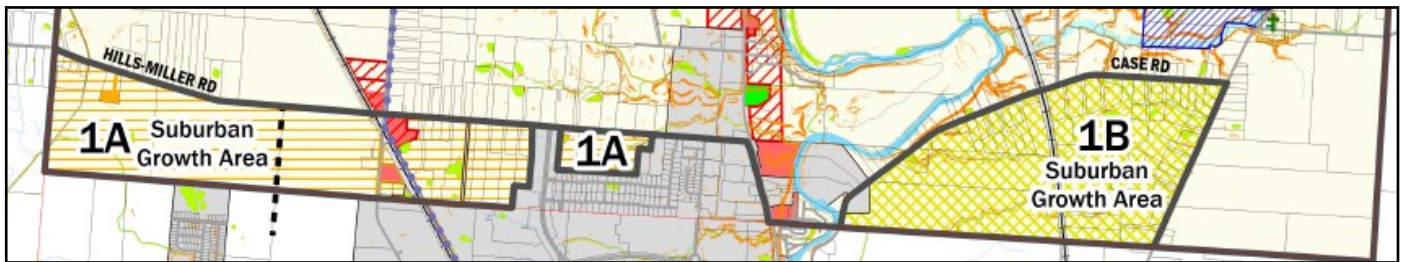
Objectives:

1. Require parallel access roads and connections between planned commercial and/or other highway service district uses on major arterial streets. The outside lanes of US 23 could act as parallel access frontage roads.
2. Require traffic studies of PRD proposals that follow the format of the 2001 Delaware County Thoroughfare Plan.
3. Adopt the appropriate ODOT Access Management recommendations for US 23; work with ODOT to prevent the deterioration of US 23.

Recommendations and Implementation

Intent of the Troy Township Comprehensive Plan

The Troy Township Comprehensive Plan is the sum of all the chapters and maps. This chapter is intended to be read and viewed in conjunction with the Comprehensive Land Use Plan Map.



Sub Area I — Suburban Growth District

Part A—West Suburban Growth District

Boundaries: West: Troy/Radnor Township line; East: The City of Delaware; North: Hills Miller Road; South: Troy Twp/Delaware Twp & Delaware City line.

Land Area: 449 acres

General Facts and Findings

This area is adjacent to the City of Delaware with Troy Road and North Section Line Road running north-south through it as well as a railroad line.

The soils in the area are generally suitable for development with a few locations containing poorly drained soils unsuitable for septic systems. The area is characterized by large tracts of land, some of which are still actively farmed as well as large lot residential on the east side of Troy Road along Hills-Miller Road.

Only a few parcels along the western portion of Hills-Miller Road near the Radnor Township line have Del-Co water. Sanitary sewer is not currently available, however a sewer service area has been delineated for Delaware City's sewer expansion project. Delaware City's potential future sewer service area extends just north of Coover Road on the west side of US 23 and just north of Kelly McMaster to the east. This sewer service area may be negotiated in the future to have a master metering system to be partially served by the County. Whether serviced by the City, County or a combination of the two, it would be appropriate to plan for a higher

suburban density in this area. The recommended density of Part A is 4 dwelling units per acre when central sewer is available due to its proximity to the City of Delaware and its location in the potential sanitary service area.



- Part A Recommendations -

Planned Commercial

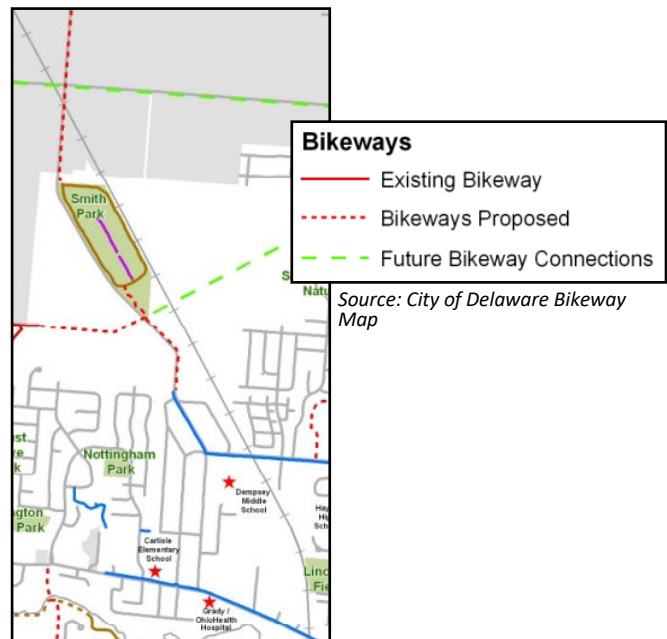
1. Planned Commercial uses may remain and/or expand on the ~18 acres located at the northwest and southeast corner of Troy Rd and Hills-Miller Rd as indicated on the Land Use Plan map. These must be low-intensity uses with the following uses being prohibited: automotive related uses, hotels and motels, repair and maintenance and laundry services.
2. Only low level, downward-cast lighting should be permitted to prevent a halo effect on the night sky in deference to the Perkins Observatory, and to reduce light pollution as noted in dislikes by residents.
3. To avoid sign clutter, ground signs should be the only commercial sign type permitted at the intersection of Hills-Miller and Troy Roads. Billboard and pole signs should be prohibited.
4. A Troy Township sign and landscape detail should be developed.
5. Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures (and thus ozone levels). Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along US 23 frontage. A standard landscape detail should be adopted.

Residential

1. Planning area I Part A is recommended for single family development at one unit per 2 acres without sanitary sewer service. If centralized sanitary sewer is provided during the planning period, the plan recommends single family residential use at up to 4 units per acre. PRD/Cluster development shall include open spaces to adequately serve the residents of the development (see NRPA standards in Appendix F).
2. Either create a new zoning district to allow for a residential net density of 4 dwelling units per acre or modify the existing Planned Residential District (PRD) to allow for this density.
3. Permit Conservation Subdivisions at the density of

the underlying zone. Subdivision design should attempt to maintain natural drainage patterns as much as possible and encourage environmentally friendly stormwater management.

4. Any development in this area should take into consideration the proposed road alignments and recommendations of the Delaware County 2001 Thoroughfare Plan. The Houk Road extension (Road A) to Hills-Miller Road is a committed project
5. Troy Road is a well used and important bicycle route that essentially connects Marlboro Township to downtown Delaware. This route could easily connect riders to Buckeye Valley Middle and High Schools, Gallant Woods Park, Smith Park, Dempsey Middle School, Grady Memorial Hospital, restaurants and other community services. New development along Troy Road should incorporate a bicycle path and infrastructure in their design.



Part B—East Suburban Growth District

Boundaries: West/North: Panhandle Road. East: Horseshoe Road. South: Delaware Township line.

Land Area: 401.32 acres

General Facts and Findings

This area is adjacent to Delaware Township with US 23, Case and Horseshoe Roads through it. The area is characterized by large tracts of land, some of which are still actively farmed as well as large lot residences along Panhandle, Case and Horseshoe Roads. Most of the soils on the east side of Horseshoe Road are generally

unsuitable for development, while the west side contains more soils suitable for soil absorption on-site sanitary systems.

The entire area of Part B is served by Del-Co water, but sanitary sewer is not currently available. However, Part B is within the Delaware City potential sewer service area described in Planning Area 1 Part A. The recommended density of Part B is 1.25 dwelling units per acre if central sewer becomes available. The area lacks development pressure from Delaware in relation to Part A, but its location in the potential sanitary service area still justifies an increased recommended density.

To take advantage of the township's proximity to Delaware City, planned commercial and office should be developed and encouraged along US 23. Appropriate access management principles restricting left turns across traffic should follow ODOT standards (See Chapter 9).

- Part B Recommendations -

Planned Commercial

1. Continue planned commercial and office development of the US 23 frontage to a depth of approximately 700 feet, extending north from the City to the Stonebrook Subdivision.
2. Parcels should have limited access to US 23 and should be linked with parallel rear access or frontage roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced, as recommended by ODOT (see U.S. 23 Access Management Plan). Most access points should be right turn in and right turn out only.
3. Any development in this area should take into consideration the proposed road alignments and recommendations of the Delaware County 2001 Thoroughfare Plan.
4. Only low level, downward-cast lighting should be permitted to prevent a halo effect on the night sky in deference to the Perkins Observatory, and to reduce light pollution as noted in dislikes by residents.
5. To avoid sign clutter, ground signs should be the only commercial sign type permitted along US 23.

Billboard and pole signs should be prohibited.

6. A Troy Township sign and landscape detail should be developed.
7. Extensive landscaping should be required in parking lots to avoid the "sea of asphalt" to reduce runoff and temperatures (and thus ozone levels). Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along US 23 frontage. A standard landscape detail should be adopted.
8. Commercial and Office uses within the 500' Olentangy River Protection Buffer should be limited to those that do not produce toxic runoff that would be harmful to the drinking water supply. Also, impermeable surface should be limited as much as possible to decrease runoff rates.
9. No commercial development within the 100 year floodplain of the Olentangy River.

Residential

1. Planning area I Part B is recommended for single family development at 1 unit per 2 acres without sanitary sewer service. If centralized sanitary sewer is provided during the planning period, the plan recommends single family residential use at up to 1.25 units per acre. PRD/Cluster development shall include open spaces to adequately serve the residents of the development (see NRPA standards in Appendix F).
2. Permit Conservation Subdivisions at the density of underlying zone. Subdivision design should attempt to maintain natural drainage patterns as much as possible and encourage environmentally friendly stormwater management.
3. There is a 500 foot buffer from the edge of the Olentangy River that should be developed at a density of no more than 1 unit per 5 acres and have a limited amount of impermeable surface in order to decrease the amount of harmful runoff to the Olentangy River.

Open Space

1. Preserve deep ravines that run to the Olentangy River as common open space in planned developments.

Sub Area II – Estate Conservation District

Boundaries: West: Troy/Radnor Township Line and US 23; North: Troy/Marlboro Township Line and Coover Road; East: Troy /Brown & Oxford Township Line; South: Delaware Township line, Case Road, Panhandle Road and Hills-Miller Road.

Land Area: 9,530.84 acres (3,563 acres within State Park and Wildlife Area)

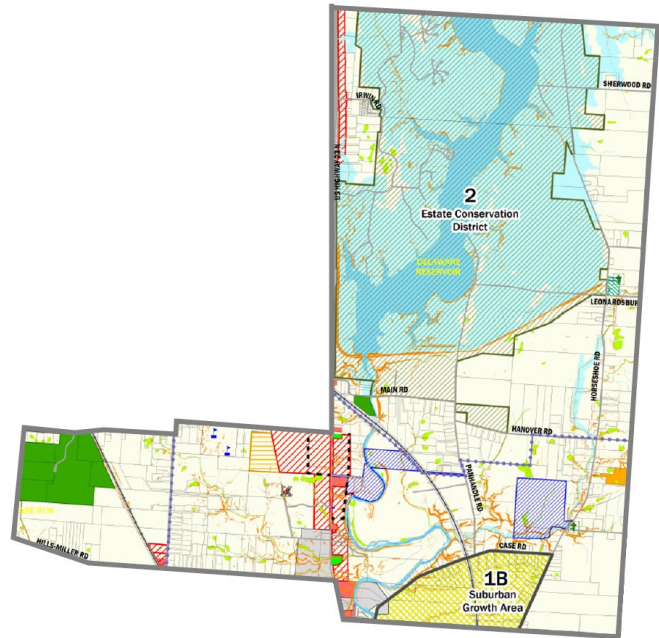
General Facts and Findings

This area is the northeastern portion of the Township, which contains the Delaware State Park and Wildlife Area as well as a transitional area between the Agricultural District and the Suburban Growth District in the western portion of the township. It is characterized by rolling topography in Horseshoe Run in the south, and flat land to the north with a large amount of floodplain. The greater habitat and species diversity throughout this section of the township merits special attention for conservation practices. On the west side of US 23 it is generally flat with a tributary of the Olentangy River running west to east through the area south of Buckeye Valley High School and the Oak Haven Golf Course.

Sub Area II is less likely to develop at suburban densities because of the lack of sewer service. However, it does have Del-Co water and some soils suitable for on-site sanitary systems throughout. The area is susceptible to large single family lot split type developments that could lead to a loss of common open space and also a large number of curb cuts hindering access management goals.

- Sub Area II Recommendations -

1. Lands on the east side of the Olentangy River and north side of Horseshoe Run, are mostly outside of the Delaware City proposed sewer service area. This area is rural and is planned to be built out at a density of 1 unit per 2 acres. The transition area between the higher density suburban growth district and the lower density agricultural district in the west is also recommended for 1 unit per 2 acres.
2. Conservation subdivision developments are the preferred style of growth in order to conserve as much of the areas natural features as possible. If conservation subdivisions are not feasible, estate lots of no less than 2 acres should be permitted.



3. Parallel access roads will allow for access to commercial properties without forcing curb-cuts along US 23. Parallel access roads can be frontage or backage orientated depending on the location of the property.
4. Planned Commercial is also recommended at a depth of 350 feet on the east side of US 23 from Troutman Road north to the Marlboro/Troy Townships boundary. The development should utilize parallel access roads and access to US 23 should be restricted to key locations. Coordinate with ODOT and adhere to the US 23 Access Management Plan.
5. There is a 500 foot buffer from the edge of the Olentangy River that should be developed at a density of no more than 1 unit per 5 acres and have a limited amount of impermeable surface in order to decrease the amount of harmful runoff to the Olentangy River.
6. The Delaware State Park and Wildlife Area are the most predominant land uses in this Planning Area and will remain both the Township's and northern Delaware County's passive recreation hub.
7. As a general rule prohibit new structures in, or filling of the 100 year floodplain. Provide hardship criteria for possible variances.
8. Continue planned commercial and office development of the US 23 frontage to a depth of no more than 700 feet, extending north from Planning

Area 1 to Coover Road.

9. Parcels should have limited access to US 23 and should be linked with parallel rear access or frontage roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced, as recommended by ODOT (see U.S. 23 Access Management Plan). Most access points should be right turn in and right turn out only.
10. Any development in this area should take into consideration the proposed road alignments and recommendations of the Delaware County 2001 Thoroughfare Plan.
11. Only low level, downward-cast lighting should be permitted to prevent a halo effect on the night sky in deference to the Perkins Observatory, and to reduce light pollution as noted in dislikes by residents.
12. To avoid sign clutter, ground signs should be the only commercial sign type permitted along US 23. Billboard and pole signs should be prohibited.
13. A Troy Township sign and landscape detail should be developed.
14. Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures (and thus ozone levels). Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along US 23 frontage. A standard landscape detail should be adopted.
15. Commercial and Office uses within the 500’ Olentangy River Protection Buffer should be limited to those that do not produce toxic runoff that would be harmful to the drinking water supply. Also, impermeable surface should be limited as much as possible to decrease runoff rates.
16. Gallant Farm and Gallant Woods Park are located on the west side of Planning Area 2 on the south and north side of Buttermilk Hill Road, west of North Section Line Road. This is a passive and active recreation area owned by the Delaware County Preservation Parks District and any development of neighboring properties should take into consideration their impacts and potential connection to the park.
17. Troy Road is a well used and important bicycle route that essentially connects Marlboro Township to downtown Delaware. This route could easily
18. Connect riders to Buckeye Valley Middle and High Schools, Gallant Woods Park, Smith Park, Dempsey Middle School, Grady Memorial Hospital, restaurants and other community services. New development along Troy Road should incorporate a bicycle path and infrastructure in their design.

Sub Area III – Agricultural Heartland District

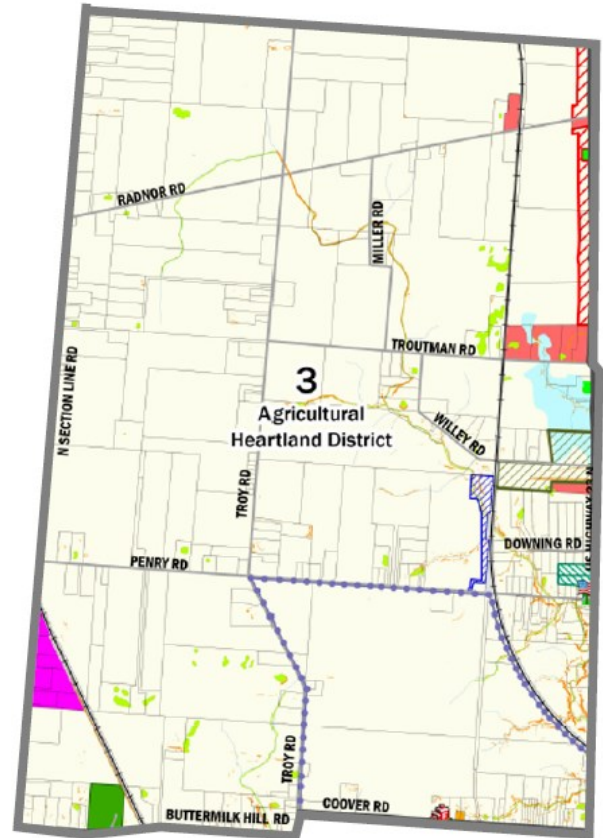
Boundaries: North: Marlboro Township; South: Coover and Buttermilk Hill Roads; East: US 23; West: N. Section Line Road.

Land Area: 5,306 acres

General Facts and Findings

Planning area 3 has the highest amount of prime agricultural soils and is made up largely of cultivated fields divided by tree lines and small wood lots. There is no sewer or water service, and it is likely that planning area 3 will remain at rural densities with larger lot sizes in order to have enough land for the required on-site sanitary systems and wells. The portion of US 23 within planning area 3 currently has little development. There is some large lot residential development south of Troutman Road and lots with more frontage north of Troutman Road offering more opportunity for commercial development. The Railroad runs parallel and is close to US 23 offering additional access for commercial, office and light industrial uses.

Currently most of the planning area is zoned Farm Residential at one dwelling unit per acre with some non-conforming uses and one Industrial zoned area on the western boundary along N. Section Line Road. Most of the planning area is flat, with one long tributary of the Olentangy River running north to south through its center.



- Sub Area III Recommendations -

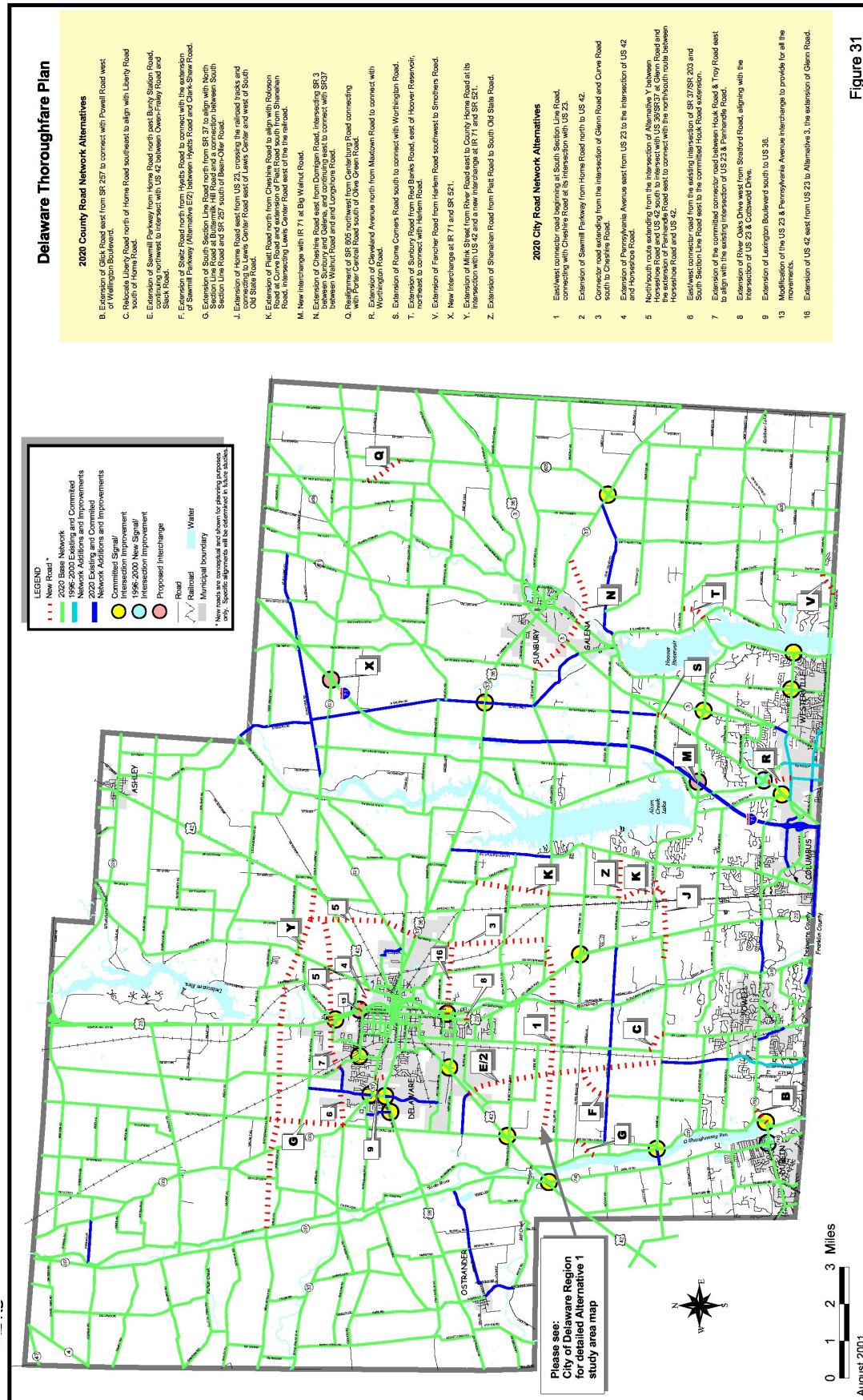
1. Permit and promote agricultural uses
2. Consider the County Thoroughfare Plan when making land use decisions.
3. Permit residential densities no higher than 1 dwelling unit per 2 acres in conservation subdivisions and Farm Village style developments to preserve prime farmland and natural features in open space.
4. As a general rule prohibit new structures in, or filling of the 100 year floodplain. Provide hardship criteria for possible variances..
5. The primary use for the Agricultural Heartland will be for farm and accessory uses with the exception of the US 23 corridor.
6. Planned Commercial is recommended at a depth of 350 feet on the west side of US 23 from Troutman Road north to the Marlboro/Troy Townships boundary. Access to US 23 should be restricted to key locations. The development should utilize parallel access roads. Coordinate with ODOT and access management plan.
7. Troy Road is a well used and important bicycle route that essentially connects Marlboro Township to downtown Delaware. This route could easily connect riders to Buckeye Valley Middle and High Schools, Gallant Woods Park, Smith Park, Dempsey Middle School, Grady Memorial Hospital, restaurants and other community services. New development along Troy Road should incorporate a bicycle path and infrastructure in their design.

Implementation Actions

The Comprehensive Plan is intended to be the basis for township zoning. Zoning is the enforceable tool. The Comprehensive Plan is a guide. It should be consulted whenever there is a proposed rezoning. Additionally, the Plan may provide guidance when reviewing zoning variance and conditional use requests.

APPENDIX I

Excerpts from the Delaware County Thoroughfare Plan (2001)



Delaware Thoroughfare Plan Functional Classification of Roadways

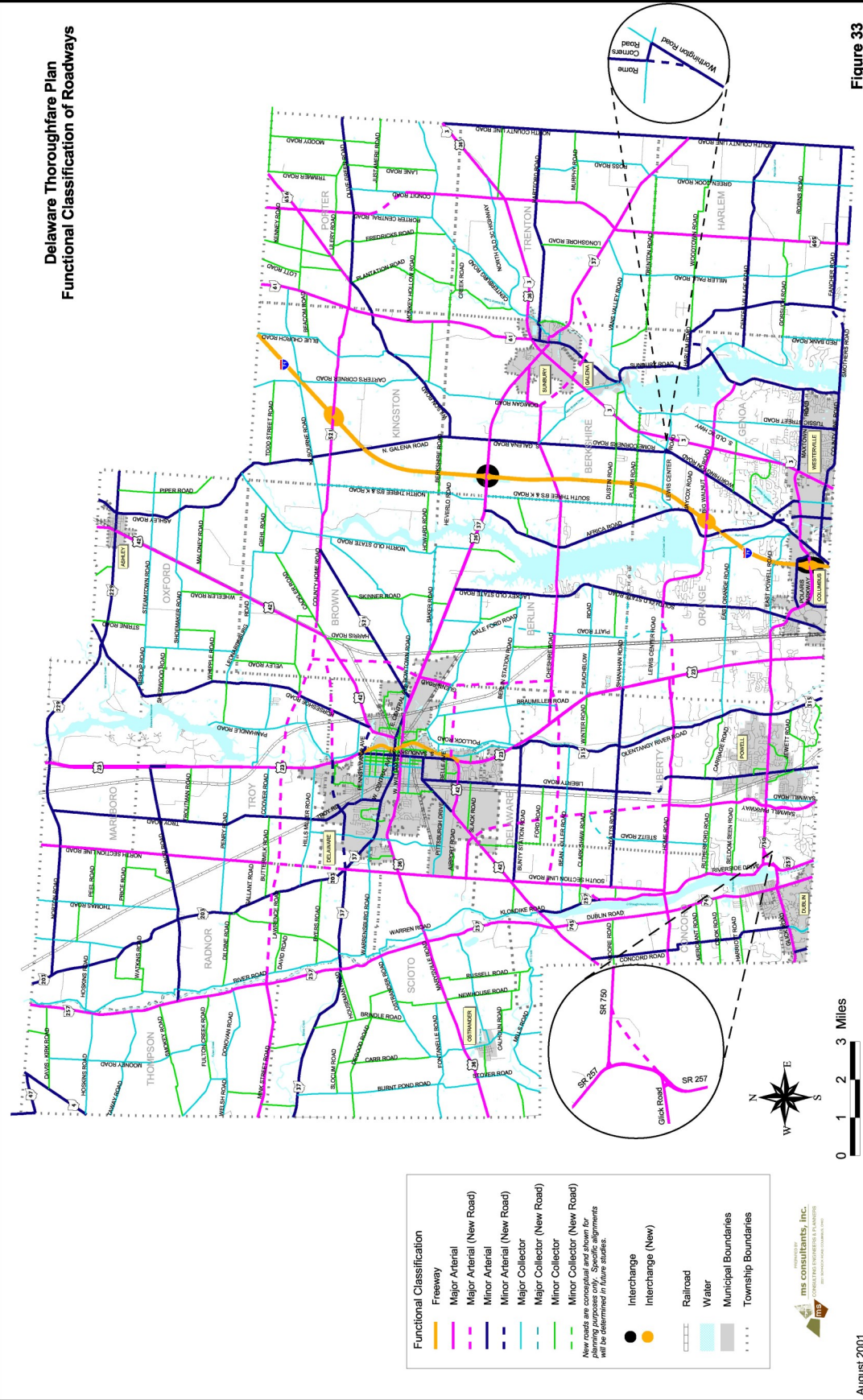
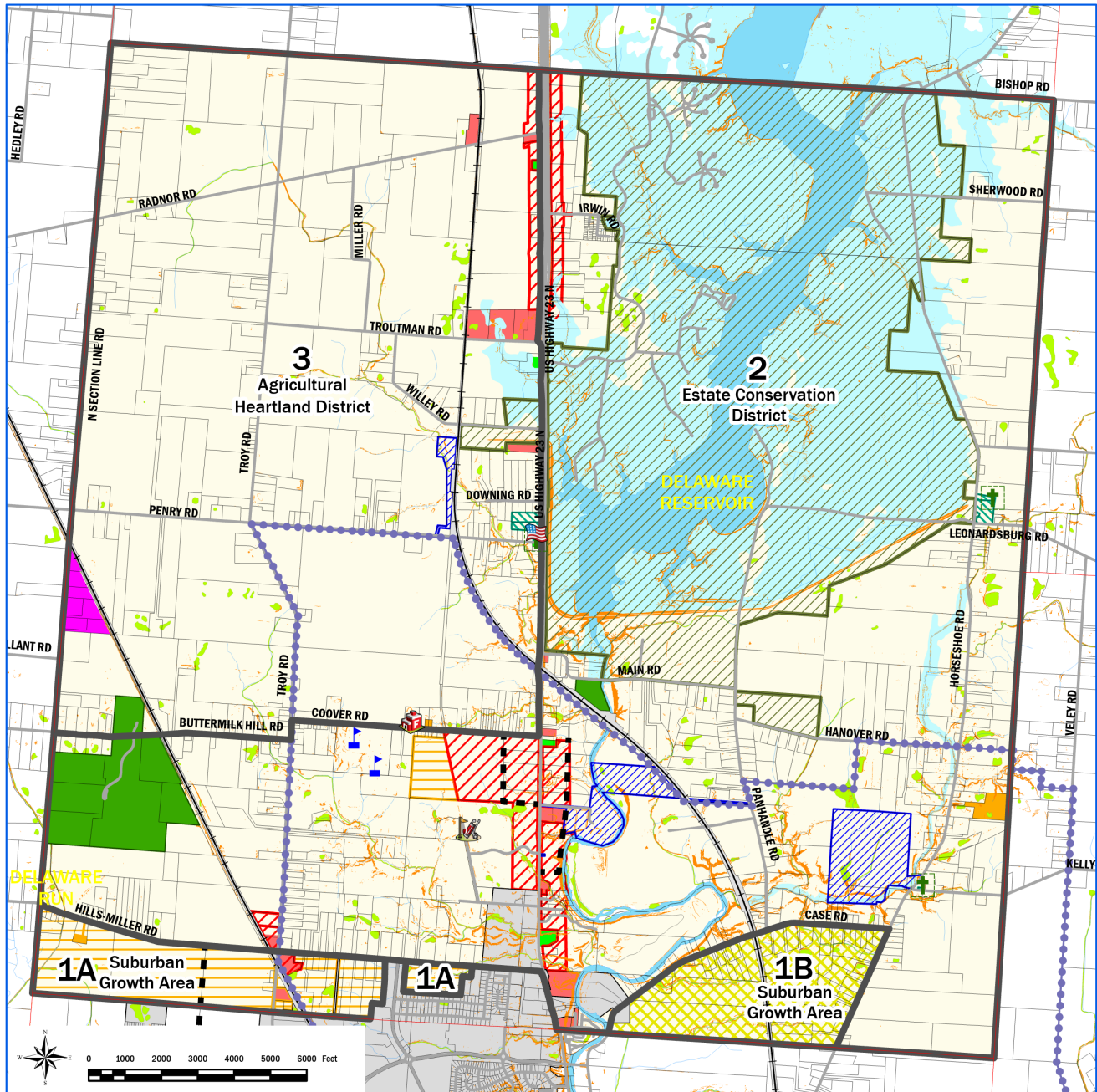
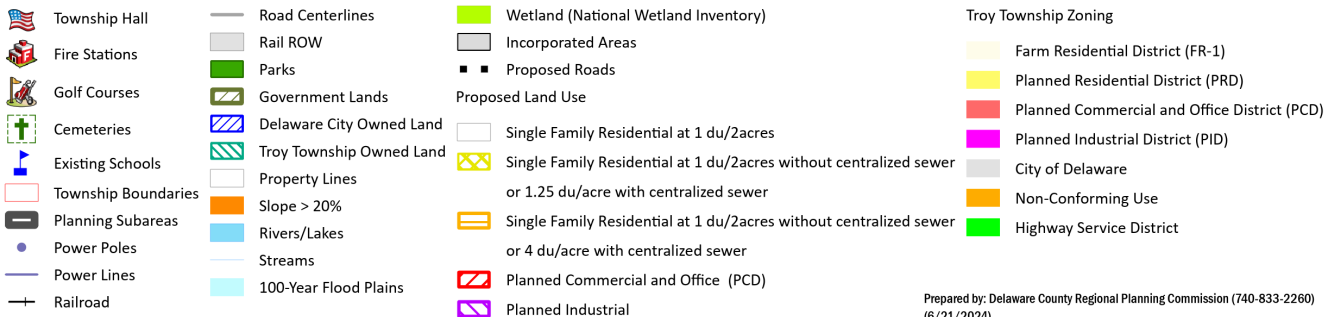


Figure 33

APPENDIX II



Troy Township Comprehensive Land Use Plan Adopted June 17, 2024



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
(6/21/2024)

APPENDIX III

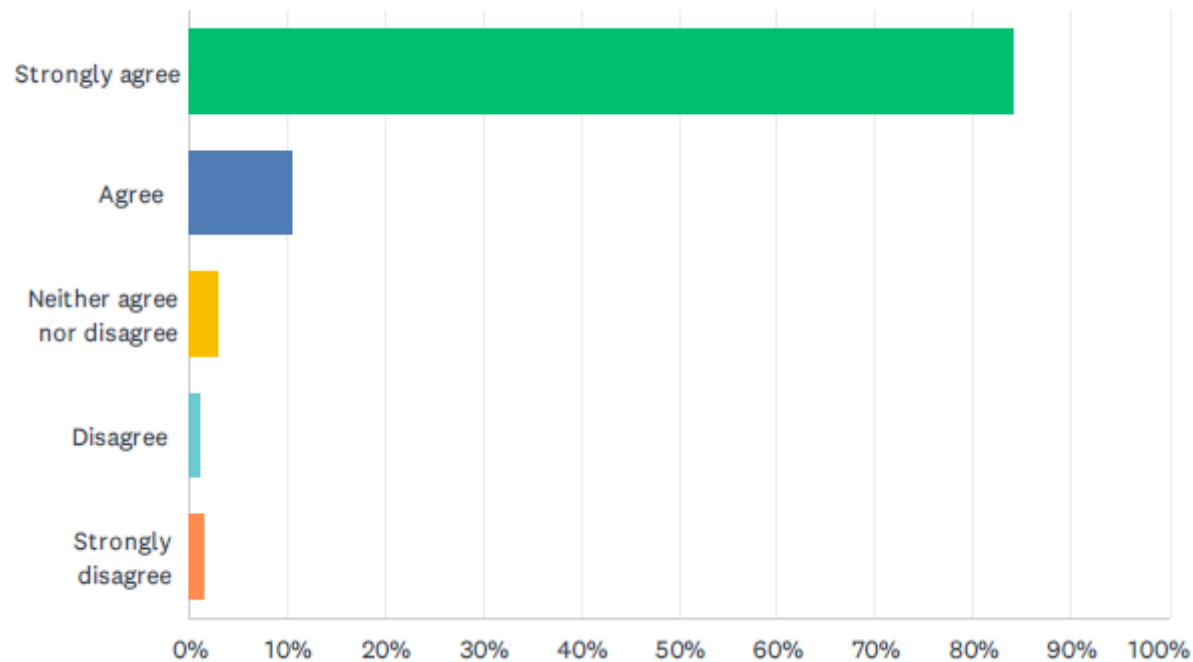
Survey Results



The postcard above was mailed to all residents in Troy Township directing them to an online survey. The paper survey was made available at the Troy Township Hall, Gallant Woods Park, American Red Cross and other local establishments. The results from paper surveys were processed by RPC staff. The survey was available to be completed by Township residents from November, 2023 to March, 2024. The results of this effort will help guide the planning process with the community's values, priorities, and direction of growth.

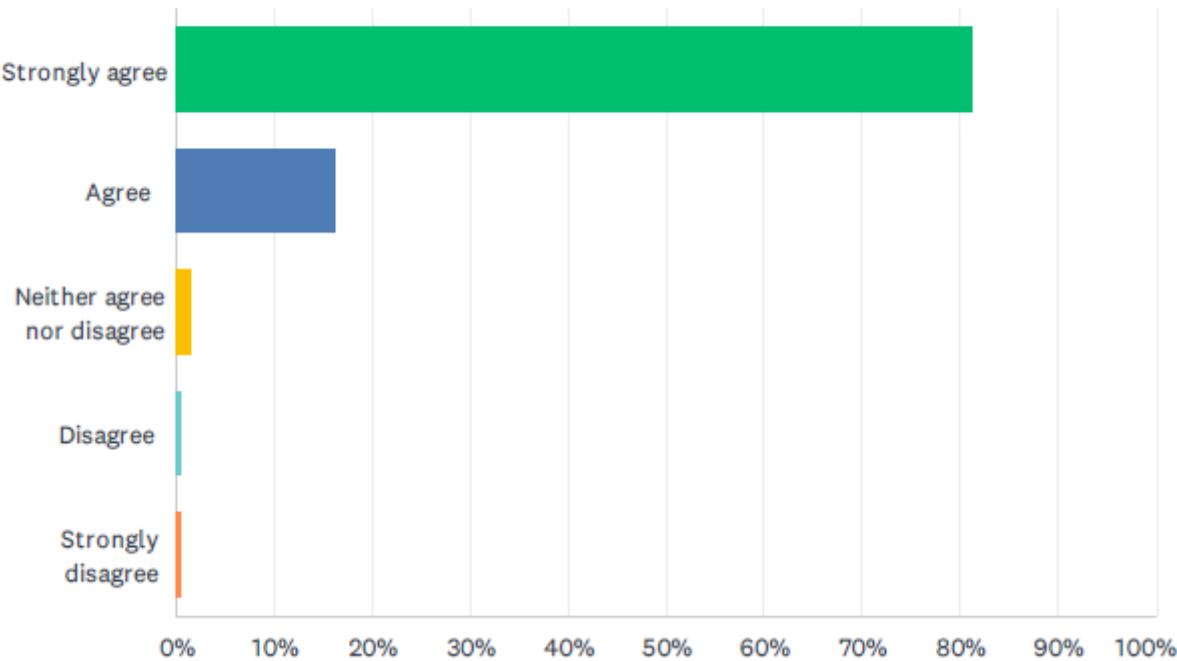
In all, 203 respondents participated in the survey. A total of twenty one questions were asked as part of the survey. The questions formats included multiple choice, rankings, levels of satisfaction, and open-ended. Participants were asked to provide their address to ensure they are residents of Troy Township, their age, how long they have lived in Troy Township and if they commute to work or work from home. The following pages include the complete statistical results of all completed surveys. Names and addresses of participants (question 21) are not included in this appendix.

Q 1. I enjoy the rural character, small town feeling of our township, defined by low densities, agriculture, and undeveloped areas.



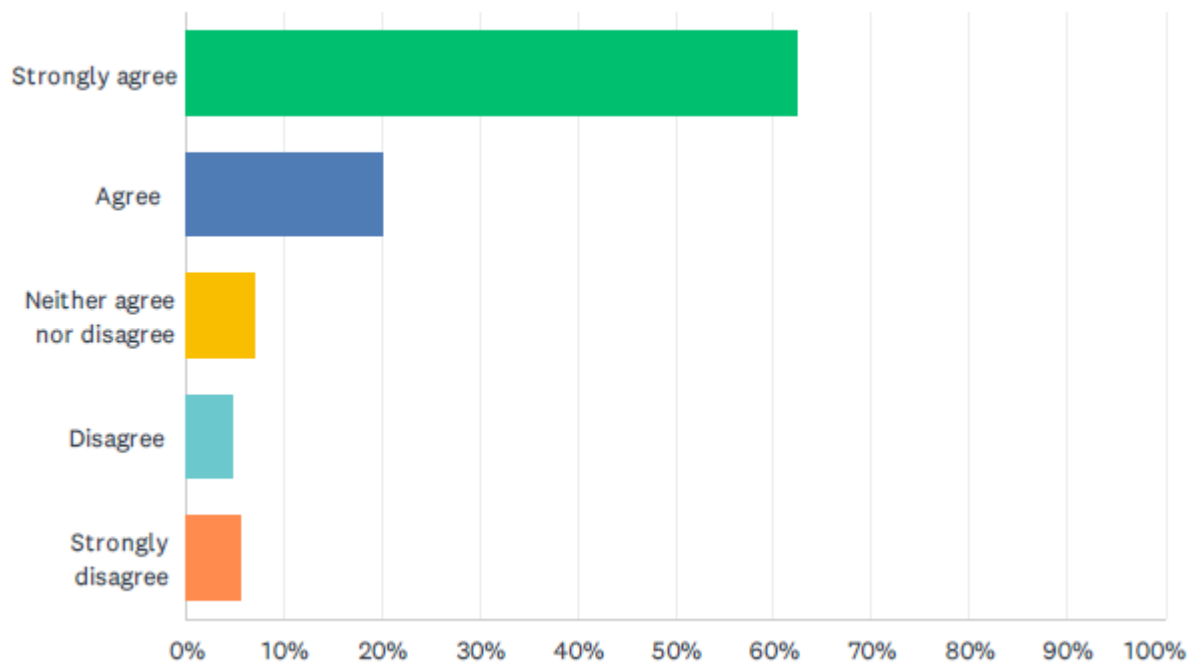
ANSWER CHOICES		RESPONSES	
Strongly agree		84.24%	171
Agree		10.34%	21
Neither agree nor disagree		2.96%	6
Disagree		0.99%	2
Strongly disagree		1.48%	3
TOTAL			203

Q 2. A “quiet atmosphere” is important to me at my residence in Troy Township.



ANSWER CHOICES	RESPONSES	
Strongly agree	81.28%	165
Agree	16.26%	33
Neither agree nor disagree	1.48%	3
Disagree	0.49%	1
Strongly disagree	0.49%	1
TOTAL		203

Q 3. I support the current minimum residential lot size of 2.0-acres in the Farm Residential District (FR-1).

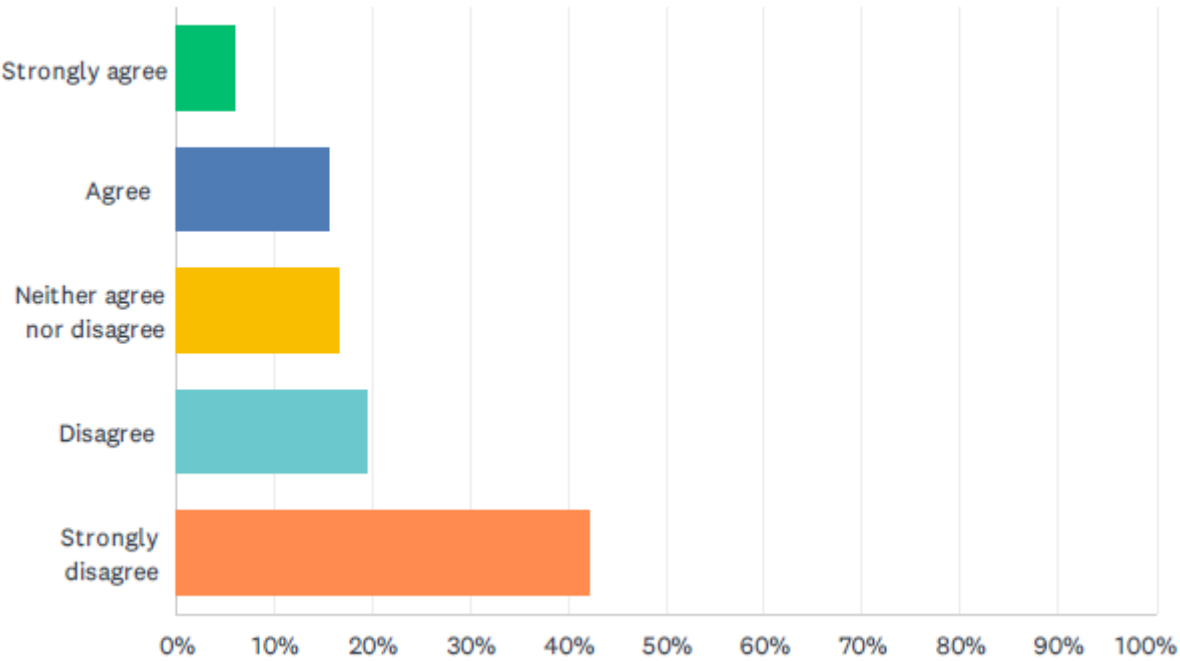


ANSWER CHOICES	RESPONSES	
Strongly agree	62.38%	126
Agree	20.30%	41
Neither agree nor disagree	6.93%	14
Disagree	4.95%	10
Strongly disagree	5.45%	11
TOTAL		202

#	IF SELECTED DISAGREE OR STRONGLY DISAGREE, WHAT IS YOUR RECOMMENDED MINIMUM LOT SIZE?
1	5 acres
2	10 acres
3	1 acre.
4	I think the minimum lot size should be larger. The farms extend back so far from the road & the lot shapes can be manipulated so that by the time the houses are built it almost resembles a housing development.
5	I think minimum lot size should be raised to a minimum of 5 acres
6	5.0 acres
7	I would like larger lot sizes. Some homes (Horseshoe & Case Rd), even if they are on 2 acres, are starting to feel crowded & like they are in a neighborhood. I prefer to live in the country.
8	1/2 acres

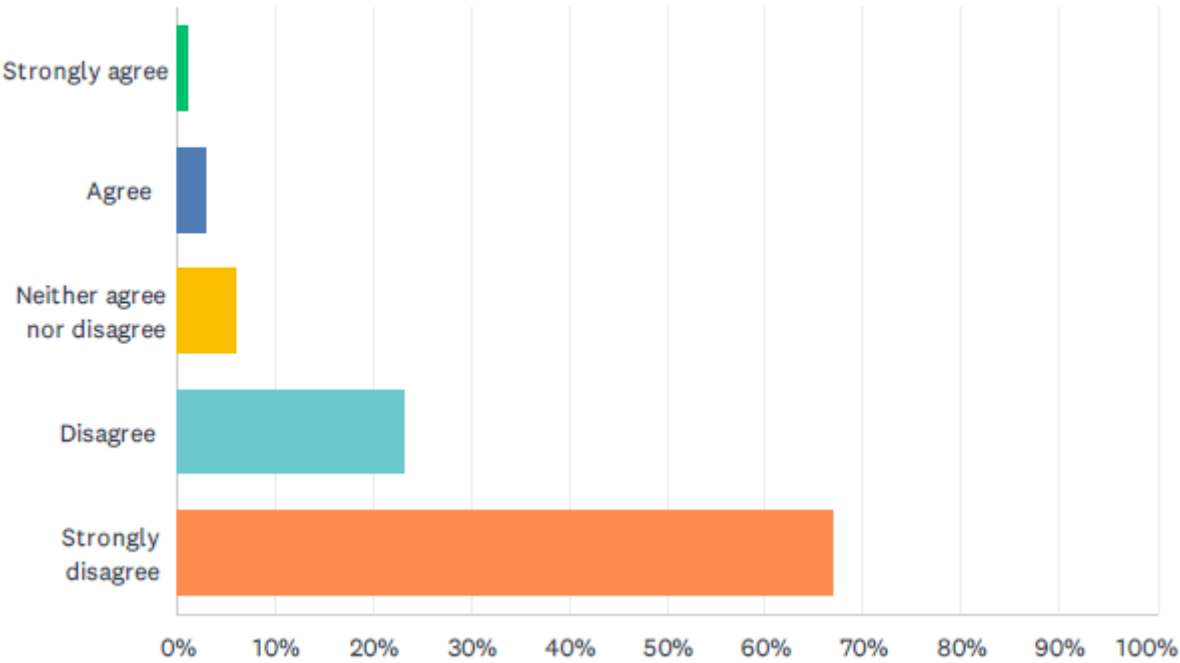
9	2
10	For farm land not to be developed at all and more support for the farmers in Troy township that are selling land because farming is not a sustainable enough income for them. I feel there needs to be something done to preserve farming here especially with how rich the soil is in nutrients. (I'm also not a farmer but just a resident in Troy township.)
11	5 acres
12	Needs to be 4 or 5
13	Larger is better
14	5 acres
15	5 acre minimum
16	5 acres
17	5 acres
18	5 acres
19	Our current lot size is 1.87 acres
20	Should be 5 acres
21	It should be defined by how much land is needed for setbacks and septic. 1.5 or smaller ok. Would rather see houses eating up less farmland and where development makes more sense.
22	6 acres
23	5
24	5 acres
25	5 acres
26	5 acres.
27	I think the Lot size should be increased to a 3.0 minimum
28	Would love to see 5 acre minimum lot size
29	5 acres
30	5 acres
31	.5 acres. The county is growing and we need to update
32	Wish it was 5 acres min.

Q 4. I support more Planned Residential Conservation District (PRCD) developments with 1/3-acre lots and 50% minimum preserved open space.



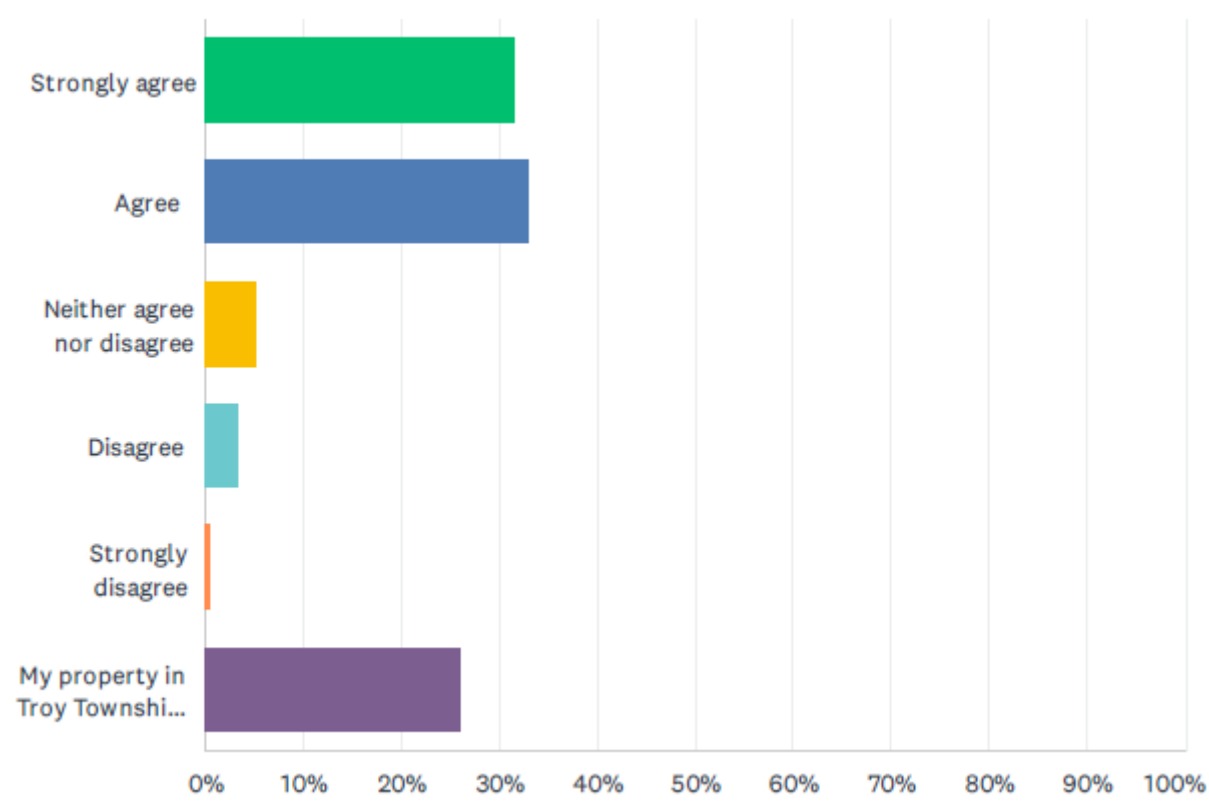
ANSWER CHOICES	RESPONSES	
Strongly agree	6.03%	12
Agree	15.58%	31
Neither agree nor disagree	16.58%	33
Disagree	19.60%	39
Strongly disagree	42.21%	84
TOTAL		199

Q 5. I would support a variety of housing types, such as single-unit condos, duplex units, single/multistory apartments, cluster homes, attached/detached homes, common wall homes, etc.



ANSWER CHOICES	RESPONSES	
Strongly agree	0.99%	2
Agree	2.96%	6
Neither agree nor disagree	5.91%	12
Disagree	23.15%	47
Strongly disagree	67.00%	136
TOTAL		203

Q 6. My property in Troy Township is served by public water (City of Delaware or Del-Co Water Co.) and I am satisfied with the quality of water.

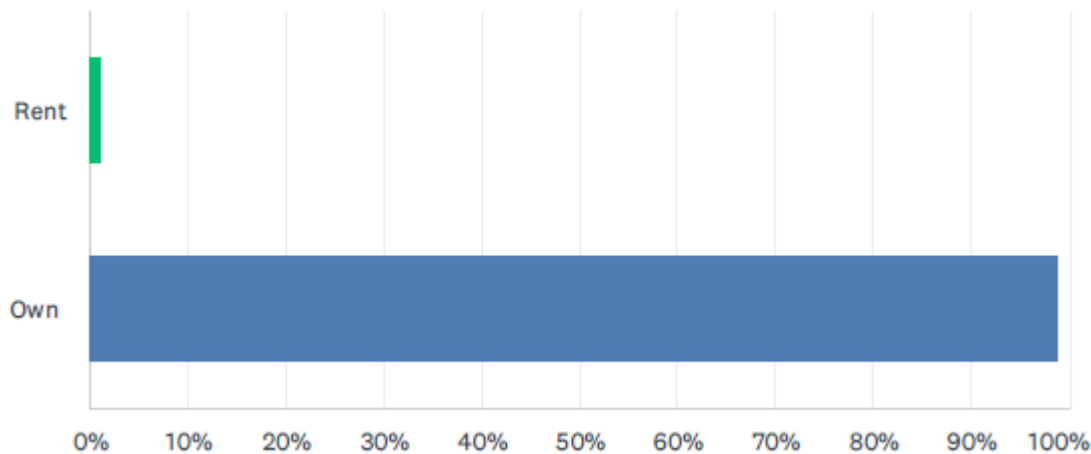


ANSWER CHOICES	RESPONSES	
Strongly agree	31.53%	64
Agree	33.00%	67
Neither agree nor disagree	5.42%	11
Disagree	3.45%	7
Strongly disagree	0.49%	1
My property in Troy Township is served by well water and I am satisfied with the quality of water (Ex. answer same as above; Strongly Agree - Strongly Disagree.)	26.11%	53
TOTAL		203

#	MY PROPERTY IN TROY TOWNSHIP IS SERVED BY WELL WATER AND I AM SATISFIED WITH THE QUALITY OF WATER (EX. ANSWER SAME AS ABOVE; STRONGLY AGREE - STRONGLY DISAGREE.)
1	Disagree
2	Agree
3	Delaware
4	DELAWARE
5	Agree
6	Neither Agree or Disagree
7	Strongly disagree
8	Disagree
9	Neither agree nor disagree
10	Agree
11	Delaware
12	Disagree
13	Strongly Agree
14	Agree
15	Delaware
16	STRONGLY DISAGREE
17	It's horrible
18	Disagree- the water smells horrible but it's more affordable than tying in and city water
19	Agree
20	Agree
21	Disagree
22	Agree
23	Delaware
24	Agree
25	Delaware
26	Agree
27	Very satisfied
28	Strongly agree
29	.
30	Agree
31	Delaware

32	Disagree-I want city water! The hydrant is at the end of my driveway.
33	We have a lot of sulfur in our water
34	Delaware
35	Agree
36	The water could be better
37	Strongly disagree
38	Agree
39	Delaware
40	Strongly agree
41	Del-Co
42	Strongly Agree
43	Agree
44	Strongly Agree
45	Agree
46	DELAWARE
47	Delaware
48	Strongly agree
49	Strongly Agree
50	Strongly Agree
51	Agree
52	Well water
53	Strongly agree

Q 7. Do you rent or own?



ANSWER CHOICES		RESPONSES	
Rent		0.99%	2
Own		99.01%	200
Total Respondents: 202			
#	WHAT TYPE OF STRUCTURE? (MOBILE HOME, SINGLE-FAMILY OR PROPERTY ONLY)		
1	Single-Family		
2	Single family		
3	Singe Family Home		
4	Single family		
5	Single family		
6	Single-Family		
7	single family		
8	Single-family		
9	Single-family		
10	Single family		
11	Single-Family		
12			
13	Single-Family		
14	Single Family		
15	Single family		
16	Single family		
17	Single family home		
18	Mobile Home		

19	Single-Family
20	Single family
21	Single-Family
22	Single-Family
23	Single family
24	Single-Family
25	Single family
26	Single-family
27	single family
28	Single family home
29	Single family
30	Single family
31	Single- family home
32	Single Family
33	Single Family
34	Single family
35	Single family home
36	Single Family
37	Single family home
38	Single-family
39	Single Family with a barn
40	single-family home
41	Single-family
42	Single-family
43	Single-family
44	single family
45	Single Family
46	Single family
47	Single Family home
48	Single-Family
49	single family
50	Single Family

51	single-family
52	17409725697
53	Single-family
54	Mobile home
55	Single-Family
56	Single-Family
57	Single family
58	Single Family
59	Single family
60	Single fam home
61	Single family
62	House
63	Single-Family Home
64	Single family
65	Single family
66	Single family, mobile home and property
67	Single-Family
68	Single-Family
69	Mobile home
70	Single family
71	Single family home
72	Single family
73	Single Family
74	Single family
75	Single fam
76	Single family
77	Single family & property
78	Single family
79	Single family
80	Single family
81	Single family home
82	Mobile Home

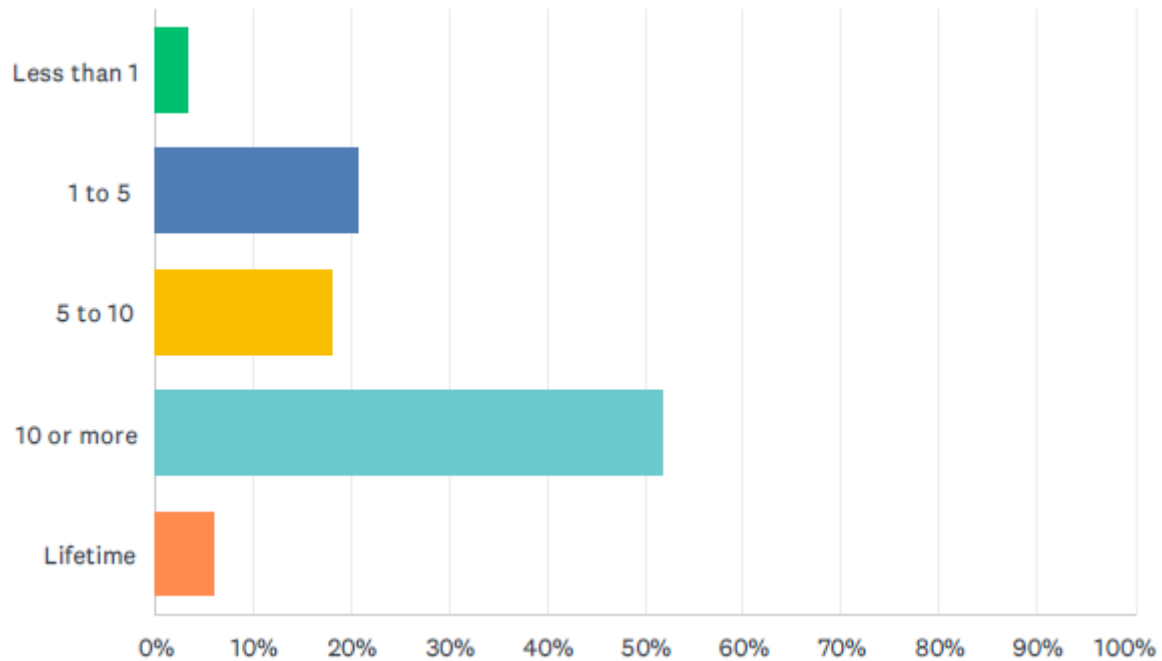
83	Single family
84	Single Family
85	Single family
86	Single family
87	Single family
88	Single family house
89	Single family
90	Single family
91	Single
92	Single family
93	single-Family
94	Single family
95	Single family
96	Single family
97	Single family
98	Single Family
99	single family
100	Single family
101	single -family
102	Single Family
103	Single family
104	Single family
105	Single family
106	Single-family
107	Single family
108	Single Family
109	Single Family
110	Single
111	Single-Family
112	Single-family
113	Single-Family
114	Single family home
115	Single-Family

116	Single family
117	Single
118	Single family
119	Single-family
120	Singles-family home and property
121	Single - Family
122	Single-Family
123	Single- family
124	Single family
125	Single-family
126	Single family
127	single family
128	Single family
129	Single family
130	Single-Family
131	House
132	Single family
133	Single family - double wide mobile home
134	Single family home
135	Single family
136	Single-family
137	Single-family
138	Single-family
139	Single-family
140	Single-family
141	Single-family
142	Single-family
143	Single-family
144	Single-family
145	Single-family
146	Single Family Home
147	single family
148	Single-Family

149	Single family
150	Single Family
151	Single Family
152	single family
153	Single-family
154	single family
155	Single family
156	Single family
157	Single-Family
158	Single-Family
159	Single family
160	Single-family
161	Single family
162	Single family home
163	single family
164	Single Family
165	Single family home
166	Commercial and residential property
167	Single family
168	single-family
169	Single family
170	Single-Family home
171	Single Family
172	Single family home
173	single family home
174	Single family home
175	Ranch
176	Single Family and Property
177	Single family
178	Single family
179	Single Family home
180	single family
181	Home

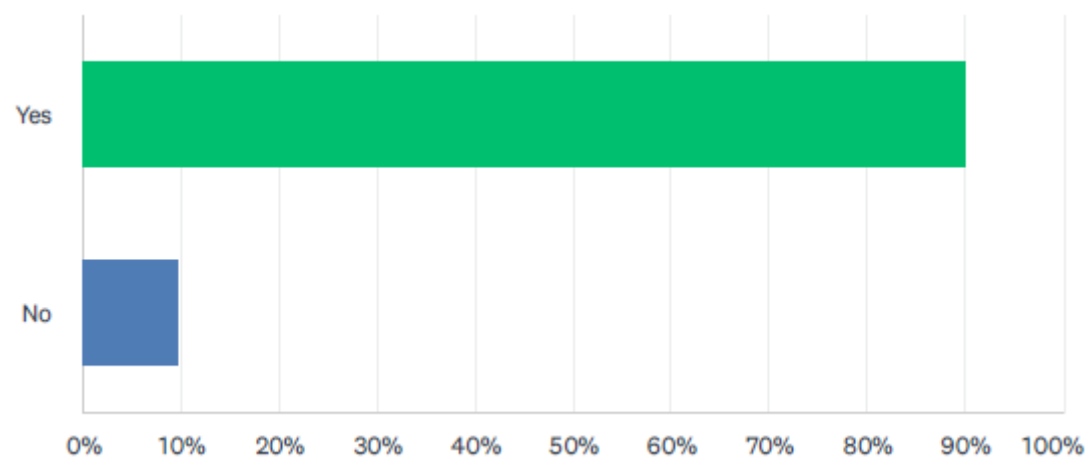
182	Single family
183	Single-family
184	Single family
185	Single property

Q 8. How many years have you lived in Troy Township?



ANSWER CHOICES		RESPONSES
Less than 1		3.45% 7
1 to 5		20.69% 42
5 to 10		18.23% 37
10 or more		51.72% 105
Lifetime		5.91% 12
TOTAL		203

Q 9. My family and/or I participate in outdoor recreation in Troy Township.



ANSWER CHOICES		RESPONSES	
Yes		90.15%	183
No		9.85%	20
TOTAL			203
#	IF SELECTED YES, LOCATIONS INCLUDE: DELAWARE STATE PARK , GALLANT WOODS PARK, OAKHAVEN GOLF CLUB, ONLY LOCATIONS OUTSIDE OF TROY TOWNSHIP.		
1	Delaware State Park		
2	Delaware State Park, Gallant Woods		
3	State Park, Gallant, Oakhaven Golf		
4	Delaware State Park, Gallant Woods, Delaware Dam		
5	State park and Gallant Woods		
6	Delaware State Park and Gallant Woods Park		
7	Delaware State Park and Gallant Woods Park		
8	Delaware State Park, Gallant Woods Park and Oakhaven Golf Club.		
9	Delaware State Park, Gallant Woods Park, Oakhaven Golf Club		
10	Gallant Woods, Oakhaven Golf Club		
11	OH		
12	Delaware State Park		
13	Delaware state park and gallant woods		
14	DSP		
15	Delaware State Park, Gallant Woods Park		
16	Delaware State Park, Gallant Woods		
17	Delaware state park		

18	Delaware state park, gallant woods, oakhaven
19	Gallant Woods; DSP; Oakhaven
20	Oakhaven
21	Oakhaven Golf Club
22	All of the above
23	Delaware State Park
24	Delaware State Park, Gallant Woods
25	All of the parks!
26	On ours & other private property.
27	DSP, gallant and Oakhaven
28	Delaware State Park, Gallant Woods
29	Delaware state park, gallant farms
30	Delaware State Park
31	Delaware state park
32	State parks
33	Gallant woods
34	Gallant Woods
35	Delaware State Park & Oakhaven Golf Club
36	Delaware State Park and Gallant Woods Park
37	Delaware State Park, Gallant Woods Park.
38	Delaware State Park, gallant woods
39	Gallant Woods
40	Delaware State Park, Gallant Woods
41	Delaware State Park
42	Delaware State Park
43	Delaware State Park
44	All
45	OH
46	Gallant woods park
47	Delaware State Park
48	Delaware lake
49	Delaware State Farm, gallant woods, oak haven good
50	OH

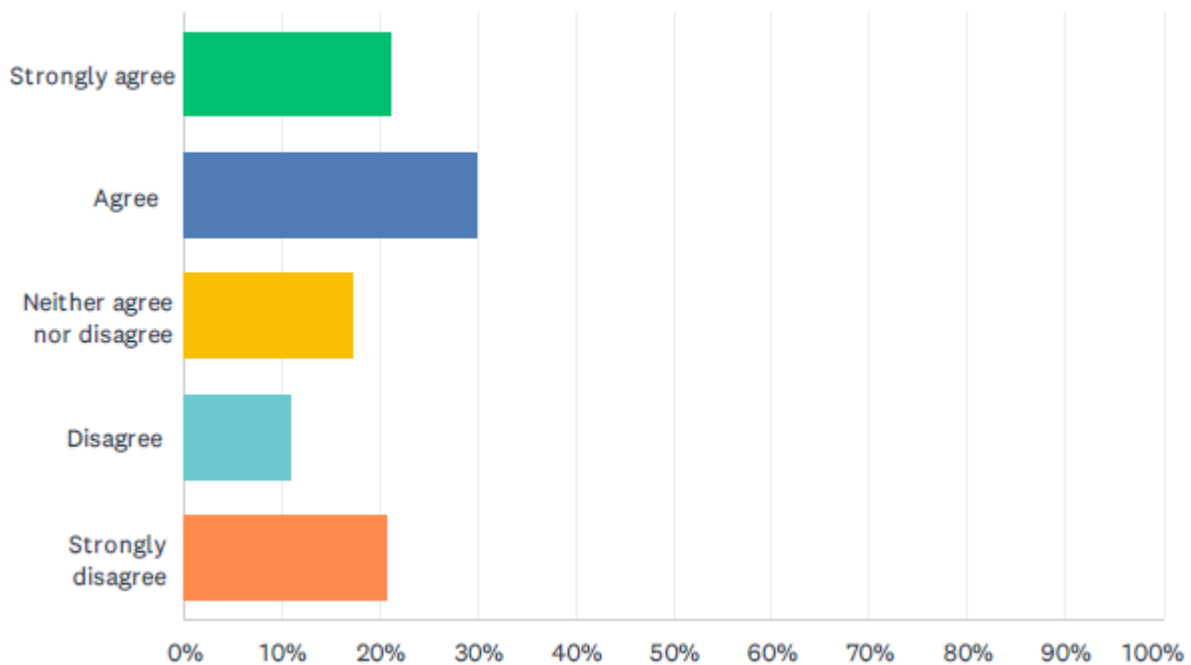
51	OH
52	Gallant, state park
53	Delaware State
54	All parks, we homeschool
55	Delaware State Park
56	Delaware lake and Dam, Gallant Woods Park
57	State Park, Gallant Woods,
58	Delaware State Park, Gallant Woods Park
59	Delaware state park
60	So many. Too many to note. We love it.
61	Delaware State Park, Gallant Woods, Oakhaven
62	Wildlife area
63	Delaware state park, gallant woods
64	All the above
65	Delaware State and Gallant Woods
66	Gallant woods, delaware state park
67	All of the above
68	State Park, Gallant Woods
69	Those listed
70	We frequent all of the local parks
71	Delaware state park, gallant woods park, Smith park
72	All of them
73	Delaware state park. Gallant woods.
74	Gallant Woods
75	Hunting
76	State park, Oakhaven
77	Gallant park, Delaware state park, oak haven golf club
78	Especially gallant park, oak haven golf and Delaware state park
79	State Park, Gallant Woods
80	Delaware state park
81	Gallant park
82	Delaware State Park, Gallant Woods Park, Oakhaven Golf Club
83	All

84	Delaware State Park, Oakhaven Golf Club
85	Gallant Woods and Delaware State Park
86	Delaware state park, Gallant woods
87	Delaware State Park
88	OH
89	OH
90	State park gallant woods
91	Gallant Woods Sleigh Hill
92	Gallant woods and own property
93	Delaware State Park, Oakhaven Golf Club
94	Delaware State Park, Gallant Woods
95	All of the above
96	Delaware State Park
97	OH
98	DSP. OGC
99	Delaware state park gallant woods and farm
100	Gallant woods and our own
101	Yes most all of these.
102	Gallant Woods, Delaware State Park
103	Gallent Woods
104	Delaware State Park, Gallant, Woods
105	Gallant Woods & other locations outside Troy Township
106	State
107	State Park, Oakhaven
108	Gallant
109	Delaware state park, oakhaven
110	Delaware State Park
111	Gallant woods
112	Delaware State Park
113	Delaware State Park, Gallant Woods Park and Oakhaven Golf Club.
114	Delaware State Park, Gallant Woods Park and Oakhaven Golf Club.
115	Delaware State Park and Gallant Woods Park
116	Delaware State Park and Gallant Woods Park

117	Delaware State Park and Gallant Woods Park
118	Delaware State Park and Gallant Woods Park
119	Delaware State Park and Gallant Woods Park
120	Gallant Woods Park
121	Gallant Woods Park
122	Gallant Woods
123	Delaware State Park, Gallant Woods, and other local parks outside of Troy Township
124	Delaware state park, Delaware dam, river run preservation park, gallant woods
125	Delaware State Park, Smith park
126	Gallant Woods, Oakhaven
127	State park
128	delaware state park, oakhaven, gallant woods
129	I regularly go to ask three of those listed in Troy
130	All 3
131	Delaware State Park
132	Delaware State Park, Gallant Woods Park
133	Oakhaven, Gallant. Would love more parks!
134	DSP, Gallant, wildlife area and dam
135	Delaware State Park, Gallant Woods Park, Delaware Dam Park, River Run Park.
136	Delaware State Park, Gallant Woods park, Delaware wildlife area
137	Delaware State Park
138	Parks
139	Delaware state park, gallant woods
140	Delaware State Park
141	DSP, Gallant Woods, ect
142	OH
143	Delaware State Park, .Gallant, Oakhaven
144	Smith Park. Deer Haven. Shale Hollow. Hogback Ridge.
145	DSP, gallant
146	state park, oakhaven
147	Delaware State Park , Gallant Woods Park
148	Gallant woods
149	Gallant, Delaware State Park

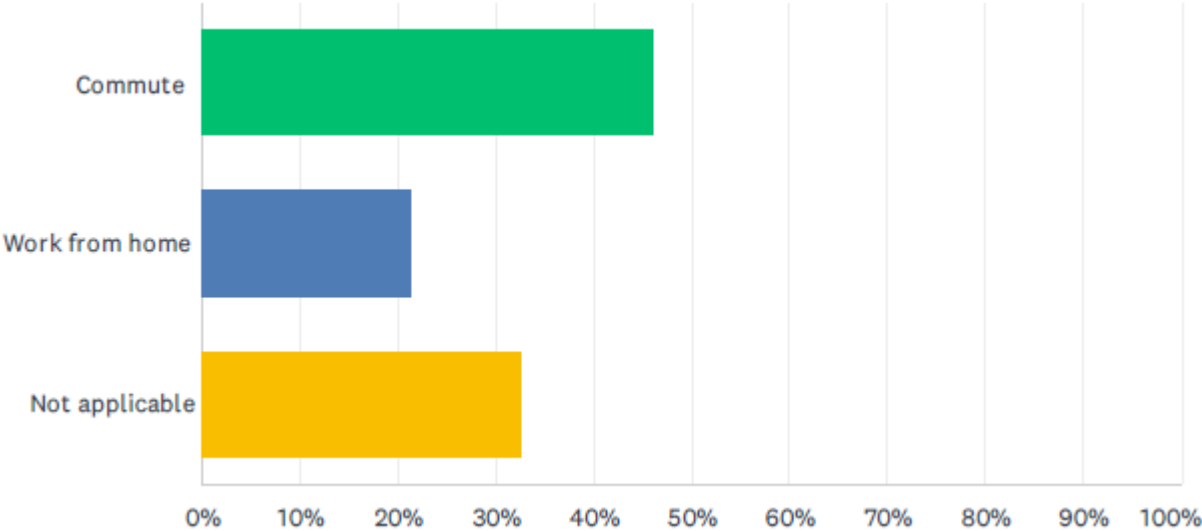
150	Delaware State Park Gallant Woods and on my own property
151	Outside Troy Township
152	Gallant woods, and Delaware state park
153	delaware state park, gallant woods
154	All above
155	Delaware State Park, Gallant Woods, wildlife area.
156	Delaware State Park. Gallant Woods
157	Delaware State Park

Q 10. I would support active recreational facilities like biking and walking trails, baseball and soccer fields and other outdoor amenities being constructed in our township and also support a reasonable levy to provide these facilities.



ANSWER CHOICES	RESPONSES	
Strongly agree	21.18%	43
Agree	30.05%	61
Neither agree nor disagree	17.24%	35
Disagree	10.84%	22
Strongly disagree	20.69%	42
TOTAL		203

Q 11. Do you commute to work or work from home?



ANSWER CHOICES		RESPONSES	
Commute		46.04%	93
Work from home		21.29%	43
Not applicable		32.67%	66
TOTAL			202

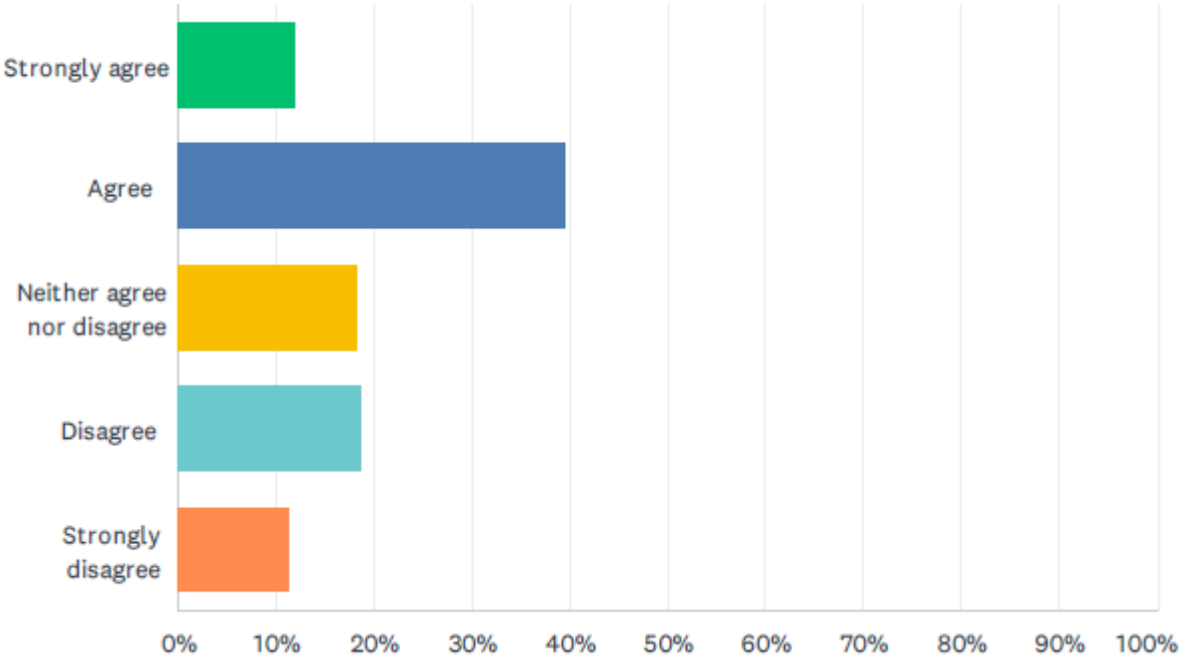
#	IF SELECTED COMMUTE, WHAT IS THE ONE-WAY DISTANCE TRAVELED IN MILES? IF SELECTED WORK FROM HOME, DO YOU HAVE A HOME BUSINESS? IF YES, PLEASE PROVIDE THE NUMBER OF EMPLOYEES INCLUDING YOURSELF AND THE NAME AND TYPE OF BUSINESS.
1	36 miles, I am a hybrid commute/work from home
2	Commute 50 miles 3 days, Work from home 2 days
3	40
4	30 miles
5	25 miles
6	30
7	11 miles one way.
8	6, horse breeding.
9	Ambulatory veterinary services
10	7
11	4
12	N/A
13	30 miles one way
14	25 minutes

15	12 miles 90+ employees Del-co water
16	30 miles
17	7
18	N/A. Varies
19	28
20	20 miles
21	28 miles.
22	20 miles
23	30
24	30 miles
25	Easyfit Products
26	40 miles
27	Hybrid of office and WFH 25 miles
28	I do both commute & work from home, depending on the day. My distance is about 11-miles.
29	10 miles.
30	16
31	10
32	15 miles
33	28 miles
34	13
35	22 miles
36	2 miles
37	0 - 60 miles work all over
38	25
39	15 miles
40	11 miles
41	15 miles
42	1 employee, dog boarding kennel, horse boarding
43	30 miles
44	26
45	8 miles
46	25 miles

47	40
48	About 6 miles
49	Hybrid but go to office twice a week 35 miles away
50	10
51	5 miles
52	10
53	20
54	20 miles
55	Retired
56	15 miles
57	30
58	3, We Farm
59	16 miles
60	30 miles
61	17.2 miles
62	2- Farming
63	12 miles
64	30
65	26miles
66	Wife works part time from home. I commute 20 miles.
67	Farm
68	10
69	35
70	37 miles
71	29 miles
72	0.3 miles.
73	5 miles.
74	1, farm.
75	1, Applied bookkeeping solutions, bookkeeping
76	40 miles
77	15 Miles
78	23 miles
79	30 minutes

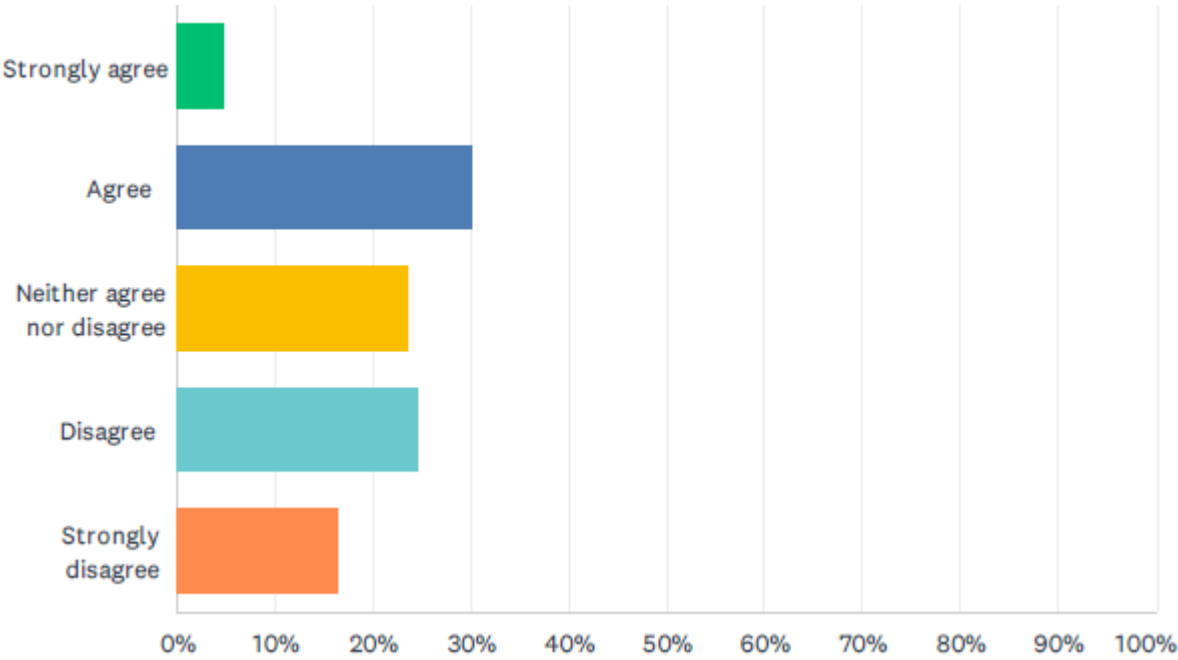
80	30 miles
81	25
82	8 miles
83	28m, #100, Auto repair
84	40 miles
85	26 miles
86	6
87	I WFH 2 days a week and go into the office 3 days a week. One way is 16 miles
88	30
89	12
90	24 miles and 10 miles
91	5 miles
92	29 miles
93	28
94	Retired
95	30
96	5
97	7
98	26 miles
99	38 miles
100	6 miles

Q 12. I feel the township can adequately support the current traffic.



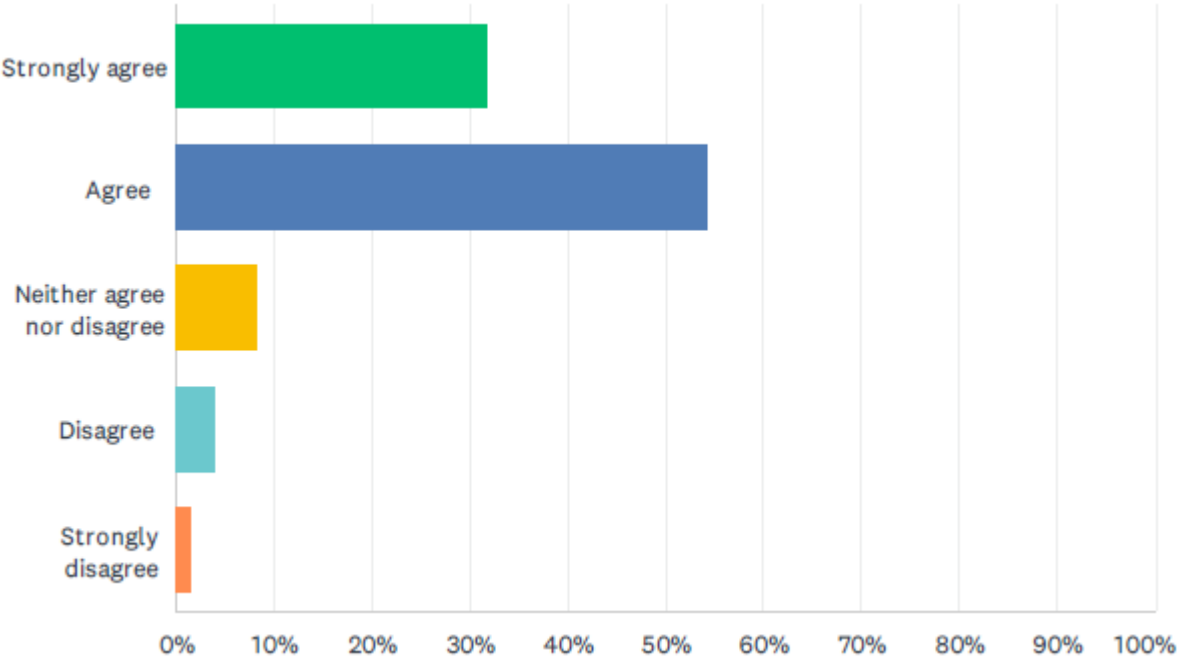
ANSWER CHOICES	RESPONSES	
Strongly agree	11.88%	24
Agree	39.60%	80
Neither agree nor disagree	18.32%	37
Disagree	18.81%	38
Strongly disagree	11.39%	23
TOTAL		202

Q 13. I would be in support of a reasonable road levy to help with increased traffic on township roads.
(The Township has never had a road levy.)



ANSWER CHOICES	RESPONSES	
Strongly agree	4.95%	10
Agree	30.20%	61
Neither agree nor disagree	23.76%	48
Disagree	24.75%	50
Strongly disagree	16.34%	33
TOTAL		202

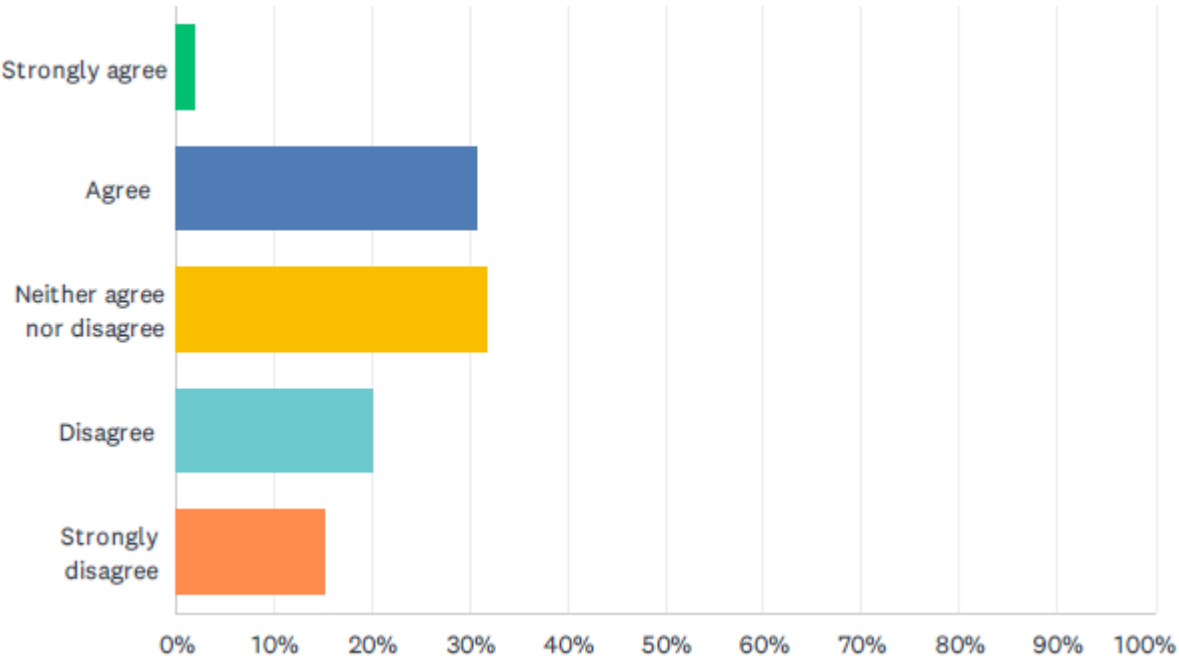
Q 14. I am satisfied with the general services provided by Troy Township and Delaware County. Examples include: snow plowing roads, road maintenance, police, fire, and Township zoning code enforcement (Zoning examples: junk properties, building setbacks, permitted uses).



ANSWER CHOICES	RESPONSES	
Strongly agree	31.68%	64
Agree	54.46%	110
Neither agree nor disagree	8.42%	17
Disagree	3.96%	8
Strongly disagree	1.49%	3
TOTAL		202

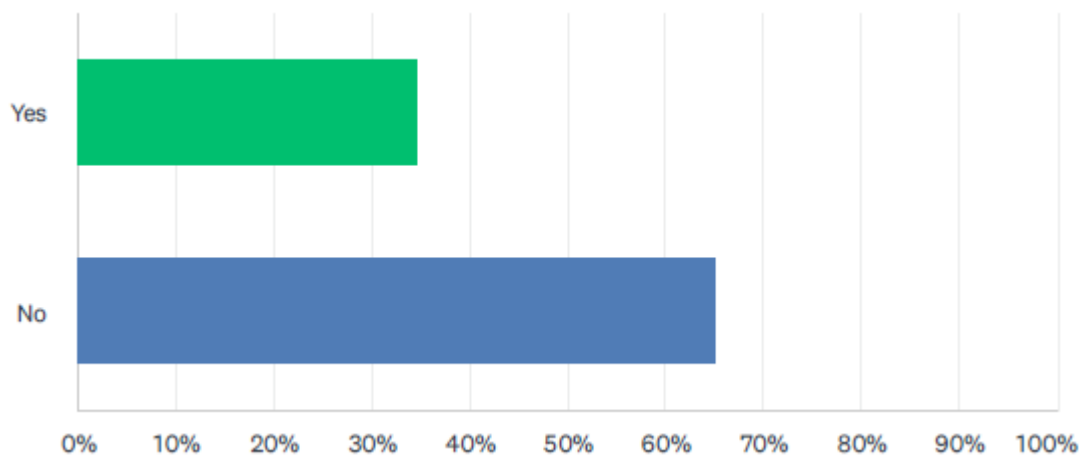
#	OPTIONAL: PROVIDE COMMENT ABOUT SPECIFIC SERVICE BELOW.
1	Haven't been here long enough to assess
2	Curbside recycling would be a welcome addition!
3	Good job with snow plowing.
4	No sewer service and no broadband
5	Snow plowing roads. I am always surprised to see our road plowed in the morning. Before a lot of city roads.
6	Would support sewer water treatment
7	Troy Rd is not plowed on our side as soon as the city side. There are junk properties but my main concern is Troy Road & the excessive traffic (speed and recklessness of drivers) and no police presence. With more growth it has worsen the last 2 years. The speed limit needs to be 45 all the way down past Coover. The amount of accidents continues to increase. The township needs to partner with the county sheriffs to deal with this. The Cross Country team runs on this road and bikers use it all the time. The road needs to be more user friendly for these activities. While we are still rural, there are many children and people who live off of and use this road for activities.
8	Would prefer a single refuse collector, reduce the duplicate traffic...maybe include recycling
9	Horseshoe Rd is maintained very well and is appreciated.
10	Agree with the maintenance side of things but not with allowing big developments to move in and buy rural land
11	I love our township and how helpful they are! When I was plowed in last year at Christmas Mr. Lehner came and saved us!!
12	Horseshoe Road needs paved & speed is a continuous problem.
13	Improve Troy Road/Hills-Miller intersection
14	I would mark strongly agree however I am not happy with the enforcement of the zoning laws in the township. There seems to be no accountability with home owners who don't follow zoning rules.
15	We need to address traffic accidents at Troy and Hills-Miller intersection. Maybe add a chicane.
16	Need more zoning enforcement.
17	Mowing ditches
18	Snow powers do an excellent job. The sheriff's and Fire departments are on target
19	Marlboro cemetery is being maintained beautifully. And Whipple rd is always plowed quickly.
20	Snow plow on cul-de-sac could be better.
21	Zoning- property upkeep and junk. Impressed with most services.
22	Zoning Board does not adequately enforce zoning code
23	Kevin does a great job mowing. Snow plowing is great

Q 15. I would be in support of a reasonable levy to help construct a new Township Hall.



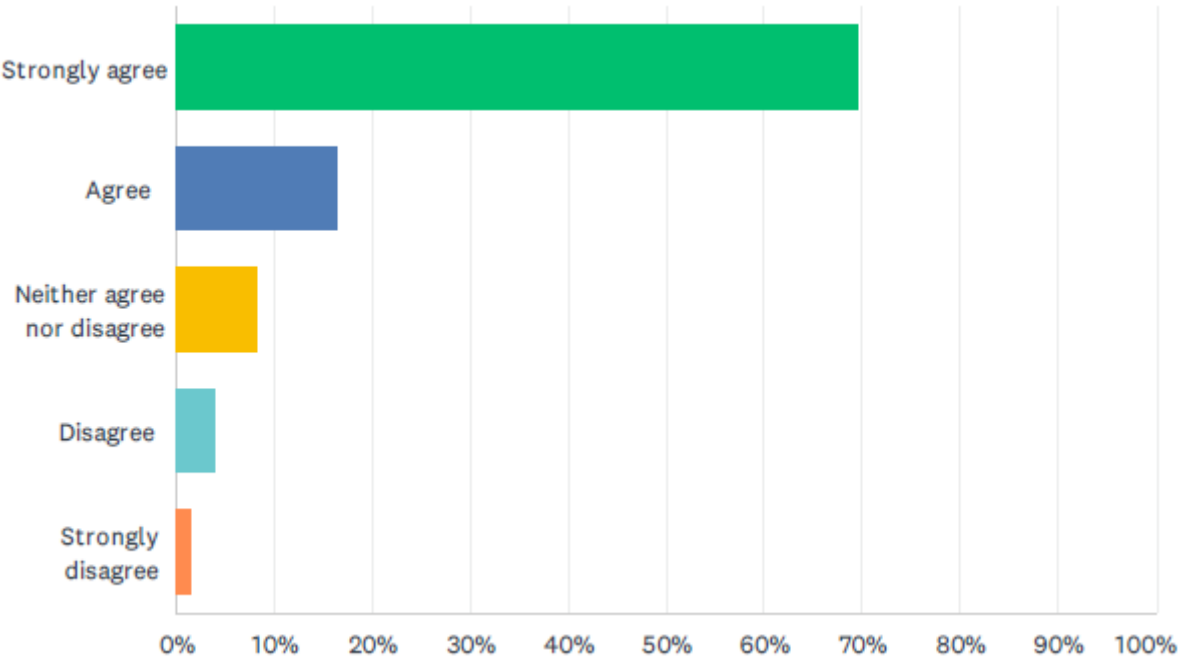
ANSWER CHOICES	RESPONSES	
Strongly agree	1.98%	4
Agree	30.69%	62
Neither agree nor disagree	31.68%	64
Disagree	20.30%	41
Strongly disagree	15.35%	31
TOTAL		202

Q 16. Should County sewer service be expanded throughout the township to support commercial and residential development?



ANSWER CHOICES		RESPONSES	
Yes		34.69%	68
No		65.31%	128
TOTAL			196

Q 17. I prefer the lack of commercial areas in the township, and do not find it inconvenient to drive to Delaware or neighboring cities to eat out or shop.



ANSWER CHOICES	RESPONSES	
Strongly agree	69.80%	141
Agree	16.34%	33
Neither agree nor disagree	8.42%	17
Disagree	3.96%	8
Strongly disagree	1.49%	3
TOTAL		202

Q 18. (Optional) What is your biggest concern about the future of Troy Township?

#	RESPONSES
1	Housing growth eliminating the rural environment. Increase taxes to accommodate growth and reduction of services. Increased traffic that comes with growth.
2	Traffic on 23 and creeping development moving up from Delaware
3	The fact that this is no longer a rural/country and quiet feel. It's awful that Delaware seems to no longer care about preservation of wildlife and wooded areas. It seems that maybe board members in Delaware County are more interested in development and kick backs, than preserving our "country life" and safety from encroaching city elements and crime.
4	Delaware City's continued encroachment North
5	Too much growth and high density living. Forcing my home to have city water and sewage.
6	High levels of development that make the township look and feel like the southern part of Delaware County.
7	My biggest concern is development, both commercial and residential. We need to preserve farmland and woods.
8	Traffic
9	No new build up.
10	Building large multipurpose developments such as Addison Farms and the horribly irresponsible destruction of Greenwood Lake for more development.
11	Do not want further development beyond single family homes on 2 acre minimum sized lots.
12	Housing developments and apartments being built.
13	Development of subdivision
14	That it will grow too big.
15	Traffic. And since the garbage transfer facility just increased prices by over 600%, I fear the accumulation of trash.
16	Overcrowding
17	Increased traffic along the US 23 corridor from commercial and residential development. Poor water quality from no restrictions on gas motors in water sources.
18	I do not want anymore farmland taken for houses. I definitely do not want any housing developments.
19	To keep our township affordable for the current and lifelong residents we can not support subdivisions being built in Troy twp. Delaware County has exploded out of control due to corruption of delaware county commissioners and officials.
20	Large commercial development and reaidencial communities being developed in place of the farm land
21	That it will remain rural.
22	Losing the rural feel.... Too much development
23	Road safety: would be great to safely go out for a walk, run, or bike

24	Road safety - steep ditches, narrow roads, people not adhering to the speed limits
25	The amount of new homes & traffic. Already Horseshoe Rd. has a large amount of traffic, especially during early morning & early evening. I don't know if lowering the speed limit would help? But it kinda sucks when I can count multiple vehicles going down the road per minute. This takes away from the rural feeling. Additionally, in the warmer months there are so many LOUD motorcycles. I realize that noise ordinances re: vehicles aren't really enforced. But it's unfortunate that I get woken up more at night by traffic noises, here at my home in the country, than I do when spending the night in a town or city.
26	Too many developments and loss of the rural area.
27	To much development.
28	Encroachment by Delaware & the addition of dense housing developments.
29	The city of Delaware taking over our rural life
30	Losing our country living
31	Cannot get cable and internet services.
32	I would hate to see the rural beauty disappear, it would no longer feel like home. With the exception of a few years out of state, I have lived in this township almost my whole life... Someone in my family has lived here continuously since my great-grandfather acquired the land in 1965... Save as much woods and farmland as possible. I have seen this area get busier and busier and it is really sad... Several years ago, when panhandle bridge was closed, our road was finally back to a quiet street again and our kids could feel safe walking near the road (no one goes 35mph near our home and it is really dangerous) ... Please keep this area as rural as possible.
33	I dread the added costs of having to tap into sewer, or being annexed into delaware with city income tax.
34	Development
35	Increasing population
36	Excessive housing and increased noise/traffic
37	State of the mobile homes in Crystal Lake on Hanover Rd. Many are derelict and un-livable, but still present. Also a LOT of trash is in the yards of these homes, blowing across into other properties.
38	Speeding traffic.
39	Development, loss of fields and trees.
40	The housing and apartment developments on farmland that could be sold.
41	No sewer no broadband means lack of growth
42	Increased commercial & small lot residential/multi-family developments taking away our prime farmland. Our family enjoys living in the country away from heavy congested and highly populated areas. In addition, our schools are not equipped to accommodate a substantial increase of students.
43	I would love sewer options and the ability to have cable which would be a strong, reliable internet source.
44	Loss of farming and residential sites to densely built housing and commercial property.

45	Too many new houses and the traffic that will go with it.
46	Development of farmland for rental properties. Safety of youth and elderly drivers as they travel to school or doctors visits. Traffic on 23 is dangerous for young drivers.
47	That farmland will disappear & developers will buy up the land to build multi-family or close proximity homes.
48	Over development
49	More residential and/or commercial development
50	Hunting on my property
51	Being developed to have more traffic and housing on smaller lots
52	Traffic trying to bypass 23
53	That the township does not have a plan in place to grow and meet the needs of young families. The slogan is zoned for the future but what does that even mean for residents?
54	Increased traffic on Troy road. Apartment style housing coming in.
55	Developments Trailer parks
56	Over populated and travel time and wildlife and the farm town feel and the farmland not preserved
57	I am concerned that the city is going to annex land and approve higher density developments than what we currently have
58	Development of open spaces, overcrowding of schools
59	I am not against commercial development but I would prefer it be limited to the route 23 corridor only.
60	Getting over populated and loss of farm ground
61	I'm concerned about the density of new developments, extra noise, & traffic.
62	That eventually this township will end up like my old childhood are 665 Grove city area used to be all farmland and now its all developed and not a sign that it ever was rural. I am concerned that people will let the greedy executives allow this area to be consumed by big corporations and housing development projects as it is already happening.
63	Too many new houses replacing farmland and road frontage.
64	That all of the farm land will become residential and commercial property. I love our rural township! One thing I would like to have is options for internet. Currently we have no fiber or fast options at our residence.
65	More development and loss of farmland.
66	Over population and traffic congestion
67	High density housing!
68	Subdivisions
69	Amount of traffic on poorly maintained & monitored roads.
70	High density housing Impact of changes to Rt.23

71	Annexation
72	Too much commercial development
73	Too much development including commercial and residential increased building
74	Growing to fast as the rest of the county has experienced, we need the open space to create a safe free zone for relaxation
75	Over development. Loss of farmland. Noise and traffic from Housing Development. Keeping a rural lifestyle. Additional hunting and fishing areas would be nice. Enforcing the noise ordinance.
76	The encroachment of development
77	Speed on roads and poorly controlled intersections
78	Any commercial, industrial, or residential developmenr
79	Commercial development and over development of new residential homes
80	Getting over developed and turning into southern Delaware and losing our connection to agriculture and open spaces/ undeveloped areas in the process.
81	Putting business in residential neighborhoods
82	Residential development multi family housing
83	Over run like southern Delaware county
84	Traffic Congestion, Commercial Development.
85	Our urban area becoming suburban and crowded
86	Too much development! All this development and you can't even get water down Buttermilk Hill Rd.
87	The growth is causing it to become non-rural area.
88	Speed bumps need to be added on Troy Road from Hills Miller to Radnor road due to speeding. People are driving way over the speed limit. Ex- 70 MPH
89	Homestead Exemptions for Seniors
90	Being overgrown and annexed to the city, without proper planning for future growth, be it roads and bridges grocery and convince stores to service future growth.
91	Panhandle Road has too much traffic and they speed through at high speeds I feel that a traffic light is needed at main & 23 to help alleviate this .
92	Uncontrolled housing development, losing farm/agriculture land and the increase of traffic.
93	Over population
94	It will lose its rural character and charm
95	The over population effect and lack of ways in and out of the area during peak times
96	Lack of properly placed commercial businesses. Especially those that support residences. i.e. home improvement stores, restaurants, etc.
97	Loss of farmland and open space due to development. Additional taxes will further contribute to limited income property owners forced to sell their land!

98	We have lived here for 40 years. As a resident of Hills Miller Road, I am very disappointed in the incredible amount of traffic (including trucks and construction vehicles) that speeds down our road. If I were looking to move, I would look outside of Delaware as the features that drew us here originally are all but gone.
99	Increased population and residential/commercial development
100	Increased development
101	Loss of farmland would be our biggest concern. Conservation development great for 100+ acre projects. Everything else should be limited to keep small incremental lot splits from eating up our township. County should limit number of splits without a subdivision plat to keep from seeing more of what has happened to Hills Miller Road. That looks horrible! Second concern is neglect in enforcing zoning on businesses. Recent bright parking lot on troutman road lights the night sky. Homebased businesses or allowing a little more neighborhood commercial around the township would be great if it was tastefully done and was primarily to serve our township.
102	Increased Taxes along with overcrowding with too much building and farmland disappearing.
103	Over population and losing the rural country
104	All the houses being built
105	All the construction and noise and increased traffic on small narrow roads.
106	Quality residential and commercial growth
107	Overcrowding and increased development. Like the rest of Delaware the infrastructure cannot adequately handle the increased traffic.
108	Over building , over populating Troy township and its infrastructure cannot handle.
109	More homes will be built with higher property taxes. Our schools are over populated, so I'm expecting two more huge levies, one for new buildings another for operating these new schools.
110	new construction (field to our south is now full of houses, hope the field across the street is never sold), Delaware City costs (currently school district, now water or sewer is heading our way)
111	More housing developments lessening the rural atmosphere of the township
112	Too much new building of homes
113	Expanded development to the area. Our family enjoys the rural country lifestyle & that is the reason we moved here 12 years ago.
114	Too much development
115	Route 23 and Coover RD accidents and the speed limit from delaware state park to Hills Miller being 55 MPH. Should be reduced to 45 and more police radar enforced.
116	More housing developments being approved. Losing more farm land.
117	New housing
118	The possibility of increased multiple-use housing.
119	Too much development
120	Losing farm land

121	Overdevelopment and lose rural feeling. Enforce of some development standards to ensure quality building. Traffic w/increase Delaware City development.
122	Residential development including higher zoning and building standards.
123	Over growth.
124	Development.
125	Rt 23 traffic - Lost farm land.
126	Traffic 23.
127	Multi-family development.
128	Loss of farmland and too much housing development happening in the County.
129	Loss of land to housing development.
130	That the building that is going on in north Delaware (Hills Miller and Troy Rd) area will continue north - Keep Troy Township the way it is - No new residential or commercial buildings.
131	More houses taking up our land
132	Route 23 expansion and remediation and ease of access to 23
133	My biggest concerns are losing farms and having uncontrolled development.
134	Growth is too fast and threatens to destroy the natural beauty and unique rural, small town nature of Delaware, Ohio, home of the Little Brown Jug race and OWU and family farms and unique high schools (BV and Hayes) with a friendly longtime rivalry that contribute to the uniquely experience of living in Delaware, with our own state park nearby as well. So much to want to preserve here!
135	Destroying of land, too much development and traffic. Destruction of protected property
136	The rapid growth we are seeing and the amount of new builds. Its losing what made it great to live here, the peace and quiet and being away from everything
137	Subdivisions expanding into Troy Township. I'm on Hills Miller Rd and there is a lot of change the last few years.
138	Too much growth, loss of trees in the area. Loss of natural habitat for the animals.
139	I do not want commercial, multi-family, or subdivisions being built in Troy Township.
140	Getting modernized. Not being cute, I like the rustic quality of the township. There are plenty of places fire folks who want the busy. Let's keep our town simple.
141	23 traffic, rundown properties & dense development
142	Housing developments, loss of rural feel, strip malls, increased traffic
143	Developments taking farm land
144	Traffic, excessive construction
145	Delaware growth rate
146	Development

147	My biggest concern is that housing developments will be built in Troy Township. When we bought our house in 2015, the biggest appeal was the location. I love that we are out in the country but also not far from Delaware. I love living here but I would hate to see developments and condos being built in our community.
148	That the township will be taken over by the City of Delaware. I want to live in a township as I have no confidence about the leadership of Delaware.
149	Resident Housing
150	I do not want high density homes or any homes with lots smaller than 2 acres. I am concerned mixed use development will ruin the charm and appeal of Troy township that brought me here.
151	The route 23 project and the proposed changes by ODOT.
152	That it will be over run with housing development.
153	Giving land to the City of Delaware
154	Overdevelopment, increased traffic
155	In adequate roads due to Addison Development. The developer should have done more. Hills Miller will become a hot mess. Annexation to City of Delaware.
156	Route 23 traffic rerouting
157	Additional development and smaller lot sizes. Addition of sewer that will allow high density homes.
158	Control building
159	Development of apartment complexes. Definitely don't want to see trailer complexes.
160	Unregulated growth and sprawl
161	Difference in culture between the growing city and the rural area. Usually have different political views
162	Expansion of 23
163	Developers
164	Development and the loss of farmland and green spaces.
165	Invasion by the city of Delaware

Q 19. (Optional) What is most important to you regarding Troy Township?

#	RESPONSES
1	Rural environment
2	Quiet
3	That we do NOT allow the building of housing developments and that farmers feel comfortable in keeping their businesses in tact and not selling off to developers.
4	Keeping it rural
5	Small town feel and homes with acreage
6	Quiet, rural way of life
7	Preserve farmland and discourage development as much as possible. I would like zoning to prevent residential developments (houses, condos, townhouses, apartments) from being built.
8	Rural feel and atmosphere.
9	Keeping the rural character of this township is important to those of us that farm and have livestock.
10	Stay rural
11	Maintaining undeveloped areas and rural feel
12	Rural environment
13	Low population
14	Peace and quiet; space
15	Having a peaceful place to reside!
16	Do not use farmland for housing.
17	To keep Troy twp. a rural undeveloped quiet peaceful place to live. Unlike our neighboring townships to the south.
18	Space, quiet and privacy
19	Farm fields and wide-open spaces. Agricultural aspect of the township.
20	Limiting development Losing farmland
21	Road safety- Expand the roads to have a wider curb for safety Trails
22	Maintaining a sparsely populated & rural atmosphere. More parks & natural (not for hunting) spaces would be great.
23	Maintaining rural area
24	Preserving rural atmosphere. Firearms and fireworks should be prohibited due to population and housing increase. The noise ordinance is rarely supported.
25	Maintaining a "country" rural feel to the area.
26	Staying rural

27	Country living
28	Maintaining the family and culture of Troy TWP.
29	It is most important that the area stays rural (I want to save as much beautiful woods and farmland as possible) and that no new changes (like new sewer or new water, or city incorporation) are required as we cannot afford these costly changes... Our family has a very tight budget and new additional taxes or requirements to change our existing home would be a huge hardship
30	I feel very blessed to live in a laid back rural community with a short, easy drive into Delaware for whatever we might need from there. I would be very disappointed to see that go away. I don't want to sound like a grump about it, but please don't try to fix what isn't broken.
31	Quiet
32	Rural atmosphere
33	The feeling of living in the county and not the city
34	speed of traffic on Hanover Rd.
35	Maintaining agriculture and rural atmosphere.
36	Safety.
37	Speed bump down Troy Road from Coover to Radnor Road, people driving way to fast down Troy Road (30 miles plus over, dogs, children).
38	We need adequate broadband internet options are pathetic; also need county sewer service
39	Maintaining farmland and rural characteristics.
40	Keeping it residential with some farming.
41	Maintain the rural feel and direction of the township.
42	I like it the way it is.
43	The country feel, the ability to have space around us, plenty of animals (domestic & wild).
44	Keeping the rural character and small-town feel
45	Rural atmosphere
46	The encroachment of the city
47	Preserve farmland. Let's have some land to feed ourselves
48	Maintaining our rural nature
49	Rural feel, quality schools
50	Keeping it rural and friendly to Agriculture
51	Rural life
52	We moved here specifically for the open, country feel and don't want to lose that with all of the new developments.
53	The rural small township feel that feels like a family not just a community.
54	Low taxes and rural feel

55	Keeping our beautiful open properties and farm land.
56	Preserving our farmland
57	Country feel
58	Rural feel clean environment.
59	Rural atmosphere
60	Keeping the country feel and avoiding commercial business
61	Enjoying my property
62	Maintaining rural quality ²
63	Country community vibe
64	Rural atmosphere, quiet township and friendly people
65	Open space
66	Keeping at country.
67	The quiet nature of where we live. We're "far enough from Delaware, yet close enough" and feel comfortable with the distance to retail and commercial business.
68	Reduce speed on roads!!!!!!
69	Maintaining agricultural land. Don't approve selling off road frontage for residential use.
70	Preserving agriculture, wildlife and small town feel.
71	Low density of housing
72	The country feel of the county. It's great to be out in nature but right next to the city if need be.
73	Security
74	Peace and quiet and open
75	35 Mph on Case Road ²
76	At this moment it's getting them to run water from 1560 Buttermilk Hill Rd. to the railroad tracks and not charging an exorbitant fee to do so.
77	That we stop the housing developments.
78	Safety, farms stay, quiet
79	Shooting rifles and handguns in and around homes
80	Leave it rural,
81	To keep it from overcrowding and noise
82	I love the feeling of being in the country but close to other amenities.
83	Increased crime
84	Good schools
85	Working with the county and surrounding areas to support the explosive growth we are currently experiencing in Delaware county

86	I believe that, overall, the township is doing a very good job. Keep up the good work.
87	Preserving farmland and open spaces particularly along Olentangy River and feeder stream corridors.
88	There are really no longer any positive features of this township left for me. The excessive greed has pretty much ruined the township for me.
89	The rural characteristics
90	Keeping it rural
91	Low taxes, farmland preservation and strong schools!
92	That it remains as is. No apartments or housing developments.
93	The township remains focused on preserving the current life style of country living and stopping further urban growth
94	Not building more houses Building the southern border wall to keep Delaware liberals out
95	Keep it rural
96	Traffic
97	Keep it rural and do not allow huge development. I enjoy the quiet, rural atmosphere.
98	Trying to keep Troy Township a rural space of not over crowded but a safe place to live.
99	Keeping the building density down. Maintaining our rural farm area.
100	peaceful, calm, rural feeling
101	Keeping the township rural
102	Keeping the country feel
103	Staying rural without dense development.
104	Staying rural
105	Maintaining farm land that is currently here.
106	Police fire emt response
107	The country style of living.
108	Quiet rural areas... keep it the way it is
109	Quiet atmosphere
110	Country setting.
111	Country, rural setting.
112	Rural character.
113	Rural feel.
114	Keep rural as possible - over developed. No industrial parks.
115	Honesty/integrity of leadership.
116	Rein in Development!

117	The peace and quiet - Not over build with houses/people.
118	Close to the city but still in country
119	Peace and quiet and remaining a rural community
120	Keeping our rural community
121	Quiet, slower, friendly atmosphere
122	Ensuring it does not become overdeveloped with corporations and housing or apartment developments
123	Keeping it country and small. We moved here because of that and dont want it gone
124	Keeping the rural feel of the township. The reason I moved here.
125	Keeping small town feel
126	I would like to keep the open space and rural feel the Township currently has.
127	The simplicity and rural nature
128	Country feel yet close to town.
129	The rural nature and natural resources, scenic views
130	Keep the farm community we have and no developments
131	Maintain rural feel
132	Not losing my property to development
133	The most important thing to me is that the township stays as rural as it is right now. If it were up to me, I don't believe I would want another house or any other living space built in Troy Township.
134	That it retains the small, rural feel.
135	We definitely need a township Hall and keeping ditches mowed
136	Maintaining minimum lot sizes and keeping county sewer out
137	Keeping development of large housing areas out
138	Keeping it a township and being rural
139	Keeping rural and agricultural
140	Keeping rural character.
141	Maintaining large lot sizes and avoiding urban sprawl.
142	Road maintenance
143	Keeping Troy Township beautiful with its farmland and open spaces. Absolutely love Gallant and the parks such as Delaware state park.
144	The rural feel. Agricultural land
145	We serve the people and their needs
146	Keeping country feeling

147	Population. City people moving in and trying to change our township
148	That we maintain our rural way of living.
149	Keeping country, country.

Q 20. (Optional) How many people are in your household? Provide age for each individual.

#	RESPONSES
1	2- 58, 56
2	3; 45 y/o, 45 y/o, 20 months, baby on the way in June
3	1 @ 51 yrs 1 @ 53 yrs
4	4. 47 45 17 6
5	4 47, 45, 17, 6
6	5, ages 50, 49, 17, 13 and 11
7	2. 76, 75.
8	2. 60, 63.
9	2. 68, 64.
10	2, ages 71 and 48
11	3 adults--56, 51, 26
12	3 49, 18, 16
13	2
14	2 adults, 58, 22
15	6 people aged 33,33,9,7,3,1 years old.
16	2 people 47 & 43
17	5
18	1
19	2 70 and 75
20	Three , 47,16,16
21	4, 2 adults 40+, and 2 children (i will not provide their ages)
22	3 total: 46; 45; 8
23	2 59&56
24	2 59 and 56
25	4: 29, 28, 2, 1/2
26	4 29 28 2.5 6months
27	2 people, age 50 & 48

28	3 (30, 32, 1.5)
29	NA
30	2 in their 70s
31	2. Ages 59 and 61.
32	6 people (44, 43, 18, 14, 11, 7)
33	6 people. We're 44, 43, 18, 14, 11, and 7.
34	2 - 58 & 60
35	4 people. 47,45,13,12
36	4 all adults
37	Three people. 49, 45, 7
38	1
39	2. 62, 56.
40	2. 69, 68.
41	3. 32, 32, 68.
42	3, 55, 55, 23
43	4 total, ages 41, 40, 14 & 10
44	3 - 55 yrs, 55 yrs, 23 yrs
45	4 total. 2 aged 53, a 19 and a 20.
46	5
47	46, 46, 19 (in college), 16, 13
48	1-70
49	1 (53 years old)
50	2-60&61
51	4 - 33, 32, 4, w
52	2
53	5 Ages- 43, 39, 10, 7, & 5
54	5 39, 43, 10, 7, 5
55	2. 63 years/66 years
56	3 2 adults 1 chuld
57	3 55,19,17
58	2 adults- 35 and 35, 2 children- 2 and 5
59	Two. 59 & 66
60	3: 97, 76 and 76

61	1 age 82
62	Four: 38, 36, 5, 3
63	5 39,37,7,5,1
64	4 people 41, 45, 10, 14
65	39,36,9,7
66	2 53 51
67	63 and 61
68	3 people 43, 45 & 8
69	4 - ages 41,40,7,10
70	2 people- 52 & 45
71	2- 63 and 61
72	2 56 and 61
73	40, 42, & 6
74	2, 60 and 63
75	2, 58, 54
76	Two. 60 yrs and 59 yrs
77	2: both age 73
78	2: 73 and 73
79	2 adults, 1 child
80	12,17,19, and 53
81	One 43
82	Two-(2) 77, 76
83	3 -ages 61,55 and 12
84	2- age 74
85	2 people 65 and 67
86	1-32 2-32 3-68
87	2 67, 61
88	2 60 +
89	one at 93 one at 68
90	2 people Ages 58,57
91	2 (58 and 55 yes)
92	3 people - 51, 40 and 7 years old
93	6 ages 76, 71, 47, 44, 27,11

94	1 age 73 1 age 75
95	2 - 65+
96	3 total (32, 32, 1)
97	Two ages 66 and 66
98	4
99	1-68 2-65
100	3 people
101	3 age 32 age 40 age 6
102	Two 66 and 66
103	Two 60 and 62
104	1 female 72 and 1 male 73.
105	1 male 73 and 1 female 72
106	Two 75 and 76
107	2 ages 56 and 62 - Hoping to retire and stay in our home
108	(2) 59/61
109	2, ages 68 & 70
110	4 Ages 41, 40, 14 & 10
111	1 - 73
112	2 - 59 and 57
113	1-
114	1
115	2 , 1-84 1-85
116	Me 54 Spouse 65 Child 16
117	2 - 26 and 28
118	2. 60/60.
119	2. 60.
120	2. 79, 76.
121	2. 79, 76.
122	2. 53, 57.
123	2. 65 x 2.
124	4. 5, 8, 39, 50.
125	2. 77 and 73.
126	2. 69 and 69.

127	2. 69 and 69.
128	2. 62 and 63.
129	88 yr old 66 yr old 64 yr old 12 yr old 11 yr old
130	4 44,42,14,12
131	5
132	6 (59, 58, 31, 29, 21, 19)
133	4 - 44 41 16 15
134	4 total. 50, 48, 28, 1
135	4 People 62, 52, 24, 22
136	70 68 47 43 11
137	2 people. Aged 54 & 53.
138	3 total: 55, 52 and 21
139	3-55, 52 & 21
140	Two: 65 and 98
141	1-75 1-70
142	2. - 50, 17
143	4 people 47 45 17 6
144	There are five people in our household. 37 36 4 3 11 months
145	me - age 61 wife - age 59 daughter - age 31 son - age 29 son - age 27
146	64, 68
147	1 - 56
148	5 - 30, 29, 7, 5, 3
149	Two
150	4. 60, 52, 22, 18
151	3. 32 yrs, 30yrs, 1.5yrs, and another expected Feb. 2024
152	2
153	6 (59, 58, 31, 29, 21, 19)
154	2 people 69, 70
155	4
156	3 - 55, 53, 24
157	3 ages 53, 51, 17
158	Two- 63 and 62
159	3 total. 45, 44, and 7.
160	2. 68,64