

The Mad River Township Comprehensive Land Use Plan

**August 2002
Revised September 2005**

**Prepared by
The Mad River Township Planning Committee**

EXECUTIVE SUMMARY

The Mad River Township Comprehensive Land Use Plan has been prepared to serve as a supplement to the Clark County Crossroads Comprehensive Land Use Plan in accordance with the recommendation contained within that plan. It provides additional guidance for decisions involving land use issues specific to Mad River Township. The plan was originally developed by a citizen working group and approved by the Township trustees in 2002. In early 2003 the trustees chartered the Mad River Township Planning Committee to prepare this update. Membership on the Planning Committee was solicited from the community. There are currently seven permanent members with staggered three-year terms.

A key accomplishment of the citizen working group was a survey of Township residents concerning past, present and future land use within the township. Based on the results of this survey, the working group adopted a list of principles to serve as a guide in developing the recommendations presented in this Plan. The Plan responds to the continuing need to accommodate future growth with efficient and effective infrastructure, to maintain the township's rural character, to protect its natural, cultural and historic resources, and to preserve its agricultural base.

This plan was designed to accommodate an average growth rate of 25 residences per year until 2025 - a rate consistent with historical growth rates in the Township. In addition, this plan will accommodate the commercial needs of the township residents and industrial growth to provide for Clark County's employment needs. To maintain our rural character, this plan strongly recommends that, when residential expansion occurs, planned unit developments with conservation subdivisions all with a baseline density of one (1) residence per acre be the preferred design.

Five major land use categories are identified in the Plan and zoning strategies developed for each category. The major categories are: agricultural, residential, commercial, industrial, and community services. Where appropriate, these categories are broken into sub-categories to facilitate discussion of the zoning strategies. Recommended locations for the various categories are discussed with the aid of an included Land Use Plan Map. The Plan emphasizes that agriculture is the preferred land use and that properties with prime soils and high agricultural productivity should not be converted to other uses.

We offer a few township-specific changes Crossroads wording that will strengthen the document as its applies to Mad River Township and provide guidance to future township zoning.

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I.

INTRODUCTION

The future of Mad River Township is up to us!

Purpose

The Mad River Township Comprehensive Land Use Plan has been prepared to serve as a supplement to the Clark County Crossroads Comprehensive Land Use Plan for Mad River Township. The Township Plan provides additional guidance for decisions involving land use issues specific to Mad River Township.

Organization of Plan

The Mad River Township Comprehensive Land Use Plan is organized into nine main sections and two appendices.

Following this Introduction (Section I), a brief background discussion of “Crossroads” and other planning efforts is presented in Section II. The major elements of the plan and specific examples of its potential benefit are described in Section III, while Section IV identifies major developmental concerns raised by Township residents and addresses strategies to resolve these concerns. Citizen response to a recent land use survey is presented in Section V.

Section VI contains a list of principles adopted by the Committee to serve as guidelines in developing the Plan. Section VII deals with the major land use categories for Mad River Township and recommended zoning provisions. Specific adaptations of Crossroads goals, policies and strategies for Mad River Township are discussed in section VIII. Section IX is a narrative of the Land Use Map presented in Appendix A. Appendix B includes the names of members for both phases of the Planning Committee.

Major recommendations based on local concerns

1. Interaction with Clark County Government: Due to the increasing development pressure in its southwestern quadrant, it is imperative that Clark County and Mad River Township cooperate in the land use decision process.

2. Water: Mad River Township water resources, especially the aquifer and well fields, must be protected. Current and future generations of residents of Mad River Township and the Village of Enon must be provided a safe and sufficient water resource. Rigorous controls via well field protection zoning, as well as strengthening and enforcement of the flood plain zoning provisions are a prerequisite to achieving this all important goal. More specifically, no additional commercial/industrial development should be permitted within the flood plain/aquifer areas. Existing undeveloped commercial and industrially zoned areas should reflect Flood Plain or Well Head Protection overlay districts. The operation and characteristics of all existing development located within the Well Head Protection overlay must be brought into conformance with these protection requirements.

3. Public Utilities: Future non-farm development within the Township must be guided to locations served with central sewer and water. Locations for such development are identified in this plan.

4. Non-farm Development: All non-farm development must be rigorously discouraged within rural agricultural areas through pertinent amendment and enforcement of the County Zoning Resolution and Subdivision Regulations.

5. Thoroughfares: Development adjacent to thoroughfares within the Township must be specifically and actively regulated to achieve safe and efficient access drive location and design, as well as to achieve more attractive travel corridors. Signage must be more stringently regulated to reduce visual pollution within the Township's commercial areas.

6. Incompatible Land Uses: All potentially incompatible land uses must be located and designed to minimize adverse impact on adjacent residential areas. Particular attention to proper location, design, and landscape buffering of vehicle use areas such as parking lots, loading docks, and maintenance facilities should be required to meet this goal.

II. BACKGROUND (Crossroads and Previous Planning Efforts)

In January 1998, Clark County launched the preparation of a comprehensive land use plan. The plan, named "Crossroads", was adopted by the County Commissioners on May 4, 1999. To allow for local detail and clarification, "Crossroads" recommended several townships develop supplemental plans. Mad River Township's plan was identified as one of highest priority. In response, the Township trustees formed a citizen working group to start developing the plan. This committee, which has come to be known as the Mad River Township Planning Committee, originally met bi-weekly and currently meets monthly. Membership of the Committee has changed since its inception in August 2000 and its size has gradually been reduced from an initial value of about 24 to the present size of about 7 members. Planning consultant, Warren Vrooman, AICP, was retained by the township to provide technical advice to the committee. Members of the Committee are from all sections of the township and represent a wide range of interests.

In April 2001, the Mad River Township Planning Committee presented a preliminary report to the Township Trustees containing several recommendations. The report was unanimously approved by the Trustees and submitted to the County for incorporation into "Crossroads." These recommendations are included as a supplement in the June 2001 amendment to "Crossroads." Phase I terminated at that time and Phase II began with the hiring of the consultant.

A key accomplishment of our Phase II was a survey of Township residents concerning past, present and future land use within the township. The survey was mailed to the household of every registered voter. The response rate was over 30% - exceptional for a survey of this nature! Survey results were compiled at Wright State University under the supervision of Mr. Jack Dustin of the Center for Urban and Public Affairs (Survey results are summarized in Section V). The survey results guided the development of The Mad River Township Land Use Plan, dated August 2002, which was approved by the Township Trustees and submitted to the County for review. Although this Land Use Plan has not been incorporated into Crossroads, it has prompted a series of discussions between the Township and County. These discussions have led to a number of recommendations for improvement, which have been incorporated into this Plan update.

The Mad River Township Planning Committee is pleased to submit this revised Plan for review and potential inclusion in the "Crossroads." We look forward to continued cooperation with local and county agencies, individuals, businesses and other organizations, to insure that all interests are represented in decisions regarding land use in Mad River Township.

III. WHAT IS A COMPREHENSIVE LAND USE PLAN AND WHY IS IT NEEDED?

A Comprehensive Land Use Plan comprises a package of written statements and policies, as well as a proposed land use map, to be used as a reference to guide the future development within Mad River Township during an approximate 20-year period.

The Plan discusses future land use patterns and characteristics and includes recommendations for infrastructure such as utilities and thoroughfares. Infrastructure is essential for serving existing and future development but it can also greatly influence the location of future development. New infrastructure, therefore, must be compatible with the desired pattern of development recommended by the Township's Land Use Plan Map (Appendix A)

The Plan is principally structured as a "policy plan." Its policies are a reference for day-to-day decisions by private interests and governmental entities, which individually and collectively affect the future character of the Township. Major emphasis is placed upon conservation. Developmental policies are designed to protect the rich natural resources within the Township. Future residential, commercial and industrial development will be located and designed to be compatible with each other, with existing uses, and with the natural surroundings.

In areas experiencing growth, with expectations of more in the future, the form and character that such growth takes is critical for community welfare. It can have detrimental or positive effects on individual property owners, on entire residential communities, and on the Township and County overall. Mad River Township is located between Wright-Patterson Air Force Base and Fairborn on the west and Springfield on the east. Two interstates, I-70 and I-675 run through the township. Because of this high growth potential, it is imperative that the Township, in conjunction with Clark County, undertake a planning program to preserve its desirable resources and character for existing and future generations of residents.

Specifically, there are four significant reasons for a Comprehensive Land Use Plan:

1. The effects of most land uses (noise, traffic, visual impact) project beyond property boundaries. Sometimes the effects are good – well kept neighborhood yards, landscaped and buffered commercial areas, etc.; while sometimes the effects are detrimental – refuse blowing over from a commercial use, excessive noise or glaring lights, traffic congestion and increased accidents, etc. Society, therefore, needs to take steps to prevent such undesirable effects from destroying a neighbor's enjoyment of his/her property.
2. Public action is often needed to protect the environment and to coordinate projects such as roads, schools and other public buildings, as well as water and sewer facilities. To do this properly, one must know how and where development will occur. The Comprehensive Land Use Plan becomes the reference model for government and private action in this regard.

3. Governmental guidance of private land development promotes efficiency. For example, businesses can share the use of parking lots, access roads and sidewalks resulting in overall efficiency and increased property values. Also, such coordination facilitates governmental service efficiencies in the provision of water, sewer and road improvements in an area, which result in greater value for tax dollars and property assessment fees.
4. The Plan serves to educate and inform the citizenry. The Plan describes how the Township is planning future development, the issues involved, and actions and strategies recommended to achieve the Plan. The Plan thus serves to communicate to Township residents how the planning process works, the existing state of the Township, as well as future development expectations.

IV. PLANNING ISSUES IN MAD RIVER TOWNSHIP

The following major developmental issues have raised concern within the Township. Each issue is followed by recommended strategies for their resolution.

- **Incompatible large lot residential development occurring within prime agricultural areas of the Township.**

A recent trend of residential development comprises large-lot non-farm residential development, stripped along several Township roads, as well as small subdivisions located within prime agricultural areas. Such development lacks both central water and sewer and because of its large lot requirement serves to remove a disproportionate amount of farmland from production. This residential development has proven to be incompatible within such agri-business areas for the same reasons that industrial areas are generally found to be an undesirable environment for residences. Moreover such residential development often requires the costly extension of urban services which are both costly and unneeded by the farmer, while often increasing the tax burden on the community as a whole.

Some of the more significant examples of such large- lot strip development are found in the following locations:

- Along both sides of Fowler Rd., from Dayton-Springfield Rd. southward roughly ½ mile south of Broadway Rd.
- Along both sides of S. Tecumseh Rd. from Dayton-Springfield Rd. southward to Rebert Pike.
- Along Old Mill Rd. from 1-70 southward to Fairfield Pike.
- Larger 5+ acre lots or “mini-farms” are found adjacent to the intersection of Fairfield Rd. and Rocky Point Rd. extending northeast and southwest, along the west side of Fairfield Rd. and extending westward, along both sides of Rocky Point Rd. from Fairfield Rd. westward to Old Mill Rd.
- Along the northwest side of Rebert Pike, east of its intersection with S. Tecumseh Rd.
- A large interior portion of this triangular shaped area formed by development along the south side of Rocky Point Rd. on the north, Old Mill Rd. on the west, and Fairfield Pike on the east appears to be virtually landlocked by the aforescribed strip residential development.
- An additional large area removed from prime farmland by such mini-farm lots is located along both sides of Jackson Rd., extending westward from Garrison Rd. to Fowler Rd., extending along the east side of Fowler Rd. northward from Jackson Rd.

Examples of subdivisions located within prime agricultural land areas are:

- Tecumseh Estates located within the northeast quadrant of the intersection of S. Tecumseh Rd. and Jackson Rd.

- Intersection of South Tecumseh Rd. and Jackson Rd.
- Echo Hills located adjacent to the east side Hagan Road near its intersection with Rebert Pike.
- Tiffany Acres located within the southeast quadrant of the Intersection of South Tecumseh Rd. and Rocky Point Rd.

- **Relatively large numbers of single family residences, generally located adjacent to the western boundary of the Village of Enon as well as the Holiday Valley subdivision which were originally developed with central water, but no central sewer system, and have since required expensive central sewer retrofit as a result of septic system failures.**

Necessary retrofitting of these subdivisions with central sewer has been quite costly to the residents as well as to the community as a whole. Other subdivisions experiencing septic system problems are Echo Hills, Rocky Point and Karen Woods, which are located within the rural area of the Township. Extending sewer service to these subdivisions poses the challenge of providing lengthy extensions of sewer trunk lines while limiting tap-ins along their length within the agricultural areas they would need to traverse.

- **Flood plain/aquifer within the Mad River corridor is being threatened by incompatible industrial and business uses.**

Several uses have been permitted to locate within and adjacent to the Mad River flood plain which threaten to pollute this important water resource. Examples of such uses are two large trucking distribution centers located within the northwest quadrant of the I-675/I-70 interchange. It should also be noted that an area of over 100 acres located within the northeast quadrant of this interchange is zoned B-3, although presently undeveloped. Another such area of potential threat is an area zoned for industry located within the northeast and southeast quadrants of the SR4/Enon Rd. interchange. This area is situated within the Enon Well Field area.

Additional potentially damaging uses are two truck repair facilities located on Haddix Rd., just east of the Greene County line, as well as a large quarrying operation and concrete manufacturer on both sides of Haddix Rd.

- **Lengthy portions of Dayton-Springfield Rd. are characterized by a hodge podge of commercial/industrial land uses, unattractive outside storage and structures, excessive signage, as well as ill-designed driveway access and parking lots.**

The latter condition results in dangerous traffic conflicts along the thoroughfare from vehicles exiting and entering the highway at will. In some cases, backing onto the highway is required from double-loaded parking spaces.

Suggested Policies in Response to the Most Significant Developmental Issues Identified within Mad River Township

- Prime agricultural areas, i.e. prime soils /active farming areas, will be identified and zoning district provisions will be prepared to more effectively protect this natural resource from non-farm residential development. *See Section IX for a suggested Agricultural Conservation District.*
- The present flood plain regulations will be reviewed and expanded to include more effective control of filling and development within flood plain areas.
- Permitted and conditional uses within the Flood Plain District will be restricted to “open-type” uses which will not pollute the aquifer, slow flood waters, or be damaged during a flood.
- Present industrial and business districts within the Flood Plain, if presently undeveloped, will be administered under the revised Flood Plain Overlay District (see Section IX). Future rezoning within the Flood Plain is discouraged. If only a portion of the property is in the Flood Plain, the applicant will be encouraged to pursue a Planned Unit Development (PUD).
- Revise off street parking provisions to achieve more effective standards for the regulation of interior circulation and access drive design and location.
- Signage provisions within the Clark County Zoning Resolution will be reviewed and revised as necessary to limit height and area of signage, relating standards to the respective scale and intensity of the individual commercial zoning districts.
- Landscape/buffer zoning provisions will be reviewed and expanded in the interest of achieving more effective and esthetically pleasing landscaping between commercial/industrial areas and residential areas, as well as between the off-street parking lot and adjacent street. Provisions requiring interior landscaping within the larger parking lots will also be prepared.
- Zoning patterns within the corridor formed by Dayton-Springfield Rd., extending from the railroad overpass eastward to the Enon corporate boundary should be reviewed and modified to mitigate strip and spot commercial zoning, while achieving more definitive functional groupings wherever possible. The following are suggested for reference:
 - Rezone the present B-3 District on the north side of Dayton-Springfield Rd. to Office/Light Industrial from the overpass eastward to Haddix Rd.
 - Rather than accommodate any additional commercial/retail rezoning along the Dayton-Springfield Rd. corridor, consider an Office/Residential district as an alternative, as well as for any presently zoned “B” areas which are not presently used as such. The following segments comprise such areas:

- The R-1 area on the north side from Haddix Rd. eastward Snider Rd. to Office/Residential.
- The area along the north side of Dayton-Springfield Rd. extending from Stine Rd. eastward to Enon corporation boundary to Office/Residential.
- The area along the south side of Dayton-Springfield Rd. from Stine Rd. eastward to the multi-family zoned area to Office/Residential.

V.
CITIZEN RESPONSE TO LAND USE SURVEY

Survey: 2001 Mad River Planning: "You Decide!"

Early in the planning process, the Mad River Township Planning Committee decided to seek additional community input through a survey of township residents. This survey was prepared and tabulated by members of the Committee under the guidance of the Wright State University Center for Urban and Public Affairs. One survey was sent to every household in Mad River Township containing a registered voter. 3,928 surveys were sent out. The return rate was over 30%. Of the surveys returned, 33% contained comments. The expected return rate for surveys of this nature is about 10%. According to Staff at the Center for Urban and Public Affairs, this rate of return indicated a high level of interest by the community in the planning process.

The following chart includes the questions and responses of the community. The comments that were sent are posted, along with the survey results, at the Mad River Township website (www.madrivertownship.org).

Survey Results

All results except questions 1 and 15 are recorded as valid percents (Valid Percent = % based on total number of answers to the question). Questions 1 and 15 results reflect percentage of total number of responses to the entire questionnaire.

1- What best describes the reason you chose to live in Mad River Township? Check all applicable.

a. Better schools:	<u>34.1</u>	e. Small community size:	<u>65.2</u>
b. Rural character:	<u>64.3</u>	f. Born here:	<u>11.8</u>
c. Close to work:	<u>33.9</u>	g. Other:	<u>11.8</u>
d. Affordable housing:	<u>36.1</u>		

2- Should developers have to pay for improvements to roads affected by their projects?

Yes: 88.5 No: 6.8 Undecided: 4.7

3- Do you believe it is acceptable to allow industrial zoning of property near a well field used for public drinking water?

Yes: 5.6 No: 89.2 Undecided: 5.2

4- Should new township residential subdivisions and commercial or industrial developments be limited to areas with access to public water and sewer?

Yes: 71.6 No: 14.5 Undecided: 13.9

5- Do you believe that a significant increase in development can overwhelm a community's ability to provide funding for schools, fire, emergency services, road maintenance, public utilities and police?

Yes: 72.8 No: 19.6 Undecided: 7.7

6- Should land in a floodplain be zoned to allow residential, commercial or industrial development? We are discussing developments and not individual homes on agricultural zoned property.

Yes: 12.4 No: 73.8 Undecided: 13.7

7- Which lot size would you prefer for your private residence? Select One.

- | | | | |
|------------------------------|-------------|--------------------------|-------------|
| a. One quarter acre or less: | <u>8.4</u> | d. Three to five acres: | <u>14.4</u> |
| b. Half an acre: | <u>35.0</u> | e. More than five acres: | <u>8.6</u> |
| c. One acre: | <u>33.5</u> | | |

8- The Clark County Cross Roads Plan has designated that most of the remaining township land from Enon west to 675 and south to Greene County, will be developed with 4 to 6 houses per acre. How densely would you like to see this area of property developed? Check one.

- | | | | |
|----------------------------|-------------|--------------------------------|-------------|
| a. 4 to 6 houses per acre: | <u>5.7</u> | c. 1 house per acre: | <u>37.1</u> |
| b. 2 to 4 houses per acre: | <u>35.9</u> | d. less than 1 house per acre: | <u>21.0</u> |

9- Would you like to see restrictions placed upon strip development?

- | | | |
|------------------|----------------|-----------------------|
| Yes: <u>84.7</u> | No: <u>7.3</u> | Undecided: <u>8.0</u> |
|------------------|----------------|-----------------------|

10- The following items have been identified as either existing or potential issues affecting Mad River Township. How do you view these topics?

- | | | | |
|--|----------------------|---------------------|------------------------|
| a. New zoning code tailored to specific township needs | Support: 74.1 | Oppose: 9.1 | Undecided: 16.8 |
| b. Tax support for additional parks | Support: 35.5 | Oppose: 43.2 | Undecided: 21.3 |
| c. Preservation of a rural atmosphere | Support: <u>91.8</u> | Oppose: <u>4.2</u> | Undecided: <u>4.0</u> |
| d. Commercial and industrial sign regulation | Support: <u>83.9</u> | Oppose: <u>5.3</u> | Undecided: <u>10.7</u> |
| e. Protective zones around public well fields | Support: <u>93.8</u> | Oppose: <u>2.5</u> | Undecided: <u>3.7</u> |
| f. More business and commercial development | Support: <u>24.4</u> | Oppose: <u>55.3</u> | Undecided: <u>20.2</u> |
| g. More industrial development | Support: <u>16.8</u> | Oppose: <u>68.1</u> | Undecided: <u>15.2</u> |
| h. Landscaped buffer zones around developments | Support: <u>84.6</u> | Oppose: <u>4.7</u> | Undecided: <u>10.7</u> |
| i. Preservation of active farms | Support: <u>90.9</u> | Oppose: <u>3.0</u> | Undecided: <u>6.1</u> |

11- Should large gravel pit or mining operations & all landfills require rezoning to industry before?

- | | | |
|------------------|----------------|-----------------------|
| Yes: <u>91.3</u> | No: <u>3.3</u> | Undecided: <u>5.4</u> |
|------------------|----------------|-----------------------|

12- According to official census data, the number of households in Mad River Township increased from 4,272 in 1990 to 4,545 in 2000. At what rate would you like to see the township grow within the next 25 years?

- | | | |
|------------------------|------------------------|------------------------|
| Increased: <u>23.1</u> | Decreased: <u>16.1</u> | Unchanged: <u>60.8</u> |
|------------------------|------------------------|------------------------|

13- Are you satisfied with zoning decisions currently being made by the County for Mad River Township residents?

- | | | |
|------------------|-----------------|------------------------|
| Yes: <u>26.1</u> | No: <u>28.9</u> | Undecided: <u>45.0</u> |
|------------------|-----------------|------------------------|

14- Which of the following alternatives would you most prefer?

Check one.

- | | |
|--|-------------|
| a. Township specific zoning rules, but administered by the county? | <u>21.9</u> |
| b. Township zoning, with its associated costs, where rules and decisions are made by the township? | <u>68.1</u> |
| c. Other: | <u>9.8</u> |

15- Your comments are welcomed!

(33.2% included comments)

The Mad River Township Planning Committee was assisted with the tabulation of Survey responses by the following individuals under the direction and supervision of Wright State University Center for Urban and Public Affairs personnel:

Judy Wise	Linda Parks	Lorraine Ross
Norman Ross	Linda Miller	Kathy Swisher
Bill Estep	Jenny Bailey	Rhonda Bailey
Dustin Weller	Nate McPeck	Jessie Poling
Joe Sheline	D'Aun Edmunds	Barb Jenkins
Sarah Kirby	Rachel Rost	Julia Swisher

VI. GUIDING PRINCIPLES FOR DEVELOPMENT OF THE PLAN

The following list of principles was adopted by the Committee to serve as a guide in developing the recommendations presented in this Land Use Plan. These principles reflect the desires of Township residents as indicated by the results of the 2001 Survey.

1. Mad River Township has valuable natural resources that must be preserved for future generations.
2. Some areas are unsuitable for habitation or development due to environmental conditions such as steep slopes, floods, limited access, etc.
3. Based upon survey results, the visual image of Mad River Township is very important to its residents.
4. Transportation plans and utility infrastructure should support the county and township land use plans and not pre-empt them.
5. Plans for public facilities such as schools, recreation centers, etc. should also support the county and township plans.
6. In terms of land use, agriculture is the dominant industry in Mad River Township and should be preserved.
7. Land use planning should reflect the desires of Township residents as reflected by the 2001 Township Survey.
8. The Mad River Township Land Use Plan should be used as a reference for evaluation of proposed rezoning in the Township.
9. New housing should provide a range of pricing options to allow for a diversity of residents.
10. It is imperative that future development not adversely affect the Mad River aquifer.
11. New Township residential subdivisions and commercial or industrial developments must be limited to areas that will be served by public water and sewer upon development.
12. Strip residential and commercial development will be discouraged along thoroughfares within the Township.
13. It is imperative that the location and operation of gravel pits and other mining operations be more stringently regulated.

VII. LAND USE CATEGORIES AND PROPOSED ZONING STRATEGIES

The following is a conceptual plan that responds to the continuing need to develop non-farm areas in the rural regions of Mad River Township. To accommodate future residential growth with efficient and effective infrastructure, to maintain the township's rural character, to protect its natural, cultural and historic resources, and to preserve its agricultural base, this plan recommends locations and infrastructure for a rate of growth of 25 residences per year until 2025 - a rate consistent with historical growth in the township. In addition, this plan will accommodate the commercial needs of the township residents. Industrial growth will provide for family wage jobs to support Clark County's employment needs.

DEFINITION OF AREAS:

The five major land use areas of this plan are agricultural, residential, commercial, industrial and community services.

Agricultural: This is the default land use category for the Township. This land use category applies to all Township lands not explicitly identified as belonging to a different category.

Residential: For purposes of development strategy, the residential land area is subdivided into the following three categories:

Existing Residential with utilities: An area generally located within or adjacent to developed areas, wherein residential development would be accommodated at a scale and density compatible with the capacity of existing infrastructure. However, development which will encroach upon, or be detrimental to, natural resources or environmentally sensitive areas should not be permitted. In addition to residences, this area may also include offices, businesses and certain industries that are beneficial to the Township residents.

Planned Rural Residential Area with Conservation Subdivision (PD-C): An area generally located adjacent to existing residential development having rural residential densities. Such an area will serve as the preferred area for residential expansion and development within the Township. The goal in establishing this designation is to foster development consistent with preserving the township's rural character. To do this, an overall density of homes in the area shall not exceed a baseline density of one (1) home per acre. In addition, development in this area shall be conducted in accordance with the Clark County Zoning Regulations, Chapter 4, Section G – PD-C Planned Development – Conversation District Requirements and Procedures.

Large-lot, Rural Residential: This category applies to residential use within agricultural areas. It will not include floodplains, designated important natural areas, property protected by conservation easements, and lands in an "Agricultural Security Area." This type of residential development does not need rezoning if the lot size is equal to or greater than forty (40) acres. If the lot size is less than 40 acres, Agricultural Rezoning (AR) will be necessary. AR rezoning

will be discouraged, but could be recommended for approval if the agricultural potential of the properties is limited.

Commercial: Commercial land use areas include Office and Local Business.

Office: These areas can be anywhere in the township, including agricultural areas.

Local Business: These areas are adjacent to or within residential areas and are designated to handle the needs of local residents.

Industrial: For planning, Industrial land use is divided into the sub-categories of Light Industry, Heavy Industry and Mineral Extraction.

Light Industry: These areas can be anywhere in the township, including agricultural areas as long as the uses are quiet, non-polluting and do not generate heavy traffic.

Heavy Industry: These areas are near major highway intersections.

Mineral Extraction: These areas are necessarily located where the mineral exists and is feasible to extract in a cost-effective manner.

Community Services: These areas are located in places that are easily accessible to the public and support minimal transportation requirements.

RECOMMENDED ZONING STRATEGIES

The following comprise recommended zoning strategies to accomplish the objectives of this program for development guidance:

Agricultural

Purpose: The purpose of this district is to protect agricultural enterprises and prime agricultural land from the encroachment of scattered non-farm type uses on a permanent basis. The permanency of this classification should only be challenged upon presentation of documented evidence that such areas are no longer suitable for continued agricultural use and/or are required to respond to a deficit of other available land area for non-farm use expansion.

Zoning Strategy: Retain the present minimum acreage required for permitted single-family residences. Non-farm residences on proposed smaller acreage should be administered as Conditional Uses, with the following conditions required:

- The number of residential units should be rigorously controlled, i.e. limited to a ratio of one residence for 40 acres of overall farm or parcel size.
- Size of lots should be limited to the minimum size required to accommodate on-site sanitary and water, buffer yards, etc.
- Submission requirements should include documentation of sufficient potable water and soil suitability to support properly functioning on-site sanitary facilities.

- Submission requirements should include evidence that such development in the subject location will not adversely affect active farming operations as based upon an evaluation and report prepared by the local Soil and Water Conservation Service.
- Conditions should include protective provisions for adjacent farmland in terms of effective buffers, setbacks, drainage facilities, etc.

Residential

Existing Residential with Utilities

Purpose: An area generally located within or adjacent to developed areas, wherein residential development would be accommodated at a scale and density compatible with the capacity of existing infrastructure.

Zoning Strategy: This category is not intended to apply to any area exceeding one (1) acre in size or to accommodate more than two (2) residences in any single incident.

- Development will be limited to existing areas that have already been developed or to immediately adjacent areas that have already been developed.
- Zoning will be consistent with zoning regulations for the existing area or the area(s) immediately adjacent.

Planned Rural Residential Area with Conservation Subdivision (PD-C)

Purpose: The purpose of this district is to provide for the natural expansion of residential housing, while allowing for continuing farm operations. In effect, this district is designed to function as the principal expansion area for residential development and still maintain the township's rural character.

Zoning Strategy: A baseline density of one (1) residence per acre shall be adhered to with availability of central water and sewage:

- Both public sewer and water are required.
- Any development proposal shall be administered as a PUD.
- Evidence should be required substantiating that such non-farm residential developments would not adversely affect farming operations in the vicinity, to be evaluated and reported upon by the local Ohio State University (OSU) Extension Agent.
- Developments should include protective provisions for adjacent farmland in terms of buffers, setbacks, etc.
- No development shall be permitted within a distance of three-quarter (3/4) statute mile of any existing or planned building or other facility located on a Concentrated Animal Feeding Operation (CAFO) - i.e. a large farming operation that requires special permitting from the Ohio Department of Agriculture.

Large Lot, Rural Residential

Purpose: This area includes all agricultural areas except floodplains, designated important natural areas, property protected by conservation easements, and lands in an “Agricultural Security Area.”

Zoning Strategy: This type of residential development does not need rezoning if the lot size is equal to or more than 40 acres.

- If the lot splits are all utilized, then Agricultural Rezoning (AR) will be necessary to AR-1, AR-2, AR-5, AR-10 and AR-25.
- AR will be discouraged, but could be recommended for approval if the agricultural potential of the properties is limited.

Commercial

Office:

Purpose: These areas can be anywhere in the township, including agricultural areas.

Zoning Strategy: No zoning strategy is proposed at this time. Future updates to this Plan may include a zoning strategy for this category.

Local Business:

Purpose: These areas are adjacent to or within residential areas and are designated to handle the needs of local residents.

Zoning Strategy:

- The total floor space of any single structure or group of structures used for the same operation shall not exceed 25,000 square feet.
- The total lot size, including that used for employee and customer parking shall not exceed five (5) acres.

Industrial

Light Industry

Purpose: These areas can be anywhere in the township, including agricultural areas as long as the uses are quiet, non-polluting and do not generate heavy traffic.

Zoning Strategy: Use of PD-I in the County Zoning Code is recommended. Consistency with the industrial land use recommendations of Crossroads is emphasized.

Heavy Industry

Purpose: These areas are near major highway intersections.

Zoning Strategy: Use of PD-I in the County Zoning Code is recommended. Consistency with the industrial land use recommendations of Crossroads is emphasized.

Mineral Extraction:

Purpose: These areas are necessarily located where the mineral exists and is feasible to extract in a cost-effective manner.

Zoning Strategy: Depleted operating areas must undergo restoration before beginning new operations.

Community Services

Purpose: These areas consist of a variety of uses serving the needs of township residents. They are located in places that are easily accessible to the public and support minimal transportation requirements. The land uses included in this category include, but are not necessarily restricted to, the following: federal, state and local government facilities (e.g. post office, town hall, fire and police protection, water treatment, jail), hospitals, places of worship (churches, synagogues and temples), schools, airfields and cemeteries.

Zoning Strategy: No zoning strategy is proposed at this time. Future updates to this Plan may include a zoning strategy for this category.

Locational patterns for the above land use areas are narratively described In Section IX and graphically displayed on the Land Use Map for Mad River Township found in Appendix A.

VIII.

ADAPTATION OF CROSSROADS TO MAD RIVER TOWNSHIP

A. Review of Crossroads Goals, Objectives and Strategies

The Mad River Township Planning Committee has reviewed the goals, objectives and strategies stated in Chapter 4 of the 1999 Crossroads Comprehensive Plan. We strongly endorse the philosophy of these goals, objectives and strategies. However, county-wide goals, objectives and strategies do not fully address Township-specific issues. We offer here a few Township-specific changes to the wording in the strategies outlined Crossroads only as they apply to Mad River Township. The paragraph numbers below refer to those of Crossroads, Chapter 4. The wording is Township-specific and applies only to Mad River Township.

Paragraph B.2.B.4

Mad River Township Wording: In Mad River Township require the creation and maintenance of a 25-foot wide landscaped buffer along residential lots and subdivisions that abut a working farm. This buffer is to be placed in a landscape easement on the plat and deeded to either a homeowner's association or individual property owners. Prohibit new residential construction within three-quarter statute mile of any large animal farm operation (i.e. CAFO).

Paragraph C.2.A.2

Mad River Township Wording: In Mad River Township, direct new development to areas served by central utilities.

Paragraph C.2.A.4

Mad River Township Wording: In Mad River Township, prohibit development that can only be served by on-site utilities (septic and well). Target most areas for agriculture and encourage low density and rural residential development in areas served by central utilities adjacent to Springfield and the Village of Enon.

Paragraph D.2.A.5

Mad River Township Wording: Expand use of waterways for recreational activity by acquiring additional public access, encouraging related ecotourism business (e.g. canoe liveries) and maintaining/improving water quality to control damage and improve aesthetics of the resource, within the limits of the capacity of the watershed ecosystem to sustain these activities.

Paragraph D.2.A.6

Mad River Township Wording: Balance the importance of ecotourism relative to the Mad Rivers and Mud Run against the need to preserve wildlife habitat. Facilitate ecotourism through the Chamber of Commerce and Visitors Bureau with targeted marketing and special incentives (e.g. tax abatement, infrastructure assistance, zoning bonuses, etc.).

Paragraph D.2.B.2

Mad River Township Wording: Remove mineral extraction from the Agricultural land use category and relocate as conditional use under the Industrial land use category or as a separate mineral extraction sub-category. Adopt a resource overlay district in the Proposed Township Zoning Resolution to strengthen control/management over extraction activities (e.g. borrow pits, gravel, etc.) and to further protect underground water supplies.

Paragraph D.2.B.4

Mad River Township Wording: Apply Mad River Township's Proposed Zoning Flood Plain (FP) Overlay District to all designated floodplains except where covered by the Open Space (OS) Overlay District and amend to control grading and development in the 100-year floodplain. Encourage compatible land uses (e.g. parks, nature trails, etc.) in the floodplain and floodway. Encourage update of flood studies where appropriate.

B. Additional Policy Recommendations for Land Use Guidance

These policies further expand and clarify selected "Crossroads" Goals, Strategies and Objectives in response to the Township's specific needs.

Agricultural Land Use Policies

1. Prime agricultural areas, i.e. prime soils /active farming areas, will be identified and zoning district provisions will be prepared to more effectively protect this natural resource from non-farm residential development.
2. Rural areas that have been compromised by significant non-farm residential lot creation and development will be identified and placed in an existing residential category. Further development of these plats will be discouraged.
3. Encourage non-farm development only in Existing Residential and PD-C areas, as designated on the Mad River Township Land Use Plan.
4. Where rural land is being considered for future non-farm development, through rezoning or conditional use review, the least productive agricultural land will be considered first. Decisions upon proposed developments will be based upon such factors as evidence of the necessity for such development, developmental characteristics and trends within the subject area, availability of public sewer and water, effect upon active farming operations in the area, the potential effect of active farming operations on the proposed development in terms of odor, dust, noise, etc. and the effect of increased traffic upon rural roads.
5. Any development that conflicts with agricultural productivity shall be discouraged. For example, strip residential development that results in extensive development along the road frontage as well as large lot developments, which remove and/or affect a

disproportionate amount of land in agricultural use, will particularly be discouraged. The cluster or open space residential concept will be strongly encouraged wherever feasible.

6. The County and Township will assist interested parties in the identification and implementation of programs and strategies for the protection of the agribusiness industry, such as the formulation of agricultural districts, farmland trusts, the purchase of development rights, etc.
7. A “warning statement” will be prepared advising those who are considering the placement of a non-farm residence within an agricultural area, that such area is in fact primarily intended and legally established for agri-business activities which may prove hazardous to their health, as well as produce environmental discomforts from dust, noise, odors, etc, and as such would locate at their own peril. This statement shall be placed in the intent or purpose statement of all Agricultural Zoning Districts, deeds for lot splits if located in such Agricultural Zoning Districts, as well as prepared as a separate informational statement for public distribution.

Environmental/Natural Resources Policies

1. Flood plain areas adjacent to Mad River and Mud Run should be protected from incompatible development; not only for the normal health and safety reasons associated with flood plains, but also should be recognized for their natural beauty and recreational value.
2. The present flood plain regulations will be reviewed and expanded to include more effective control of filling and development within flood plain areas.
3. Present industrial and business districts within the Flood Plain, if presently undeveloped, will be rezoned to the revised Flood Plain District or Agriculture. Any proposed development within the Flood Plain seeking a rezoning should be evaluated in terms of the validity of the designated flood plain, and discouraged if the flood plain is correct, and encouraged to pursue PUD review, rather than a conventional zoning district if no flood potential is determined.
4. Develop and promote a system of open space corridors within the Township. The Mad River and Mud Run, as well as their tributaries, should serve as a basic structure and framework for such resource protection and open space planning.
5. Prepare and adopt regulatory provisions for the protection and preservation of woodlands, including the adoption of buffer standards that would exclude incompatible development near streams, wetlands and specific habitats.
6. Seek to protect the quality and supply of groundwater as the principal source of water supply in the Township. Place top priority upon the preparation and adoption of all necessary regulatory provisions within the County Zoning Resolution and Subdivision Regulations to guide urban development to those locations where adverse impact on ground and surface water quality are minimized.
7. Adopt and enforce wellhead protection regulations to ensure clean and plentiful water sources. Such regulations shall prohibit development in the one-year travel zone through

a comprehensive rezoning and restrict incompatible development and land use activities within the five-year travel zone.

8. Encourage the review of present zoning provisions pertaining to quarrying operations amending where necessary to achieve optimum compatibility with surrounding land uses and natural resources. Explore the feasibility of creating a special zoning district for this purpose.

Residential Land Use Policies

1. The Township shall encourage new residential development to use the PD-C (Planned Development-Conservation) zoning district and to locate adjacent to existing areas with public services in place or readily available as indicated on the Township Land Use Map.
2. Strongly discourage development that can only be served by on-site utilities (septic and well) by adoption and enforcement of strengthened health and subdivision standards.
3. The scheduling or staging of utility services (both sewer and water) must occur prior to the time of development. Documentation or guarantees that central utilities sufficient to serve the expected development at the time of development will be required prior to approving any subdivision. No central water service will be provided unless central sewer service is also available.
4. The open space residential or cluster design concept is the model of choice for residential development within the PD-C areas. Any other development proposal must demonstrate its superiority to a PD-C proposal. To preserve valued natural, historic, cultural, scenic and agricultural resources, residences may be clustered at higher densities than the base density for the PD-C, so long as the base density of one (1) residence per acre is maintained. Subdivision submittals should identify valued resources and demonstrate that the proposed development will not impact such resources. Submittals should also include arrangements for preservation of the valued resources via an insured homeowners' association endowment, a public entity such as park district or soil and water conservation district, or by a citizen land trust.
5. Encourage the selection of multifamily housing sites and smaller lot developments on the basis of their potential to provide a safe, attractive and convenient living environment. In general, multifamily housing should be encouraged in locations which afford convenient access to shopping, employment, service facilities, open space and recreational resources, and existing or planned principal transportation corridors.
6. Recognize the value of existing housing and established neighborhoods by supporting improvement and rehabilitation efforts, both public and private.
7. Encourage the County to clarify and streamline any regulations such as zoning, building or subdivision provisions that unnecessarily complicate the regulatory process.

Commercial Land Use Policies

1. Discourage the proliferation of strip commercial development along the Township's thoroughfares which occurs through the lot-by-lot conversion of sites to commercial uses. Dayton-Springfield Rd west of Enon is a prime example of such an area comprising an

incompatible mixture of uses, hazardous access drives, visually unsightly storage areas and signage, etc.

2. Discourage the over zoning for commercial uses, recognizing that such over zoning often results in the creation of strip and scattered patterns of development and the over saturation of the market, which can cause an overall devaluation of commercial land in general.
3. Evaluate commercial land use proposals with reference to the overall need and desirability for the proposed use(s) at the particular location, the compatibility of the proposed development with surrounding existing and proposed land uses; the physical capabilities and characteristics of the land and infrastructure to serve the proposed development; and sufficiency of the specific site design to accommodate the proposed activities.
4. Encourage new commercial development to cluster into planned centers or “theme” or complementary groupings based on the premise that convenient comparison-shopping is healthy and economically beneficial to participating businesses. *See Land Use Plan Map for suggested commercial and industrial areas within the Dayton-Springfield Rd. corridor.*
5. Conditional use review will be required for auto-orientated uses such as fast-food facilities, drive -through facilities, etc. The larger scale developments will be encouraged to apply for review as a planned unit development.
6. Encourage commercial clusters and existing commercial areas to utilize access control measures, with the objective of minimizing traffic conflict with adjacent thoroughfares. These measures will be emphasized along major thoroughfares such as Dayton-Springfield Rd. through such techniques as shared access points, limited numbers and locations of curb cuts, clear identification of entrance and exit drives, shared parking and service areas, cross access easements where feasible and appropriate traffic control measures.
7. Commercial developments of significant traffic-generation potential will be required to provide traffic analysis data sufficient to evaluate their potential effect upon adjacent thoroughfares. If it is found that the traffic impact of the proposed development will require thoroughfare improvements or traffic management devices, proportionate financial or right of way contributions will be required from the developer.
8. Signage provisions within the Clark County Zoning Resolution will be reviewed and revised as necessary to limit height and area of signage, relating standards to the respective scale and intensity of the individual commercial zoning districts. Design and construct signage in compatibility with the architecture and materials used in the principal structure.
9. Landscape/buffer zoning provisions will be reviewed and expanded in the interest of achieving more effective and esthetically pleasing landscaping between commercial/industrial areas and residential areas, as well as between the off-street parking lot and adjacent street. Provisions requiring interior landscaping within the larger parking lots will also be prepared.

10. Zoning patterns within the corridor formed by Dayton-Springfield Rd., extending from the railroad overpass eastward to the Enon Corporation boundary should be reviewed and modified to prevent strip and spot commercial zoning, while achieving more definitive functional groupings wherever possible. The following are suggested for reference:

- Rezone the present B-3 District on the north side of Dayton-Springfield Rd. to Office/Light Industrial from the overpass eastward to Haddix Rd
- Rather than accommodate any additional commercial/retail rezoning along the Dayton-Springfield Rd. corridor, consider an Office/Residential district as an alternative. Several areas zoned “B” are not presently used as such. Three specific areas recommended for Office/Residential include 1) the R-1 area on the north side from Haddix Rd. east of Snider Rd, 2) the area along the north side of Dayton-Springfield Rd. extending from Stine Rd. eastward to Enon corporation boundary and 3) the area along the south side of Dayton-Springfield Rd. from Stine Rd. eastward to the multi-family zoned area.

Industrial Land Use Policies

1. Over-zoning of land for industrial uses will be discouraged. The amount of land zoned for industry should be based on a realistic assessment of the amount of industry that could be attracted to the Mad River Township area and economically served by infrastructure and required services, since an oversupply tends to diminish the value of industrial land in general.
2. Industrial uses shall be located in areas that are, or can be, served upon development with central utilities and, in general, within areas accessible to major thoroughfares and rail service when appropriate.
3. More specifically, industrial land use proposals will be evaluated based upon the physical capabilities and characteristics of the land (e.g. relatively flat, well-drained areas); the overall need and desirability of the proposed use at the particular location; the compatibility of the proposed development with surrounding existing and proposed uses; the suitability of the proposed industry’s characteristics with Mad River Township in general; and the existence of convenient access to major thoroughfares and utilities, such as public sewer, water, gas and electricity, of sufficient capacity to serve the infrastructure needs of the proposed industrial development. The sufficiency of the site design proposal will also be reviewed in terms of interior access and circulation, drainage, storage and loading facilities.
4. The present industrial zoning districts will be reviewed with reference to potential detrimental effect upon the Mad River floodplain and aquifer areas.
5. Industrial uses will be encouraged to locate in areas with sufficient expansion space to meet anticipated needs and future growth.
6. Encourage the clustering of industrial uses in planned industrial parks; thus facilitating the planning and continued management of the complex according to a unified design and program.
7. Discourage the location of incompatible uses within areas designated for industrial expansion.

8. Major industrial proposals will be required to be reviewed as conditional uses, with one of the conditions being that they follow the Planned Unit Development provisions.
9. Design emphasis should be placed on the building and landscaping so that parking lots and service areas are not the principal visual elements of an industrial site. In this regard, service areas and off street parking should be located away from adjacent thoroughfares wherever feasible or heavily screened by evergreen landscaping and mounding. Outdoor storage, work areas and equipment should be prohibited or heavily screened if such an outdoor location is proven to be necessary.
10. Require the provision of buffers in areas where potential conflicts may arise as a result of industrial expansion. Natural buffers, such as green areas of landscaping are preferred; however manmade buffers such as screening, or use buffers, such as office facilities, should also be considered where appropriate.
11. Nurture existing industries by seeking to respond to their needs wherever feasible, in an effort to encourage their continuation and expansion.

Transportation Policies

1. Revise off street parking and loading provisions within the County Zoning Resolution to achieve more effective standards and requirements for the regulation of interior circulation and access drive design and location along major thoroughfares. A special overlay district for the Dayton-Springfield Rd corridor is also suggested for traffic control along this major corridor within the Township.
2. New development proposals will be evaluated with regard to the potential impacts the development may be expected to have on the adjacent thoroughfare(s), as well as the sufficiency of the proposed development's internal circulation plan.
3. Require large-scale developments and auto-orientated uses to be reviewed as Conditional Uses.
4. Upgrading of the Township's thoroughfare system are often necessary because of higher traffic volume generated by development adjacent to the thoroughfares; therefore, the County will require developers to dedicate rights-of-way or to make improvements proportionate to the amount of additional traffic generated by the respective business, as described below:
5. In all cases, rights-of-way necessary to implement the Thoroughfare Plan will be dedicated at the time of development of the property.
6. In cases where there are missing segments in the affected thoroughfare(s), or where new thoroughfares are to be constructed, the developer will construct and dedicate to Clark County that portion of the thoroughfare that lies within or abuts the boundary lines of the development.
7. If for reasons of safety or system continuity, the County Engineer deems the improvement of the thoroughfare unfeasible at the time of development, the developer will provide a performance bond or other security for his share of the cost in lieu of undertaking construction at the time.

8. The Township and County will explore the development of appropriate criteria, standards and appropriate fee structures to equitably define the developer's obligations and costs associated with the dedication or construction of necessary offsite road improvements.
9. Individual residential driveways will be restricted to the degree feasible along major thoroughfares.
10. In order to preserve the rural character of the Township, no roads shall be widened to accommodate additional lanes of traffic.

IX. NARRATIVE OF LAND USE MAP

The land use and related guidance strategies for Mad River Township are broken down into the following five (5) major land use categories as discussed in Section VII:

- Agricultural
- Residential
- Commercial
- Industrial
- Community Services

Where appropriate, these major land use categories are divided into subcategories. The proposed locations of these categories and subcategories are discussed in the following paragraphs with reference to the Land Use Map in Appendix A. It needs to be emphasized that these categories and subcategories refer to future development. Many areas contain existing land use patterns that are different than those proposed for the future. For simplicity, such existing land use patterns are not identified on the map. An exception is the Village of Enon, which is shown for reference purposes. Also shown for reference are the Mad River and Mud Run flood planes.

Agricultural: This is the default land use category for the Township. This land use category applies to all Township lands not explicitly identified as belonging to a different category. The map shows the majority of the Township as agricultural in keeping with the desire of residents to preserve the rural character of Mad River Township. The majority of agricultural land lies in the eastern half of the Township, with a smaller portion to the south and west of the Village of Enon.

Residential: Based on citizen response to the Land Use Survey, which indicated a desire to maintain the rural character of the Township, the map in Appendix A reflects the historical pattern of an average growth of 25 residences a year through the year 2025. Given the baseline density of one residence per acre, 550 acres of land would be available for residential development. The map indicates approximately 750 acres of potentially available land.

Existing Residential with utilities: These areas are located within or adjacent to developed areas, wherein residential development would be accommodated at a scale and density compatible with the capacity of existing infrastructure. The largest contiguous area falling into this category is found adjacent to the west edge of the Village of Enon, between Dayton-Springfield Road and the Mud Run floodplain. A smaller segment is found north of Dayton-Springfield Road, bounded on the north and west by the Mad River Flood Plain and on the east and south by the Village of Enon. The areas currently served by the Pleasant Valley, Enon Heights and Edgewood Mobile Home Parks are also included in this category.

Planned Rural Residential Area with Conservation Subdivision (PD-C): These areas are located adjacent to existing residential development having rural residential densities and serve as the preferred area for residential expansion and development within the Township. The goal in establishing this designation is to foster development consistent with preserving the township's rural character. To do this, an overall density of homes in these areas shall not

exceed a baseline density of one (1) residence per acre. In addition, development in such areas shall be conducted in accordance with the Clark County Zoning Regulations, Chapter 4, Section G – PD-C Planned Development – Conversation District Requirements and Procedures. The map shows several areas designated for PD-C. One such area generally lies along either side of the Mud Run Flood Plain to the south and west of the Village of Enon. The largest contiguous section of this area lies south of the Flood Plain, but smaller segments are found just north of the Flood Plain along either side of Stine Road and southeast of Dayton-Springfield Road and the Norfolk Southern Railroad. Other PD-C areas are found east of the Village of Enon and along the Dayton-Springfield Road corridor in the northeast portion of the Township. These areas include the existing subdivisions of Lindair Acres, Arrowcreek Estates, Ash Brook and Park Ridge Acres.

Large-lot, Rural Residential: Locations for this residential subcategory are not indicated on the map, but are located in agricultural areas except floodplains, designated important natural areas, property protected by conservation easements, and lands in an “Agricultural Security Area.”

Commercial: Commercial land use areas include Office and Local Business.

Office: These areas can be anywhere in the township, including agricultural areas. Prime examples of areas suitable for office use are shown along the Dayton-Springfield Road corridor, east and west of the Village of Enon.

Local Business: These areas are adjacent to or within residential areas and are designated to handle the needs of local residents. The most likely areas for future business use are shown on either side of Dayton-Springfield Road, in the extreme northeastern section of the Township and along U.S. Route 68 in the extreme southeastern part of the Township. Smaller areas suitable for local business use are seen along Dayton-Springfield Road, west of the Village of Enon.

Industrial: Industrial land use is divided into Light Industry, Heavy Industry and Mineral Extraction sub-categories.

Light Industry: These areas can be anywhere in the township, including agricultural areas as long as the uses are quiet, non-polluting and do not generate heavy traffic. The most suitable location for light industry in Mad River Township is in the southwestern section, intersected by Interstate Highway 675. This region is bounded on the north, east and west by the Mud Run Flood Plain and on the south by the Township boundary. This area is also suitable for general office use.

Heavy Industry: The Map shows no areas for heavy industry land use. There is no requirement for heavy industry within the Township during the foreseeable future. Furthermore, there is no area within the Township deemed suitable for heavy industry.

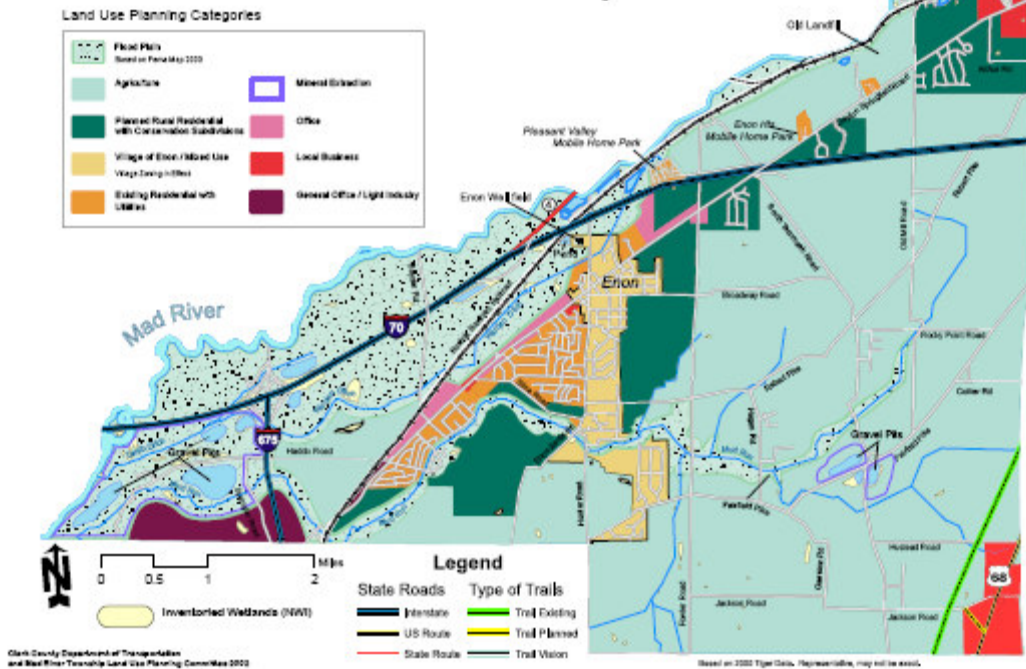
Mineral Extraction: These areas are necessarily located where the mineral exists and is feasible to extract in a cost-effective manner. Two such areas are shown in the vicinity of existing gravel pits near the intersection of Fairfield Pike and South Tecumseh Road. A larger area suitable for mineral extraction is shown in the Mad River/Mud Run Flood Plain in the far western region of the Township. This area is bounded by Interstate Highway 70 on the north, Interstate Highway

675 and Spangler Road on the east, the Mad River on the west and the southern edge of the floodplain on the south.

Community Services: Community Service land use areas are not shown on the map. These areas are located in places that are easily accessible to the public and support minimal transportation requirements. Specific location would depend on the intended use, availability of land and compatibility with surrounding land uses.

APPENDIX A: Mad River Township Land Use Map

Mad River Township



**APPENDIX B:
Membership and Recommendations of the Mad River Township
Planning Committee**

Phase I Committee members and recommendations

Jo Anderson	Bob Jurick, Advisor
Elizabeth Chumlea	Sam Lewis
John Cooper	Ted McMillin
Rusty Cottrel	Rollie McReynolds
Alan Donaldson, Chairman	Allan Miller
Dorothy Drake	Benjamin Richard
Stacy Frey	Charles Swaney
Jack Goodbar	Leroy Verbillion
Dee Harrison	Kathy Voytko
Sue Hashemi	Stuart Young
Dennis Henry	Gordon Wallace
Jeff Johnson	Fred Wise

Recommendations of Phase I of the Township Planning Committee were unanimously approved by the Mad River Township Trustees and submitted to the Clark County Planning Commission in April of 2001. These nine points were included as a supplement to the Clark County CROSSROADS Comprehensive Plan for informational purposes. They were not, however, adopted by Clark County. The full text of recommendations by Mad River Township follows.

Mad River Township Land Use Committee has met and identified nine areas of concern listed below.

- 1- The **Density** of development in the Village of Enon and in the Hunters Glen is of low density. We feel that in order to keep the integrity of Mad River Township that the area labeled for medium density be changed to low density (2-4 units per acre).
- 2- That a **PUD** is used for any development over 5 acres.
- 3- **Safety Services**—that is the EMS/FIRE and Sheriff grow proportionately to the growth of the Township.
- 4- That there be **NO LINEAR DEVELOPMENT** in the Township.
- 5- Over the past 10 years a growth rate of 26.2 units per year has been the average. **We would strongly encourage that this growth rate be achieved as an average over the life of a development in the Township.** As far as land and/ or lot splits, we would encourage those individuals requesting such lot and or land splits use the clustering idea and that common access drive be utilized.
- 6- **Parks** should be in connecting link between the subdivisions, schools and other parks by bike and walkways.
- 7- **Greenspace-** Greenspace is a vital part of the quality of life issue and we feel the utilization of the floodplane and any other natural topography that will help link the community to natural areas is beneficial to the Township we would encourage development to utilize these areas for that purpose.
- 8- **Traffic patterns-** a more common sense approach to the use of center turning lanes that can be installed before accidents call for them. This can be accomplished by using ODOT information and the growth rate data.
- 9- **Water Service, Sewer Service and Infrastructure-** These are County services that need to be in place before new subdivisions can start. This will provide the safety net for the current residents so that they will not be at risk because of the new development.

These are suggestions that would go far to help make this the community we want to live in and raise our children. We understand that there is currently no way to ensure that these and future plans can be enforced. The decision to look into Township Zoning is being undertaken and we will meet with a representative from Miami University in January to discuss this topic. If there were any other way of firmly encouraging that these planning ideas and others be adhered to we would be interested in listening.

Phase II Committee members

Jo Anderson	Robert McClure, Jr., Township Trustee
Elizabeth Chumlea, Co-Chair	Rollie McReynolds
Rusty Cottrel, Chairman	Allen Miller
Alan Donaldson	Sara Miller
Dorothy Drake	Benjamin Richard
Kathy Estep, Township Trustee	Charles Swaney, Secretary
Jack Goodbar	Bill Siegel, Secretary
Dee Harrison	Lee Verbillion
Paul Huffman	Warren Vrooman, AICP, Consultant
Bob Jurick, Advisor	Fred Wise
Marian Ladislaw	Judie Wise

Current Planning Committee members (May 2005)

Jim Bennett	Elizabeth Chumlea (term ends 2005)
Rusty Cottrel, Chairman	Kathy Estep, Township Trustee
Paul Huffman	Bob Jurick, Advisor
Marion Ladislaw	Russell Oost
Dick Roberds	Howard White