

# LAFAYETTE TOWNSHIP COMPREHENSIVE PLAN 2010-2030



Prepared by the  
**Lafayette Township Comprehensive Plan Steering Committee**

With the assistance of the  
**Medina County Department of Planning Services**

Approved 4/18/11

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## **INTRODUCTION**

### **Purpose of the Plan**

This new Lafayette Township Comprehensive Plan (hereinafter called “Comprehensive Plan” or “Plan”) has been developed to provide a strategic long-term vision and basic goals, objectives, policies and recommendations to help guide the township’s future growth and development. The Plan makes recommendations in the areas of land use, transportation, economic development, parks and open space, historical and cultural resources, housing, community facilities, agricultural and natural resources, sustainability, utilities, and intergovernmental cooperation. When adopted, the Comprehensive Plan will be one of the primary tools used by Township agencies, the Zoning Commission, Township Trustees and other policy bodies to make decisions about the location of land uses and community facilities, priorities for public investment and the extension of public services, business development, and how to meet transportation needs.

The Comprehensive Plan will also provide a community-wide framework for the many other levels of plans and ongoing planning activities that are an integral part of life in this township; including neighborhood and special area plans, transportation plans, and plans for specific community facilities and services, such as parks, community centers or police and fire services.

Ultimately the Comprehensive Plan will help to guide the type, location and appearance of growth and preservation in the community over the next 20 years.

### **Planning Process**

Although a Comprehensive Plan was created in the early ‘70s, the Lafayette Township officials decided to begin the process anew and not build on the previous plan. Toward that end, in 2006 the Zoning Commission and the Township trustees applied for and received a grant from the Medina County Commissioners to create a new Township Comprehensive Plan. With the assistance of a consultant, the Comprehensive Planning process began in November of 2006. The plan process was guided through monthly meetings between the consultant and the Steering Committee. The Steering Committee was responsible for reviewing the community’s existing conditions, formulating the Plan Vision and developing Plan elements that fit the Township’s needs. From the Steering Committee, several small task forces were created to provide in-depth discussion on the Plan elements.

Throughout the process, there has been an emphasis on public participation, not only at the beginning stages, but throughout the entire planning process.

When Lafayette Township decided to move forward with a Comprehensive Plan, there was a determination made to incorporate several objectives designed to ensure that the Plan would become the guide for positive growth and development:

- It was to be “Resident Driven”;
- It was to focus on the community’s “Issues & Values”, not only on data and policy;
- It was to begin with a succinct “Plan to Plan”;
- It was to include “Collaboration” with other affected entities.

To accomplish this determination, a process was developed and followed which included the following steps:

## **1. STEERING COMMITTEE**

The first step in the comprehensive planning process was the development of the “Steering Committee”. All of the participants were nominated by community members to fill specific roles on the Committee.

Those involved with governmental roles within the Township filled six (6) spots (Trustee, Fire Chief, Law Enforcement, Maintenance, Zoning Commission, Zoning Board of Appeals). The remainder of the Committee (22 people) was selected due to their particular talents (i.e., a cook, a farmer, a teacher, a photographer, a professional, a business owner, a writer, an artist, etc.). The Committee was comprised mostly of residents whose talents and thought processes would feed into the idea and visioning process put into place.

The makeup of the Committee was intended to assure that the process would include residents’ ideas from a cross section of the resident population. Township officials wanted this process to be from the people so that as they were faced with decisions in the future with land planning issues, they would be able to rest their decisions on what the residents want to see happen within their Township and community.

## **2. RESIDENT INPUT**

The first two sessions that kicked off the plan process included input sheets on the walls where attendees could answer questions about their Township. There were two other updates and input sessions held during the plan process. Residents were invited to attend the Steering Committee meetings on a regular basis through invitation and advertisement.

## **3. COMMUNITY MEETINGS**

The first community meeting included input sheets for all attendees (60 people) to complete concerning several aspects of the community. Township residents overwhelmingly indicated that the top characteristic describing this township is “*rural*” (27 of 52) with the “*convenience of city amenities*” (5) also being important. Following these, the community character is seen as “*growing*” (3), “*friendly*” (2) and “*having a sense of community*” (2). There were also two responses which indicated the character was “*bad*” (2).

As township residents considered what characteristics their township should display the most, “*rural*” (13) came out on top again; however, “*peaceful*” (11) was in a close second — a characteristic not even making a showing in the previous category. Next, the residents desired “*community*” (4), “*progressive*” (3), “*working together*” (4), “*quiet*” (3), and “*friendly*” (2).

The second community meeting focused on input results gathered from the first meeting. It included input sheets for all attendees (40 people) on what is meant by creating the characteristics of a rural community.

## VISION STATEMENT

A key component of this plan is “Visioning” — a process by which the community envisions the future it wants and then plans how to achieve it. The vision statement developed for Lafayette Township is as follows:

*Our vision is that Lafayette Township will be a community that balances the preservation of its rural character with accommodation for new growth and development while maintaining and enhancing the quality of life enjoyed by its residents.*

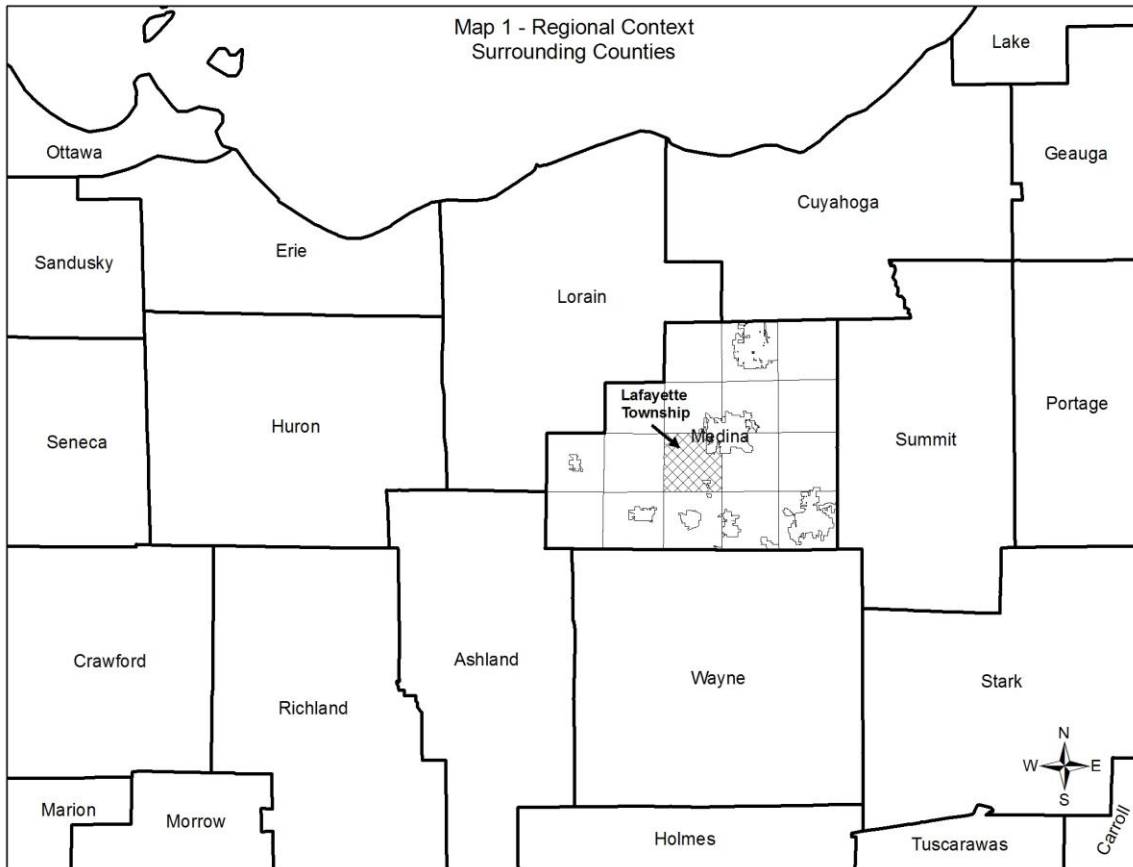
*Lafayette Township will achieve this vision by:*

- *Conserving farmland;*
- *Protecting natural and environmentally sensitive areas and significant open space;*
- *Planning for diverse housing needs;*
- *Supporting existing businesses;*
- *Attracting low impact, sustainable business/industry;*
- *Promoting recreation, tourism, agri-business, and agri-tourism;*
- *Providing an economic base that creates quality employment opportunities;*
- *Developing design standards that ensure that new development is carefully integrated into the semi-rural and agrarian landscape;*
- *Supporting quality schools and diverse and continuing educational opportunities;*
- *Conserving the Township’s natural resources and cultural and historical heritage; and*
- *Creating an informed citizenry working with an open, responsive government that seeks out and integrates public input.*

## CHAPTER 1: CONTEXT FOR THE PLAN

### LOCATION:

Located in Northeastern Ohio, Lafayette Township is one of 17 townships in Medina County. It is centrally located within the County, south and west of the City of Medina. US Highway 42 and State Route 162 traverse the Township.



In addition to unincorporated Lafayette Township, Chippewa Lake Village is located within and is part of Lafayette Township, and there are approximately 137 acres in the northeast portion of the Township that were part of an Expedited Type 2 annexation to the City of Medina. Under this type of annexation, the territory to be annexed is not excluded from the Township and the land remains subject to the Township's real property tax.

The land area for Lafayette Township is slightly less than 23 sq. mi. (14,681.25 acres) and water area is approximately 281 acres<sup>1</sup> for a total of 14,962.25 acres.

<sup>1</sup> This figure is for that portion of Chippewa Lake that is within Lafayette Township.

## **HISTORICAL BACKGROUND:**

The pioneer spirit of Lafayette Township and the affirmation, "We like our space" is reflected in this Comprehensive Plan. Additionally, an understanding of the history of Lafayette Township and why and where those in the past have settled in the Township can provide direction for the future.

There is no evidence the American Indians ever had a permanent residence in Medina County but they did use the area for hunting. Hunters and trappers were building rude bark shanty cabins on both the eastern and western sides of Chippewa Lake as early as 1812. The lake was named for the Chippewa tribe which at one time frequented its shores. From 1818 to 1832, Lafayette Township was attached to Westfield Township. The first known permanent settler was William Bissett who in 1820 built a double log cabin and a sawmill on Leroy Road (now Westfield Road). This was the only home on the road between Westfield and Medina and was also used to serve travelers.

In 1830, the owners of most of the lands which would become Lafayette Township were Apollos and T.B. Cook, Lucy Day, T. Fowler, Elijah Hubbard, Lemuel Moffatt, Samuel Moffatt's heirs, William Sill, and William Bissett. Right after Bissett opened his sawmill on Mill Creek, Jacob Miller and Jacob Hill also built sawmills within short distances. The first log school house was built in 1830 on Westfield Road on the southwest corner of what is now known as Shaw Cemetery. The teachers in 1830 were Miss Brown and Mr. Gallup who were paid by subscription and boarded with students' families. In 1831, a second schoolhouse was constructed at a site located approximately 500 feet north of the current intersection of Lafayette and Wedgewood Roads on the west side of the roadway. This building doubled as the meeting place for two churches and was also used as the first town hall in 1832.

In 1832 "La Fayette" Township was officially organized. Medina County Commissioners named it La Fayette to honor the Marquis de La Fayette who fought on the American side during the Revolutionary War. The first township officials elected were Clerk Ephraim Harris, Treasurer and Supervisor Vivalda Wood, Justice of the Peace and Constable Abraham Brooks, and Trustees Alexander Barrett, Anson Bellamy and Vivalda Wood. Ten people voted in this election.

In the 19th century, Lafayette Township was divided into ten districts. This division served many purposes and was a convenient way to subdivide the township into smaller, workable units. There was a school in each district that served as the education and community center. The "freeholders" in each district selected a local man to represent them on the township Board of Education. The district was also a voting precinct and the schoolhouse was the voting booth. Each district had its own road commissioner who made certain the roads were in repair and passable.<sup>2</sup>

Centered around Lafayette Village (the current intersections of Lafayette and Wedgewood Roads) many cabins, shops, mills, and churches were built following the township's organization. The first blacksmith shop was opened in 1834 by Jonathan Palmer on his south side farm located on Leroy Road (Westfield Road) followed quickly by Holbon's blacksmith shop established on the north side of the village.

The first Congregationalist society organized in 1834, meeting in the Harris School with the first service being preached by Rev. Joel Goodell. They built a small log church about ten years

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<sup>2</sup> Letha E. House by Joann G. King, page 20

later, replaced by a large frame church built in 1854 at a cost of \$2,200. The township purchased the first congregational church hall in 1854 for use as a town hall. The township remodeled the church building in 1879. Baptists began meeting in homes and schools in 1853. Rev. William Kellum organized the Methodist Episcopal Church which met in schoolhouses until 1853 when they built a frame church south of the center at a cost of \$1,300. The Christian Church (Disciples of Christ) was established under the leadership of Rev. William Moody by Lafayette Village residents Earl Mouton, Azariah Foster and John Bowman. Within three months, they had 60 members and in 1853 built a frame church in Lafayette Village at a cost of about \$2,000. In 1845, the United Brethren Church organized a congregation, building their first church out in the township (now known as Waltz Church on Egypt Road). The first minister was Rev. Edwin Wood and Henry Waltz was the class leader.

By 1840, there were three mills in the village and numerous mills on other creeks around the township. The first frame building store in the village was built by Joshua Phillips in 1840. The store stocked mostly whiskey. Dr. Hickox began a medical practice in 1840 and was joined shortly thereafter by Dr. A.W. Rawson. In 1848, Earl Mouton opened a dry goods store followed by an ashery to manufacture pearl ash and scorched salts in 1849.

The township's post office, "Whittlesey P.O.", was established in 1850. The first postmaster was Earl Mouton who ran the post office from his dry goods store. By the 1870's, cheese factories began to establish in the "village center" and throughout the township. In 1870, Ed Andrews opened a pleasure resort on the east side of Chippewa Lake. The resort grew to include a hotel, cottages, pier, refreshment stands, and a dance hall all located on the lower grounds owned by the Townsend family.

The Village of Chippewa Lake established a post office and was laid out and platted with 16 lots in 1873. Jonathan Palmer was the first postmaster. Even though Chippewa Lake is an independent incorporated village, it never detached from the township when it incorporated. As of this writing in 2009, the Village of Chippewa Lake remains a part of Lafayette Township.

By 1896, Lafayette Village Center thrived with small shops, services and mills on the creeks. The outlying areas of the township were large farms, the pleasure resort of Chippewa Lake including an ice factory, and numerous cheese factories dotted the township. The 1896, progress of the inter urban train drop on Wedgewood Road in Lafayette Township allowed many dairy farmers to ship their milk to Cleveland where they could earn higher prices. This progress led to the quick demise of the cheese factories that relied on local cheap milk.

Lafayette Township's first volunteer fire department was organized in 1947. The Lafayette Grange volunteers built the original fire station which is also used as the town hall. The fire department at this writing consists of 2 stations and 58 authorized volunteers serving as firefighters, EMTs and paramedics. A fire station planned within the Chippewa Landing project may replace the current station in Chippewa Lake Village.

During the 1940's to 1960's, the Chippewa Lake resort was famous for hosting big bands, celebrities, summer cottages, and corporate picnics. After a long run, the resort permanently closed in 1976.<sup>3</sup>

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<sup>3</sup> From a Lafayette Township newsletter article written by Lynda Bowers, Township trustee

## CHAPTER 2: DEMOGRAPHIC TRENDS:

This chapter provides an overview of a number of population characteristics for Lafayette Township and compares these characteristics to adjacent townships, Medina County as a whole, and the State of Ohio. This analysis began with a general look at the demographics of Lafayette Township.

### POPULATION:

Over the past 50 years, the population of Lafayette Township has grown from a population of 1,190 as of the 1960 Census to 6,287 in 2010 according to the 2010 Census.

**Table 1: Population Comparison Lafayette Township/Medina County**

LAFAYETTE TOWNSHIP				MEDINA COUNTY	
YEAR	POPULATION	ANNUAL % INCREASE	% of COUNTY	POPULATION	ANNUAL % INCREASE
1960	1,190			65,315	1.82%
1970	2,402	10.2%	2.90%	82,717	2.66%
1980	3,568	4.85%	3.15%	113,150	3.68%
1990	4,804	3.46%	3.93%	122,354	8.82%
2000	5,476	1.40%	3.62%	151,095	2.35%
2010	6,287	1.48%	3.65%	172,332	1.41%

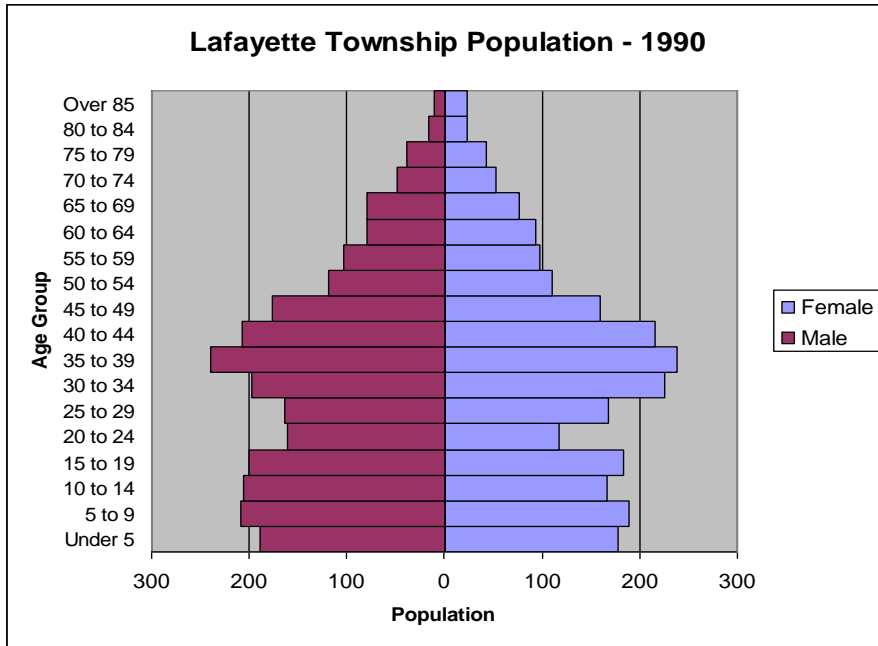
Source: US Census Bureau

As the chart above indicates, Lafayette Township's population has steadily increased over the last 50 years. However, its annual percent increase declined until the last ten years. This increase in population growth is further demonstrated in the chart below that illustrates population change in the years 2000 - 2010. Lafayette Township's percent change is higher than four of the five surrounding townships, the City of Medina and Medina County.

**Table 2: Population Comparisons**

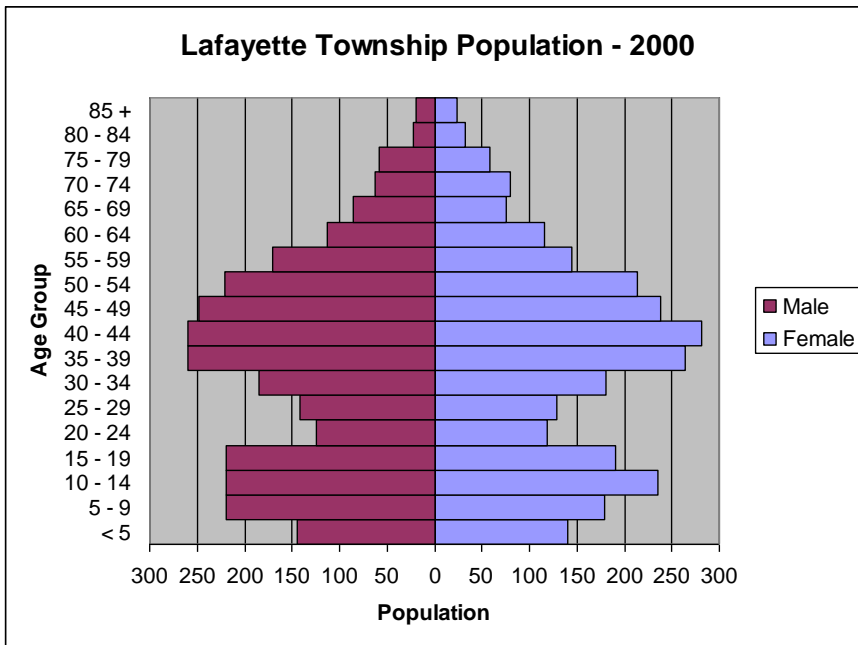
<i>Population Comparison</i>				
<b>Medina County Townships &amp; Cities</b>				
	<b>1990</b>	<b>2000</b>	<b>Absolute Change</b>	<b>% Change 1990-2000</b>
Medina County	122,354	151,095	28,741	23.5%
Brunswick City	28,230	33,388	5,158	18.3%
Brunswick Hills Township	4,328	5,469	1,141	26.4%
Chatham Township	1,799	2,158	359	20.0%
Granger Township	2,932	3,928	996	34.0%
Guilford Township	4,773	5,447	674	14.1%
Harrisville Township	4,776	4,914	136	2.9%
Hinckley Township	5,845	6,753	908	15.5%
Homer Township	1,196	1,461	265	22.2%
Litchfield Township	2,506	3,250	744	29.7%
<b>Lafayette Township</b>	<b>4,804</b>	<b>5,476</b>	<b>672</b>	<b>14.0%</b>
Liverpool Township	3,713	4,329	616	16.6%
Medina City	19,231	25,139	5,908	30.7%
Medina Township	4,864	7,783	2,919	60.0%
Montville Township	3,371	5,410	2,039	60.5%
Sharon Township	3,234	4,244	1,010	31.2%
Spencer Township	1,786	2,429	643	36.0%
Wadsworth City	15,718	18,437	2,719	17.3%
Wadsworth Township	19,093	3,996	-15,097	-79.1%
Westfield Township	3,394	4,172	778	22.9%
York Township	2,479	2,912	433	17.5%
<b>Source: US Census Bureau</b>				

**Table 3: Population Pyramid 1990**



Source: US Census Bureau

**Table 4: Population Pyramid 2000**



Source: US Census Bureau

2000

Males: 2,774 (50.7%)      Females: 2,702 (49.3%)  
 Median age of males: 38.1      Median age of females: 38.3

<b>Table 5: Age Group Comparisons: 2000</b>						
Stage Age	Preschool <5	Public School 5-19	Family Forming 20-44	Mature Family 45-64	Retirement 65+	Median Age
<b>Lafayette Township<sup>4</sup></b>	<b>5.2%</b>	<b>23.0%</b>	<b>35.5%</b>	<b>26.8%</b>	<b>9.4%</b>	<b>38.2 years</b>
Harrisville Township	6.0%	24.7%	33.3%	26.6%	9.4%	37.6 years
Litchfield Township	8.5%	29.6%	32.2%	22.7%	7.0%	29.6 years
Montville Township	9.2%	26.3%	36.6%	20.8%	7.2%	33.5 years
Westfield Township	7.7%	22.0%	34.9%	19.3%	16.1%	35.2 years
York Township	5.6%	25.8%	32.7%	26.4%	9.3%	38.0 years
City of Medina	9.2%	22.8%	38.9%	18.8%	10.2%	33.2 years
Medina County	7.0%	22.8%	35.2%	24.4%	10.5%	36.6 years
State of Ohio	6.6%	21.7%	35.7%	22.7%	13.3%	36.2 years
Source: U.S. Census Bureau, Census 2000, SF1, Table P12, P13.						

Population density: 238 people / sq mi for Lafayette Township  
355 people/ sq mi for the City of Medina

Residents with income below the poverty level in 1999:  
Lafayette Township: 6.7%  
State of Ohio: 10.6%

Residents with income below 50% of the poverty level in 1999:  
Lafayette Township: 2.9%  
State of Ohio: 4.8%

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<sup>4</sup> Percent of total

**Table 6: Household Income 1999**

<b>Lafayette Township</b>	
Income	Number of Households
Total	1870
Less than \$10,000	94
\$10,000 to \$14,999	65
\$15,000 to \$19,999	63
\$20,000 to \$24,999	82
\$25,000 to \$29,999	143
\$30,000 to \$34,999	101
\$35,000 to \$39,999	96
\$40,000 to \$44,999	125
\$45,000 to \$49,999	123
\$50,000 to \$59,999	134
\$60,000 to \$74,999	236
\$75,000 to \$99,999	379
\$100,000 to \$124,999	161
\$125,000 to \$149,999	57
\$150,000 to \$199,999	10
\$200,000 or more	1
<i>Source: US Census 2000 Summary File 3-Data based on sample</i>	

Lafayette Township's median household income in 1999 was \$52,067  
 Median price asked for vacant for-sale houses in 2000: \$154,700

**HOUSEHOLD TYPE BY RELATIONSHIP:**

- Total Occupied Households: 1,955
  
- Households with families: 1,532  
 Size of family households:
 

615	2-person
352	3-person
342	4-person
153	5-person
52	6-person
18	7-or more-person
- Non-family households: 423  
 Size of non-family households:
 

339	1-person
68	2-person
9	3-person
6	4-person
1	6-person
  
- Group quarters: 72
  - 58 people in nursing homes
  - 8 people in other non-institutional group quarters
  - 6 people in homes for the developmentally disabled

According to the 2000 Census, Lafayette Township's average household size for 2000 was 2.76 which is slightly higher than Medina County's average of 2.74 and the state's average of 2.49.  
 Average family size: 3.12

Additional information concerning the population makeup of Lafayette Township can be found in Appendix B - Population Profile

**HOUSING:**

Housing Occupancy:

- Total Housing Units **2,098**
- Occupied Housing Units 1955 93.2%
  - Owner occupied - 1,728
  - Renter occupied - 227
- Vacant Housing Units 143 6.8%
  - Seasonal/Recreational Units- 68
- % of renters in Lafayette Township – 10.8%
- % of renters Statewide– 31.0%

The housing stock in Lafayette Township is primarily owner-occupied, single-family housing. According to the 2000 Census, the level of owner-occupied housing units in Lafayette Township is slightly higher than that for Medina County and significantly higher than for Ohio. 82.3% of the housing units in Lafayette Township are owner-occupied as compared to 81.3% in Medina County and 69.1% in the state. The US Census states that there are 6.8% vacant housing units including units used for seasonal, recreational, or occasional use in the Township. The vacancy rate for rental housing is 3.6%. This level of vacancy in rental housing units is not uncommon because of the regular turnover of rental properties.

Housing units in structures:

- One, detached: 2,006
- One, attached: 2
- Two: 33
- Three or Four: 36
- Five to Nine: 11
- Mobile homes: 8

**Table 7: Housing Unit Comparisons**

<b>Total Housing Units Comparison 1990 - 2000</b>				
	1990	2000	Change	% Change
<b>Lafayette Township</b>	<b>1,710</b>	<b>2,098</b>	<b>388</b>	<b>22.7%</b>
Chatham Township	575	739	164	28.5%
City of Medina	7,354	9,924	2,570	35.0%
Litchfield Township	766	1,054	288	37.6%
Liverpool Township	1,184	1,481	297	25.1%
Medina County	43,330	56,793	13,463	31.1%
Medina Township	1,607	2,490	883	55.0%
York Township	823	1,014	191	23.2%

**Source: US Census Bureau**

According to the 2000 US Census, the number of dwelling units in Lafayette Township was 2,098, a 22.7% increase from 1990.

**Table 8: Residential Building Permits 2000-2009**

<b>Lafayette Township and Surrounding Townships</b>											
	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>Total</u>
<b>Lafayette Township</b>	<b>40</b>	<b>75</b>	<b>103</b>	<b>92</b>	<b>65</b>	<b>61</b>	<b>34</b>	<b>25</b>	<b>30</b>	<b>11</b>	<b>536</b>
Chatham Township	15	16	8	12	16	16	7	5	4	3	102
Litchfield Township	24	21	23	24	34	20	10	11	5	3	193
Liverpool Township	65	68	55	51	39	46	41	26	23	7	377
Medina Township	74	61	89	94	61	75	53	35	14	8	615
Montville Township	205	233	214	258	236	199	208	141	76	55	1825
Westfield Township	16	17	20	12	11	12	6	3	0	3	100
York Township	12	16	15	21	23	23	59	77	75	48	380
Medina County*	801	871	899	1020	1021	915	749	601	387	256	7520

**Source: Medina County Building Department**

\* Residential Permits for all Townships and Villages within Medina County

Between 2000 and 2009, 536 residential building permits were issued in Lafayette Township. Lafayette Township accounted for 7% of the total new housing units built in the township and villages of Medina County during that period. The number of building permits issued in Lafayette Township in the last decade has followed the national and countywide numbers with highs in the years 2002-2003 tapering off toward the end of the decade.

71% of Lafayette Township residents lived in the same house five years ago. Of the people who lived in different houses, 55% lived in Medina, and of the people who lived in different counties, 77% lived in Ohio.

The predominant housing stock within Lafayette Township was built in the 1950s through the 1990s as shown on **Map 2: Age of Housing**. Also, all of the major subdivisions within the Township have been constructed since 2000.

## EMPLOYMENT & LABOR FORCE ANALYSIS:

**Table 9: Occupations 2004 Estimate, Lafayette Township**

	Male	Female	Total	% of Total
Civilian Employed Population Age 16-plus	1,579	1,235	2,814	
Occupation:				
Management, Business and Financial Operations	132	111	243	8.6%
Professional and Related Occupations	129	242	371	13.2%
Service	189	267	456	16.2%
Sales and Office	250	482	732	26.0%
Farming, Fishing and Forestry	28	0	28	1.0%
Construction, Extraction and Maintenance	443	5	448	15.9%
Production, Transportation and Material Moving	408	128	536	19.0%

*Source: US Census 2000, Tables P 49,50 & 51*

**Table 10: Occupations 2004 Estimate, Township Percentage Comparisons**

	<b>Lafayette</b>	Montville	Chatham	Westfield	York	Medina City
Civilian Employed Population Age 16+	<b>2,814</b>	2,994	1,118	2,213	1,652	12,480
Occupation:						
Management, Business and Financial Operations	<b>8.60%</b>	19.1%	9.5%	16.7%	12.4%	15.2%
Professional and Related Occupations	<b>13.20%</b>	24.9%	15.4%	14.7%	15.7%	21.1%
Service	<b>16.20%</b>	10.5%	12.1%	11.2%	15.7%	12.1%
Sales and Office	<b>26.00%</b>	26.2%	22.9%	31.4%	23.7%	29.8%
Farming, Fishing and Forestry	<b>1.00%</b>	.005%	2.8%	-	-	.001%
Construction, Extraction & Maintenance	<b>15.90%</b>	7.5%	14.7%	9.3%	17.6%	7.4%
Production, Transportation & Material Moving	<b>19.00%</b>	11.3%	22.6%	16.7%	14.9%	14.3%
<i>Source: US Census 2000, Tables P 49,50 &amp; 51</i>						

## **CHAPTER 3: NATURAL RESOURCES ANALYSIS**

### **INTRODUCTION:**

The presence of natural areas within the Township is highly valued by the Lafayette residents. Wildlife, lakes and wooded areas all find appreciation among the community. With their preservation and protection, the natural beauty and scenic venues can be enjoyed by future generations.

Various areas of Lafayette Township contain natural amenities in the form of woods, lakes, wetlands, etc. These areas form the backdrop for many of the residents. Even though large areas have been cleared for farming, roads, or housing developments; a fair amount of natural area remains. The residents find this attractive and a positive feature that expresses the values they live by in the Township.

### **A. LAFAYETTE TOWNSHIP GEOLOGY**

Medina County is divided from the northeast direction to the southwest direction by a glaciated plateau, referred to as the Continental Divide. This distinguishes the drainage patterns. To the north or west of the Divide, lakes, rivers and tributaries eventually drain to Lake Erie; whereas everything south or east of the Divide eventually drains into the Ohio River. The Divide traverses the northern portion of Lafayette Township. As a result, a majority of the Township lies in the Chippewa Creek drainage basin which drains into the Ohio River.

Approximately 1500 acres of Lafayette Township is located on the northern or eastern side of the divide which then drains into Lake Erie. Lafayette Township is generally flat with gently rolling hills of little relief.

There are 54 different soil types in Lafayette Township most of which are part silt-based clay loam of glacial till. In non-glaciated areas, the soil is generated locally. It is the sum of the erosion of rocks into sand and clay plus the organic material set down by the plants and animals.

### **B. TOPOGRAPHY AND SLOPES**

Topography data was collected from the Geographic Information Systems of Medina County. Approximately 2% of the land within the Township consists of land with slopes of 12% or greater (between 12% and 18%). These steep slopes, located generally along streambeds, are shown on **Map 3: Topography/12% Slopes**.

### **C. WOODLANDS**

Significant wooded areas within the Township are concentrated along Chippewa Creek and in backlands (those areas behind frontage residential development) as shown on **Map 4: Forests and Wetlands**. These wooded areas add to the rural character and natural amenities of the community.

The benefits of wooded areas, or “canopy cover”, as it is often termed, include the ability to:

- Reduce air pollution by ingesting carbon monoxide and producing oxygen
- Reduce noise pollution by providing natural buffers
- Provide wildlife habitat
- Reduce water run-off and soil erosion

- Enhance aesthetic and visual qualities of the community
- Reduce energy consumption by providing shade.

#### **D. WATERSHEDS:**

Most of Lafayette Township lies in the Chippewa Lake sub-watershed of the Muskingum drainage basin, which drains into Chippewa Lake and then into the Ohio River and ultimately into the Mississippi River. Approximately 1,500 acres of the Township, along the northern boundary, lie in the Lake Erie drainage basin which flows into Lake Erie. The viaduct for this drainage is Mallet Creek and its subsequent tributaries. Also, approximately 133 acres along the northeastern boundary of the Township are within the Rocky River watershed. (See **Map 5: Watersheds**)

#### **E. FLOODPLAINS:**

A large portion of Chippewa Creek drainage basin from approximately 1000' south of Lafayette Road to Chippewa Lake is located in the Federal Emergency Management Agency (FEMA) 100-year flood plain. This is an indication of a 1% annual chance flood event and requires a mandatory flood insurance purchase for structures within this area. There are approximately 954 acres of land located within a FEMA flood zone in Lafayette Township. FEMA flood zones consist of 500-year, 100-year or annual flooding in an area. (See **Map 6: FEMA 100-Year Flood Plain & Flood Way**)

#### **F. RIPARIAN CORRIDORS:**

The preservation of riparian buffer zones provides significant protection of surface water quality and increases the ability of the stream bank to resist erosive forces of the stream.

Riparian buffer zones provide a number of benefits including:

- Reduction of flood impacts by absorbing peak flows, slowing the velocity of floodwaters and regulating base flow.
- Assisting in stabilizing the banks of watercourses to reduce bank erosion and the downstream transport of sediments eroded from watercourse banks.
- Providing watercourse habitats with shade and food.
- Providing habitat to a wide array of aquatic organisms and wildlife, many of which are on Ohio's Endangered and/or Threatened Species listings, by maintaining diverse and connected riparian and wetland vegetation.
- Protection of associated wetlands.
- Preventing erosion of steep slopes.
- Protection of water quality by filtering pollutants that enter the streams from overland runoff.
- Benefiting the Township economically by minimizing the need for costly engineering solutions to protect structures, reducing property damage, and minimizing threats to the safety of the residents; and by contributing to the scenic beauty and environmental quality of the Township, and thereby preserving the character of the Township and the quality of life of the residents, and corresponding property values.

## G. WETLANDS:

Wetlands hold significant environmental value and deserve protection. Wetlands are those areas inundated or saturated by surface water or groundwater, at a frequency and duration sufficient to support (and that under normal circumstances do support) a prevalence of vegetation typically adapted for life in saturated soil conditions. Swamps, marshes, bogs, fens, potholes, and vernal pools often characterize wetland areas. The U.S. Army Corps of Engineers identifies wetlands based on three conditions: the presence of water, the presence of soils that form under flooded or saturated conditions (hydric soils), and the presence of plants adapted to hydric soils. Wetlands are beneficial, serving as natural water filtration systems that reduce pollutants from surface water; controlling flooding and recharging aquifers, providing crucial habitat for many plant and animal species and providing recreational opportunities such as bird watching, hunting and fishing.

**Map 7: Hydrology** shows the locations of the most prominent wetland type soils in the Township identified through the National Wetland Inventory (NWI) prepared by the US Fish and Wildlife Service. Flood prone soils can be found adjacent to the major streams throughout Lafayette Township. These are typically indicators of wetlands since they are usually impervious soils which do not drain well, therefore causing water to stand for long periods of time. A total of 1,772 acres of flood prone soils cover Lafayette Township. This accounts for 11.84% of the Township's 14,962 acres. Wetlands, covering approximately 7.3 acres, accounts for approximately .04% of Lafayette's land cover.

**Map 4: Forests and Wetlands** identify the water bodies and designated wetlands within the Township boundaries.

## H. PRIME FARMLAND SOILS:

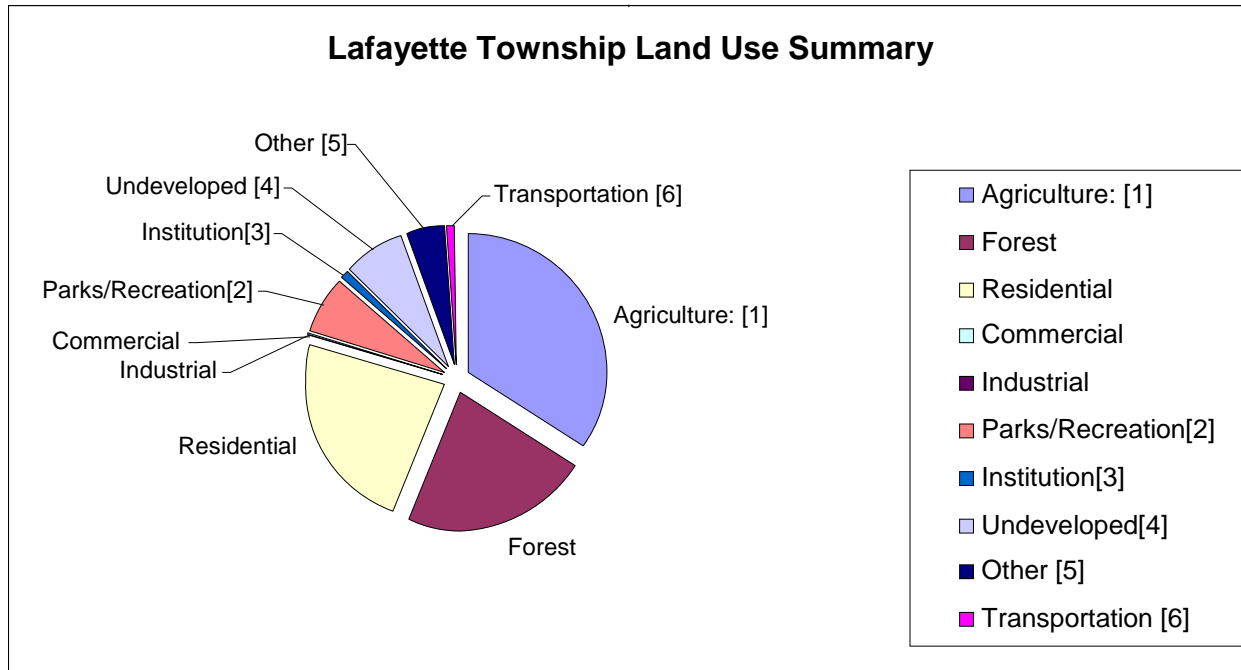
As shown on the accompanying **Map 8: Flood Prone, Hydric and Prime Farmland Soils**, most of the soils within Lafayette Township are "prime farmland soils" or would be "prime farmland soils" if drained and/or protected from flooding. Those areas considered "not prime farmland" have slopes greater than 12%, are areas within the FEMA floodplain or are already developed.

"Prime farmland", as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood or are protected from flooding.

## CHAPTER 4: EXISTING LAND USE AND ZONING

### EXISTING LAND USE

During the community analysis process, committee members identified specific land uses on parcels to study the distribution of various land uses throughout the Township. This information is identified on **Map 9: Existing Land Use**. This information was derived from GIS data indicating an approximate summary of acreage within the township based on the land use. For the purposes of a pie chart, some categories were combined. To see each individual category, see Appendix (F).



[1] Includes Cropland, Orchards & Pastures

[2] Includes land owned by the Medina County Park District for future parks

[3] Public and Quasi-public

[4] Scrub Brush plus Disturbed Land

[5] Includes wetlands, water, & other urban

[6] Includes right-of-way; RR, utilities/communication

#### Agriculture

Approximately 5,111 acres of land within the Township are devoted to agricultural use, which includes cropland, orchards and pastures. This represents the largest land use category, 34.16% of the total land area of the Township. Agricultural lands, although concentrated in the western half of the Township, are found throughout the Township.

#### Forest

Forested land 3,282 acres represents 21.93% of the land area of Lafayette Township. Forest lands are found most often within the center of blocks in the rear of frontage lots.

### Residential

Approximately 23.41% or 3503 acres of the total land in Lafayette Township is used for one- and two-family residential use with approximately .1% used for multi-family residential use.

### Commercial

Land used for commercial development comprises .21% or 31 acres of the total land area of the Township. The commercial uses are scattered along the arterial roads of Wedgewood, Lake, Lafayette, Chippewa, and Smith Roads.

### Industrial

Industrial land development accounts for approximately for .06% or 9 acres of the total land area of the Township.

### Parks/Recreation

Parkland/Recreation within the Township consists of the following parks: Buckeye Woods Park, including Schleman Nature Preserve and Chippewa Inlet Trail, and Chippewa Lake Park and Krabill Shelter west of the lake; one local park, Lions Club Park; the Chippewa Rail Trail and Township Hall land. Medina Country Club (274.43 acres) is the one land use designated as "Recreation". Together they represent 6.56% of total land area in the Township.

### Institution (Public and Quasi-Public)

Public institutional uses such as the Township Hall, the fire station, and County offices and facilities; and quasi-public institutional uses such as the cemetery and churches make up .82% (122 acres) of the Township's total land area. This represents 74 acres of land for public use and 48 acres of land for quasi-public uses.

### Undeveloped

Approximately 84 acres of land within the Township boundaries is disturbed land. This is land that has been graded and/or deforested and remains undeveloped. Land identified as "scrub brush", 1002 acres, plus the disturbed land totals 1086 acres of undeveloped land. This comprises approximately 7.25% of the land area of the Township.

### Other

This category contains wetlands: 7.31 acres; water 566.47 acres; and land designated as Other Urban 97.68 acres for approximately 4.50% of land use.

### Transportation

Over 165 acres within the Township are used for right-of way for roads, the railroad and utilities. This represents approximately 1.10 % of the total land area of the Township.

**Table 11: Lafayette Township Land Use Summary**

LAND USE	AREA (acres)	% Total Area
Agriculture: [1]	5111	34.16%
Forest	3282	21.93%
Residential	3503	23.41%
Commercial	31	0.21%
Industrial	9	0.06%
Parks/Recreation[2]	982	6.56%
Institution[3]	122	0.82%
Undeveloped[4]	1086	7.25%
Other [5]	672	4.50%
Transportation [6]	165	1.10%
<b>Total</b>	<b>14963</b>	<b>100.00%</b>

(See footnotes on page 22)

## ZONING

Zoning is the primary form of land planning control authorized to Ohio townships. Zoning codes are comprehensive guides for day-to-day development decisions in a community. They expand on the information in the comprehensive plan by providing parcel-specific regulations for the location of different land uses, regulation of those uses, and detailed specifications for the site planning and design of proposed development.

Lafayette Township adopted its first zoning regulations in 1967; it was then revised in 1996. The 1996 zoning resolution is still in use today, although it has since been amended many times.

**Table 12: Zoning Acreage**

<i>Zoning District</i>	<i>Acres</i>	<i>% of Land in Township</i>
R-R (Rural Residential)	12962.56	87.79%
MCB (Medina City Buffer District)*	328.81	2.22%
LTTD (Lafayette Township Transitional District)*	76.39	0.51%
GCPUD (Golf Community Planned Unit Development)	199.72	1.35%
CRO (Chippewa Resort Overlay District)	86.50	.58%
LC (Local Commercial)	519.50	3.51%
LM (Light Manufacturing)*	469.47	3.18%
TPD (Medina County University Technology Park Planned Unit Development)	121.73	.82%
<b>Total</b>	<b>14,681.25<sup>5</sup></b>	<b>100.00%</b>

- *Zoning District Titles as of 6/26/10*

<sup>5</sup> This figure excludes approximately 281 acres of water which is that portion of Chippewa Lake within Lafayette Township.

## RESIDENTIAL ZONES

The **Rural Residential District (R-R)** is the primary residential zoning classification provided in the zoning text. The other four districts which permit residential use are specific to a location within the township. In addition to single-family dwellings, other permitted uses in the Rural Residential District include two-family dwellings (duplexes), civic uses, and child day care and assisted living facilities subject to a conditional use permit.

The **Medina City Buffer District (MCB)** residential zoning district, is intended, "...to provide a buffer between the Township and Medina City, encouraging land to remain and develop in the Township by allowing somewhat higher density than is generally allowed in the Township with minimal additional roadway construction but at a lower density than would be available upon annexation to the City of Medina thus limiting and halting the systematic erosion of the Township boundaries due to annexation. This district is to be applied only to land buffering the City of Medina which had a Suburban Residential zoning classification and water and sewer available." It is located in the northeast corner of the Township adjacent to the City of Medina. A maximum density of two units per acre is permitted in this district, which permits one- and two-family dwellings. Two-family dwellings cannot occupy more than 30% of the total number of units within the entire MCB district.

The **Lafayette Township Transitional District (LTTD)** was created to, "...provide a transitional area between the Township land near the City of Medina and the rural residential land in the Township..." This zoning district permits single-family and two-family dwellings and requires a 20,000 square foot lot.

The intent of the **Golf Community Planned Unit Development (GCPUD)** Overlay District is to, "...preserve open space on the golf course property through a unified development plan that incorporates creative and imaginative residential development..." This district permits a maximum density of one unit per two acres.

The purpose of the **Chippewa Resort Overlay District (CRO)** is to, "...recognize and encourage the development of an area of the Township that because of natural and existing manmade attributes is particularly suited to resort development and a combination of residential and limited commercial uses which are associated with resort style uses." This district permits single-family detached dwellings, single-family attached dwellings, and single-family clustered dwellings. There is a maximum overall density of three dwelling units per acre on the portion of the proposed development that is devoted to residential use.

## COMMERCIAL ZONES

The Zoning Map (See **Map 10: Zoning**) identifies two commercial nodes (or Centers of Commerce) within Lafayette Township as **LC (Local Commercial) Districts**. One is located around the intersection of Lafayette Road and Wedgewood Road and the other along Lake Road east of Chippewa Lake Village.

The LC District does not have a minimum lot size; however, there is a minimum lot frontage of 175 feet.

Neither of these areas has developed as commercial centers. The area around the intersection of Wedgewood and Lafayette does not have sewer service and this is a detriment to any commercial development. The area along Lake Road east of Chippewa Village has likewise not

developed due to environmental constraints and general lack of development in the area. This is likely to change if proposed area projects are completed.

## **INDUSTRIAL ZONE**

The **LM (Light Manufacturing & Research) District** and the **TPD (Technology Park) District** for industrial/office use provide for light industrial/office technology use (See **Map 10: Zoning**).

The Light Manufacturing District, located in the northeastern portion of the Township, abuts the Industrial district of the City of Medina and a piece of the CEDA in York Township. There are currently no industrial businesses located in this approximately 470 acres of land zoned for light manufacturing. The TPD, currently occupied by only The Akron University Medina County campus, consists of 122 acres and is located north of Wedgewood Road and west of Lake Road.

## **CHAPTER 5: PUBLIC FACILITIES, SERVICES AND UTILITIES**

### **A. TOWNSHIP FACILITIES AND SERVICES**

1. **Law Enforcement Services** for the Township transitioned during the formulation of this Comprehensive Plan, moving from an independent department with three patrol officers to a less-costly community policing contract service with the Medina County Sheriffs Office for patrol officers. This change was approved by the voters in 2007. As the Technology Park and other commercial and industrial areas develop, the Township may need to re-evaluate law enforcement services to make sure patrol staffing is at an adequate level.
2. **Fire Services** exhibit strength through its retention of highly-trained personnel on the force. With the Fire Chief and the Assistant Fire Chief as the only permanent (part-time) employees, there is a constant need to train and recruit a staff of volunteers. The need is always there to find more volunteers and the desire is to recruit young people within the Township.

In conjunction with Township growth, specialized-training scenarios and updated equipment will continue to be a need that will require greater levels of funding. Grants and local funding will continue to be the main sources.

The current facilities are not adequate for the level of service required. There is a need for new facilities to house current and needed equipment. Steering Committee discussions and analysis by the Fire Chief on the best location for a new station shows that the area of Lafayette and Wedgewood Road is the best central location in the Township for such facilities. Lafayette Township has been budgeting and setting aside funding for a new Fire Station. This process should continue to move forward and a new Fire Station should be planned and constructed in the near future.

An agreement with Chippewa Lake Village provides the Township with an unmanned satellite station in close proximity to the Village. Development in that area may increase the need for more of a presence at the satellite station, especially from Emergency Medical Services (EMS). The Chippewa Landing Development includes a potential fire station site on Lake Road. This potential fire station, if built, could replace the station currently within Chippewa Lake Village.

The Fire Chief has expressed that if the amount of off-road bicycle and walking trails increase, the need for specialized medical emergency equipment and specially-trained personnel may increase and medical emergency access points may need to be designed into the trail system to lessen the response time to an emergency event. The Township will need to consider future funding needs to facilitate this service.

### **B. SCHOOLS**

Students from the majority of the land area of Lafayette are within the Cloverleaf School District (CLSD) with the smaller but more densely populated land area in the northeastern portion of the township within the Medina School District (MSD).

The CLSD has the largest land area coverage of any school district in the County. This fact alone puts certain strains on how the CLSD transports its students and how they interact with the various communities within their district.

The CLSD has been rated as “effective” and the MSD has been rated as “excellent” by the Ohio Department of Education for the 2007-08 school year.

There is also a higher education facility. The University of Akron’s “Medina County University Center” (MCUC) is constructed and operating within the Township. In a unique move, this center is programmed so that the main focus of its programs will be for development of the local workforce. 10% of the Township’s students are enrolled in private undergraduate colleges compared with 23.4 % statewide.<sup>6</sup>

**Table 13: Lafayette Township Student Enrollment**

Grades	Lafayette Township				Ohio	
	Public	%	Private	%	Public %	Private %
1-8	677	93.9%	44	6.1%	85.8%	14.2 %
9-12	379	92.0%	33	8.0%	89.1%	10.9%
Total grades 1-12	1056		77			

Sources: US Census 2000, Medina City and Cloverleaf Schools

In 2000, there were 1133 students from Lafayette Township enrolled in grades 1-12, of which 77 are enrolled in private schools. Private school enrollment is lower than it is statewide with 44 of Lafayette’s students, grades 1 to 8, enrolled in private school. This represents 6.1% of the 721 elementary and middle school students. 14.2% of students in grades 1 through 8 are enrolled in private schools statewide. There are 33 students in private schools in grades 9 to 12. This represents 8% of the Township’s 412 high school students compared to 10.9% of the high school students statewide.

**C. UTILITIES**

**1. Water:**

Lafayette Township currently has a system of water lines through it (See **Map 11: Water and Sewer Lines**); Water is currently available to all areas of the Township. However, it will be up to the residents of areas currently without water service to collectively request and agree to tap into the water lines before they will be extended.

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<sup>6</sup> 2000 Census

## 2. Sewer:

The Township is currently served by a plant at the south end of Chippewa Lake that serves the southeast corner of the Township. The northeast corner of the Township is served by the Brookdale lift station and the Deerview lift station serves the Medina County Home, Highway Garage, and the Technology Park/University Center and will extend to the Medina Country Club area in the near future.

The lift stations to the north have limited capacity and will require upgrades to extend their capacity beyond the currently designed areas (See **Map 11: Water and Sewer Lines**), or an additional lift station could be added. The Chippewa plant is currently undergoing a study and future design upgrade to potentially expand its service area up the eastern edge of the Township and into Montville Township.

## D. PARKS AND RECREATION

The Lafayette community recognizes and values the diverse recreational opportunities that are available within the Township. Options currently include a variety of sports fields, the private Medina Country Club for golf, the county's largest concentration of parks through the Medina County Park District, many accessible wooded areas, access to water areas, and a variety of hunting/shooting areas. When you add in access to hiking and biking trails, the range of opportunities is quite varied. Enhancing and expanding these and other recreational opportunities has been repeatedly noted as a priority by the residents. Parks within Lafayette Township that are part of the Medina County Park system (See **Map 12: Medina County Park District Master Plan**) include the following:

1. **Buckeye Woods Park**, located north of Wedgewood Road between Deerfield Road and Lafayette Road is the largest park in the Township, consisting of 350 acres. It is named for the grove of buckeye trees found along the stream in the adjoining Schleman Nature Preserve. The park includes soccer and softball fields, as well as a picnic shelter. Picnic tables and grills are provided for individual family picnics. A three-acre pond offers fishing. A paved, accessible path provides a great place to walk for exercise or enjoyment as you circle the pond and wooded areas of the park. There are two playgrounds at Buckeye Woods Park.

The **Chippewa North Trail** is a ten-foot wide by 2.2-mile long trail which currently has a gravel surface that will be paved with asphalt at some point in the future. From upland pine stands to wet woods and created wetlands, this trail has a variety of interesting habitats for users to experience. The trail loops around a wetland restoration project on the north side of the park.

Across the bridge adjoining Buckeye Woods Park is the **Schleman Nature Preserve** which provides wooded nature trails. Named for the family who donated the original acreage, it will remain undeveloped for the enjoyment of nature and wildlife viewing.

Across SR 162 to the south is the **Chippewa Inlet Trail**. This 1.75-mile trail leads from Buckeye Woods Park to Chippewa Road and passes a major wetland area to the south. Formerly a peat mine area, this wetland area is planned to be restored to its original condition as a bog forest.

2. **Chippewa Lake Park** is a proposed 831<sup>7</sup>-acre park surrounding Chippewa Lake. The only portion of this park currently developed is the 46-acre **Krabill Shelter** located along Ballash Road on the west side of Chippewa Lake.
3. **Lake Road Park** consists of 173 acres located off Lake Road within the northeast portion of Lafayette Township. This park is located within an area zoned for light industrial use.
4. **Future Trail Corridor** consists of 9.2 acres of open space dedicated to the Park District from the Trails of Montville and Bennington Point Subdivisions.
5. **Lions Park**, located within Chippewa Lake Village, is a Township park. This park, consisting of 15 acres, contains multiple ball fields and is located at the end of Lions Park Drive off Lake Road.

## **E. OTHER PUBLIC FACILITIES**

The County Home, Animal Shelter, Park District office, and the County Garage are all located within Lafayette Township. Additionally, the Medina County Soil and Water Conservation District has its office in the complex with the County Garage. Township Public facilities are shown on **Map 13: Public Facilities**.

## **F. EMERGENCY AND SECURITY MANAGEMENT**

The Medina County Emergency Management Agency has completed a planning document entitled "All Hazard and Mitigation Plan", adopted by Lafayette Township on January 5, 2004. The term "hazard mitigation", as it relates to Medina County, describes actions that can help reduce or eliminate long-term risks caused by natural or manmade disasters such as floods, droughts, tornadoes, earthquakes, and dam failures. After disasters, repairs and reconstruction are often completed in such a way as to simply restore damaged property to pre-disaster conditions. These efforts may expedite a return to normalcy, but the replication of pre-disaster conditions often results in a repetitive cycle of damage and reconstruction. Hazard mitigation is needed to break this repetitive cycle by producing less vulnerable conditions through post-disaster repairs and reconstruction. The implementation of such hazard mitigation actions now by state and local governments means building stronger, safer and smarter communities that will be able to reduce future damage and injuries. The specific hazard mitigation goals adopted by Lafayette Township can be found in **Appendix D**.

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<sup>7</sup> Combined acreage in both Lafayette and Westfield Townships

## **CHAPTER 6: COMMUNITY VALUES & DEVELOPMENT ISSUES (Leading to Goals and Objectives)**

The Steering Committee formed small task forces to study the following areas:

- Education
- Recreation
- Rural Character
- Development/Growth
- Businesses/Jobs
- Corridors/Infrastructure
- Township Services
- Town Center/Community Facilities
- Revenue
- Collaboration

These areas of further study are not in any priority order; they find their importance through the links they have with each other.

### **EDUCATION:**

In today's competitive business and community environment, aspiring for "Lifelong Learning" has become necessary for economic advantage, personally and corporately. A community that embraces education will have many opportunities.

There are two local school districts within the community. These are the Cloverleaf Local School District (CLSD) which encompasses the majority (95%) of the Township. The other is the Medina City School District (MSD) which includes the rest (5%) of the northeastern portion of the Township.

Following are some areas where residents would like some more consideration:

1. The community enjoyed an elementary school in its midst for many years, but recently it was closed when the Cloverleaf Local School District consolidated its facilities. During many discussions, the Steering Committee has pointed out that the community wishes to secure an elementary school within the community. This could be within either school district.

One of the concerns residents have is that children spend a lot of time on the bus going to and from school – over an hour for many of them.

2. The Steering Committee has identified a need for technical education opportunities within the Township. The need should be further defined and collaboration opportunities explored with other educational institutions in the area (Career Center, public schools, Medina County University Center). Technical education is seen as a potential feeder to the University Center.
3. Under the "Education" issue, the generating of future farmers is of concern.
  - a. The local schools have dropped the 'agriculture' program from their curriculum and training available at the Career Center is limited for this workforce.

- b. The relationship of the farm to the food on the dinner table is perceived as lost on today's generation of students.
- c. As the Township explores or develops ways of educating its residents further, it needs to encourage ways of keeping its current student base connected with farm life and provide ways to train interested students in the career of Agriculture.

## RECREATION:

Community Recreation enhances the educational, physical, social, cultural and overall well-being of the entire community, both residents and visitors. Opportunities for recreation can be provided by commercial, private, and public agencies within the community. There can even be an overlapping or collaboration of these entities to serve this purpose.

Recreation is available in many forms within the Township including, but not limited to, a variety of sports fields, trails, water activities, and hunting. The desire is to identify the full range and location of opportunities and put in place programs that look to expand these offerings and provide for new ones.

1. The Medina County Park District (MCPD) is recognized as a positive element within the Township. Their recent purchase of Chippewa Lake presents an even greater presence in the township.
  - a. The expansion of hiking/horse/bike trails has the potential of providing a comprehensive recreation experience. The desire for these trails to be expanded and connected together (in fact, a complete bike loop) is seen as a way to connect many of the assets of the Township.
  - b. The current MCPD future plans diagram (See **Map 12: Medina County Park District Master Plan**): is mainly focused around the Chippewa Lake to Buckeye Woods connection for future expansion. The "rural character" issue promotes the idea that the parks should look to create threads (or "greenbelts") throughout the Township to connect various parts and developments, including a connection to a proposed "Town Center".
2. A 'Bike-Loop' has been brought up consistently by the Steering Committee as a much-needed amenity in the Township.
  - a. This element cannot be separated from the rest of the issues; rather it needs to be weaved through much of the desired outcomes of the other identified issues in the Township.
  - b. One of the intended outcomes is to promote a healthy lifestyle.
  - c. An integrated system of trails (especially with surrounding communities) will establish opportunities for events that bring people to the Township. The challenge will be to find ways for the rest of the community fabric to capitalize on this influx – potentially through additional shops, rest areas, historic venues, etc.
  - d. The MCPD has been working on this item for several years and is close to providing the final piece to a loop of approximately five miles.
3. Chippewa Lake is a Township feature and a draw. The Medina County Park District recently purchased the lake and plans to make it an extension of the park land they own on the west side of the lake. This presents another opportunity for Lafayette

Township to collaborate with the Park District, Westfield Township, and the Village of Chippewa Lake on events/activities that could help generate revenue, promote preservation, grow (or open) business opportunities, and attract visitors.

4. The Medina Country Club is a feature and a draw as a private golf course and major business in the community. The Township should consider pursuing avenues or collaborative events where its use can provide community and private benefit.
5. Scenic views have been identified (along Westfield Road to the east at the Chippewa Road intersection and along the west side of Lafayette Road south of Chippewa Road). Other important views include the view of Chippewa Lake from Ballash Road, the floodplain area at the inlet area of Chippewa Lake and along the canal from Chippewa Lake north through Buckeye Woods Park. The preservation and enhancement of these views can add worth to several of the other community values and issues. Where scenic views occur on privately owned land, preservation and enhancement is encouraged. Education regarding land preservation would be an initial step in raising awareness.
6. There is an opportunity to explore and create an experience along the canal from Buckeye Woods to Chippewa Lake.
  - a. This could be programmed to be a "Pioneer Village." Visitors could walk/bike for a history/learning experience.
  - b. Shops or small businesses could be included to enhance the business desires and revenues.
7. Explore the possibility of setting up collaborative events/activities at Chippewa Lake and the new park that could provide an economic stimulus for the Park District, Lafayette Township and Westfield Township.
8. Look for opportunities to add additional sports fields (baseball, soccer, football and basketball). These may be provided on Township land, MCPD land, in a development's open space, etc.

#### **RURAL CHARACTER:**

Preserving the rural character of Lafayette Township was the top priority in the public meetings. Defining and elaborating on how to accomplish this desire proved to be an interesting exercise. The characteristics desired within the community were outlined in the second public meeting as:

1. Not Cookie-Cutter
2. Low-Density Lots
3. Diversity of Acreage Sizes
4. Fewer Traffic Lights
5. Low Retail
6. Can See the Countryside
7. Privacy
8. Low Light Pollution
9. Gatherings/Events (kids, needlework, church)
10. Volunteer Fire Department
11. Communication

The discussion also alerted the participants to the fact that the “idea” of rural is often rooted in a past cultural setting without the conveniences and opportunities that are available today. Therefore, as the Steering Committee progressed through the Comprehensive Plan development, it was a high priority to define “Rural” for today’s culture and to fit into the future. This created a lot of discussion and resulted in the following items to consider:

1. Maintain the convenience of adjacent city amenities and have natural areas nearby.
2. The “less hectic” lifestyle is desired as part of this issue, yet the convenience to modern amenities is important (food, clothing, shops, entertainment, etc.).
3. “Open space” is central to the issue.
4. The presence of agriculture throughout the Township is a key element. Celebrating and supporting the continuance of the farming community is vital.
5. Events and activity are seen as vital elements in a “rural” experience. Reinstatement of past activities that have been abandoned and the need for the public to connect with future events can enhance the “rural” character of the Township.
6. According to the resident’s identification of “rural characteristics”, Lafayette Township has many of the ingredients in place, as follows:
  - a. The people within the community are seen as the greatest asset by far.
  - b. Open space, green space, parks, and scenic views are all available.
  - c. Diversity in housing densities is available.
  - d. Community activities are available.
  - e. There are currently unique features, i.e. Chippewa Lake.
  - f. Operational farms are present in the Township.
  - g. Growth opportunities are obtainable.
7. As stated by the rural character task force group: “The challenge will be accommodating the demand for a rural lifestyle without diminishing the rural setting in the process.”
8. Develop and promote community activities that support or enhance the rural way of life. Establish collaboration with businesses, residents, adjacent communities to provide uniqueness, quality and broadness to these events. These activities should also develop to promote special or unique features/character of the different areas of Lafayette Township (i.e., farm areas to have agri-tourism encouraged, dense areas to promote community building, “Town Center” to promote diversity and parks for recreation, preservation, nature & history).
9. Adopt policies to control the use and spread of artificial light throughout Lafayette Township for the purpose of keeping a rural character, though accommodating the need for security and sight.

## **DEVELOPMENT / GROWTH:**

As Lafayette Township looked at the issue of Development and Growth within the Township, a vision came clear to the Task Force which is delineated in the following statement:

“Balanced and sustainable growth provides long term stability without sacrificing our future or giving up the rural character we all enjoy.”

1. Early opposition to any direction that would lead to development within the Township was replaced with support for well thought-out or planned growth within the Township.

2. The current zoning densities and development regulations encourage the building of structures such that the available Township land will be developed to the detriment of some of the natural features. Allow for creative, compact developments that cluster the dwelling units and provide for open areas that protect natural features.
3. In keeping with the value of “Nature Preservation”, the Lafayette community has indicated that the Township encourage the building of green/sustainable structures, encouraging the use of recyclable/biodegradable materials.
  - a. Developers should be encouraged to build energy-efficient, sustainable structures.
  - b. “Neighborhood” development design needs to be advocated.
4. “DESIGN MATTERS”. The community needs to recognize that a well thought-out design for a housing, industrial, commercial, institutional or retail complex will have many residual benefits both for the built environment and for community aesthetics.
5. Upon examination/evaluation of the Township’s physical layout, the Steering Committee identified four areas within the Township as potential activity areas or “Centers of Commerce”. They include:
  - a. The US 42 & SR 162 (east) intersection. The area includes US 42 from the Westfield Road intersection north to the Route162 (west) intersection, and along Route 162 (east), the area includes from the intersection at Route 42 west to Ballash Road.
  - b. The existing University/ Technological Park.
  - c. The Chippewa Lake Amusement Park property along Lake Road (the Chippewa Landing project). The area along Lake Road surrounding this property would be included in the target area.
  - d. The Lake Road and Chippewa Road intersection.

These activity areas or “Centers of Commerce” (COC) present the greatest opportunity for non-residential or mixed-use development within Lafayette Township. Two of the four areas are currently zoned local commercial, and the other two are zoned for planned mix-use development. Within these areas are opportunities to collaborate with a variety of neighboring entities including the Medina County Park District, Chippewa Lake Village, the University Center, the Medina Country Club, the Medina County Home, and the Lafayette Township municipal facilities.

6. Consider language that encourages more compact density in some areas while combining open space so that it promotes the much-desired rural character, while allowing for structured growth.
  - a. Allocate the compact development areas in places that do not hinder the scenic venues that need to be preserved and that do not damage sensitive natural habitats.
  - b. Consider incentives to developers who put together programs that promote these values and issues.

7. Encourage Township policy and zoning incentives for developers to build “green”, with emphasis on recycling, sustainability and use of environmentally-sensitive design and products.
8. The use of incentives to foster the position that “Design Matters”. Reward the use of “neighborhood” design instead of developing on a lot-by-lot basis. View a series of contiguous lots as a block and consider their amenities worth preserving while still accomplishing the densities or uses permitted in the existing zone.
9. Amend the zoning map to reflect viable areas for “Centers of Commerce”.
10. Create a zoning district for the US 42/SR 162 (east) intersection that permits a town center area with a mixed-use development.

## **BUSINESSES / JOBS**

Historically, Lafayette Township has been a farming community with a variety of supporting and/or complimentary businesses.

The Steering Committee, during its general discussions, identified the need to increase the number of businesses within the Township as an issue that is critical to the health, economy and stabilization of the Township. The early meetings with the general public showed that there is a general satisfaction with having access to retail in close proximity outside the Township and that they would prefer to keep large areas of commercial activity out of their community.

However, it is understood that businesses are a necessary component of a vibrant and healthy community. Residents would like to see a mixture of retail and commercial development that includes commercial activity on a “village scale”. There is not a desire to replicate the type and quantity of retail found on the north end of Medina City or the Lodi Outlet Mall. The Township does not desire to have big box stores locally as there are plenty available in the adjacent communities, or are already in the planning stages.

Lafayette Township needs to consider the expansion of potential businesses within its borders. Developing a cooperative economic development climate will be crucial to the sustainability of the Lafayette community and its residents. Since it takes people to be present for businesses to thrive (especially retail), there is a desire to encourage mixed-use development districts, especially at the proposed Town Center. Multi-modal connections from the business areas to recreation activity and trail access will provide opportunity for, and encourage, a healthy lifestyle.

The establishment of the Medina County University Center and the Technology Park places a “Center of Commerce” within the Township, and the Technology Park District (TPD) will guide and establish a solid business and aesthetic environment within its borders. The marketing of this business park needs to take a priority for Lafayette Township. Complimentary businesses may be encouraged and offered incentives to locate within close proximity to or within the Technology Park. The Township is encouraged to take a proactive stand in the marketing and establishing of businesses that fit the desired profile. Also, the Township should develop research and collaborative strategies with other local economic development entities in the County to encourage support service businesses in the area.

In addition to the technological and office uses that compliment the University Technology Park, businesses that fit the desired character and values of the community include:

- a. Farming (Agricultural). There needs to be avenues explored to keep existing and future farms operational. This may be accomplished through creative zoning

regulations, incentives and alternative (or companion) businesses allowed in unison with the farming use, i.e. Agri-tourism, repair shops, breeding, museums, restaurants, etc.

- b. Organic farming within the Township should be encouraged. It is seen as an activity and business that supports and encourages a rural lifestyle. Since organic farming takes special certification and operates within strict guidelines, incentives and grants should be explored to establish mutually-supportive operations.
- c. Consider home-based businesses. By encouraging their growth, they will not only be viable in their own right, but may become businesses that will look to move from the house to a business location.
- d. Lafayette Township needs to examine the markets it serves and encourage the establishment of market-based businesses that can grow due to resources and demand within the area.

Industrial land in the northeastern part of the Township is seen as an important part of the overall business strategy. However, the currently zoned land does not have easy access to major truck routes. An alternate or additional industrial district in the southeastern corner of the Township where there is water and sewer available and easier access to major truck routes should be studied. This location for industrial use may alleviate the need for an established truck route through the Township that runs north/south.

From a jobs perspective, a better business climate in the Township will provide better employment opportunities to the local residents and ease the percentage of the workforce that travels long distances to work (currently 40% travel over 30 minutes each way for work).

Consider and evaluate potential economic development incentive agreements, such as Community Economic Development Agreements (CEDA), Joint Economic Development Districts (JEDD), etc.

## **CORRIDORS / INFRASTRUCTURE**

The current network of roadways serves the Township reasonably well. Connectivity to adjacent communities is easily available.

Potential commercial areas (see “Development/Growth” issue discussion), industrial areas and the Park District’s trails all need to have appropriate access and egress so that vehicular, bicycle and pedestrian traffic is safe, efficient and easily accessible. One item that generated much discussion was the need to consider a truck route through the Township from the Industrial Zoned District (LM) in the northeast corner to the SR 224/ I-71 interchange south of the Township. Lafayette Township’s network of roads and other transportation links must be planned and developed together with revised land uses and residential developments, commercial centers and industrial areas to prevent traffic congestion and safety issues. The Steering Committee has noted several issue points within the Township that will retain a rural character in concert with controlled growth. These include:

- a. Upgrading the two main thoroughfares in the Township. These are Lafayette Road (SR 42) and Wedgewood Road (SR 162).
- b. Studying and planning for connectivity between the Township’s activity centers.
- c. Planning for the extension of water and sewer provisions to the areas poised for commercial growth.
- d. Providing for safe non-automotive uses along public roads.

- e. Extending the Medina County Park District's trail system for greater use.
- f. Providing for a truck route through the Township.

**1. Upgrading the two main thoroughfares in the Township.** Lafayette Road (US 42) cuts diagonally across the Township from the northeast to the southwest and is easily the busiest road in the Township with about 9000± vehicles traveling on it daily. Wedgewood Road, from SR 162 east, is the third busiest roadway (2500-3900 vehicular trips per day (VTD)) and Lake Road, north of Wedgewood Road, being second in activity (4300± VTD). With Lafayette Road. and Wedgewood Road. being US and State routes, there is little that Lafayette Township can do to upgrade them, except to work with the county, regional and state authorities to express the Township's desires/needs of improving the usefulness and safety of these routes. Ideas noted include:

- a. Make both routes so that traffic flows freely to businesses and then back onto the routes.
- b. Incorporate non-automotive uses along these routes (see discussion below).
- c. Study and improve the access drives along these routes.
- d. Ensure that access points to the street, and the traffic interruptions that they create, are minimized to provide safer travel.
- e. Work to have these routes display the beauty and rural character of the Township amidst development. It should be pointed out that the current maintenance of the Township-owned roads is on a routine schedule with planned upgrades as needed. This schedule should be reviewed annually.

**2. Studying and planning for connectivity between the Township's activity centers.** Identifying ways for the significant places of Lafayette Township to be connected has resulted in a variety of avenues being suggested. These include collaborating with the Medina County Park District to expand the existing and proposed trail systems to "destinations" within the Township; providing for non-vehicular lanes along the side of some roads; to create ribbons of connectivity through the Township to the surrounding jurisdictions, and providing for the efficient flow of commercial truck traffic through the Township. Each of these is discussed further in separate sections.

Also, the Medina County Highway Engineer's office has available the "Medina County Thoroughfare Plan" for Lafayette, Medina, Montville, and York Townships. This map indicates a road extension in the northeast corner from Lake Road to the east through residential development areas. The intention of this extension is to have local developers of the residential land complete this road designed to handle truck traffic loads with its eastern end lining up with SR 162 east at SR 3. (See **Map 14: Medina County Thoroughfare Plan.**)

The other area in Lafayette Township where road improvements are indicated is the northern section where Commerce Drive intersects with Smith Road in York Township. Commerce Road is planned to be extended south of Smith Road, and Deerview Lane is planned to be extended north of Lafayette Road to Smith Road and an intersecting road between these two may help to facilitate orderly development in that area. (See **Map 14: Medina County Thoroughfare Plan.**)

Lafayette Township, working with the Medina County Highway Engineer, should seek to secure funding for major road improvement projects that can help to fulfill the purpose of this plan. This funding should be sought through local/regional/State channels, as well as through

developer-funded projects. Developer-driven improvements can be partially or fully funded through agreed-upon conditions during the subdivision and development approval process, although should not be relied upon as the sole source of funding for the improvements.

- 3. Planning for the extension of water and sewer services to the areas poised for commercial growth.** Land zoned for commercial and industrial uses need water and sewer service to develop.

Also, the currently zoned Local Commercial (LC) area at the Lafayette Road and Wedgewood Road intersection needs to have sewer tie-in capacity in order to facilitate its development into a proposed Town Center or “Center of Commerce”. The Township is encouraged to open discussions with the Sanitary Engineers office to facilitate this area.

The remainder of the Township outside of the designated sewer service areas has little opportunity of having public sewer tap-in due to the expense of extending lines; however, if enough residents in an area agree to support its installation, the Sanitary Engineers office would work on a way to provide it.

- 4. Providing for safe non-automotive uses along public roads.** The community is looking for the ability to offer multiple modes of traveling through the Township for necessity trips, neighborhood connections and recreation. These will take the form of bicycle trails, walking paths, etc., and may be placed along the side of roads or on established, or new, trails within the Park District. The goal is to encourage non-automotive trip use. See the next item for further development.

Currently, there are regional, local and national bicycle routes through Lafayette Township. Extending and upgrading these routes should be studied further and ways found where they can be enhanced. The Township could provide areas for interaction along these routes that would distinguish the Lafayette community for the travelers of the bike routes and provide local economic opportunities. Currently, the international Underground Railroad bicycle tour route traverses Medina County west to east and is traveled by many cyclists that have an interest in experiencing local culture and side trips. Working with the NOACA (Northeast Ohio Area wide Coordinating Agency) Bicycle Advisory Council would be a good beginning place.

- 5. Consider a truck route through the Township.** The Industrial zoned districts north of the Township have limited and distant access to Interstate exchanges. The closest ones are the SR 18/I-71 interchange east of the City of Medina or the SR 224/I-71 interchange south of Lafayette Township in Westfield Township. Many of the businesses with truck traffic complain about the distance and hazards of accessing these interchanges. This also is a factor that hinders the development of the Lafayette Light Manufacturing & Research zoning district (LM).

## **TOWNSHIP SERVICES:**

Law Enforcement, Fire Service, Township Government, Township Resolutions and Enforcement (zoning codes), and the Efficiency of the Zoning Board were discussed in Chapter 5.

## **TOWN CENTER/COMMUNITY FACILITIES:**

1. **Community Facilities** enable the interaction of the residents with (and within) the place where they live. They generally encompass the identifying, defining and providing of facilities that serve a general public (or governmental) function, that contributes to satisfying a general need, enables enjoyment or recreation, opens educational venues, or generally strengthens the sense of community, etc. Planning, design and management of these facilities may be supported by public funds and realized efficiencies or community advantages need to be apparent.

There are currently four major concentrations of community facilities within the Township:

- a. The Medina County Park District has a concentration (the largest concentration of land area in the County) of parks for community use from Chippewa Lake north to Buckeye Woods Park. They include amenities such as walking/biking trails, sports fields, fishing ponds, boating (soon to come), nature hikes, picnics, etc.
  - b. The Township Municipal Complex (near the SR 162 east & Lafayette Road intersection) has the Township Hall, Fire Station, Maintenance facility, and the Township Administration Building, along with sports fields and a gazebo.
  - c. The Medina County University Center in the Lake Road/SR. 162 intersection area in Technology Park.
  - d. County Facilities: the County Home, County Garage, and Medina County Soil and Water Conservation District are concentrated south of Wedgewood Road and west of the railroad tracks. The Medina County Park District office and the Animal Shelter are also within close proximity.
2. **A Town Center** is an area or a complex of facilities that provides identity for the town. The overarching purpose should be to provide a functional, aesthetic place where the town character can be displayed. The variety of facilities included may overlap and provide flexibility for use changes, all with the long-range goal of providing a “sense of place” for the community. The structure of the Town Center promotes the building of a stronger community and provides for a general cultural statement to be developed.
    - a. Several elements were identified as important to be incorporated into any proposed Lafayette Township Town Center development.
      - (1.) It needs a “theme” that expresses the Township identity.
      - (2.) It is to serve to preserve and promote the rural history.
      - (3.) It needs to provide/support a sense of community.
      - (4.) It is to become a “gateway” into the core of the community.
      - (5.) It is to promote the community values, particularly education, recreation and attraction, along with providing a base for tourism.

- (6.) It is to be a mixed-use complex that may include a variety of governmental, commercial, office, retail, restaurants, recreational, residential, and possibly educational and cultural uses. Use of a public/private financial structure is encouraged.
  - (7.) It is to serve to enhance the local economic base through a mixture of retail and commercial businesses.
  - (8.) It is to provide affordable housing (particularly for young starters and seniors). Township demographics indicate an increase in the over 65 age group and there is a need to draw or keep the young within the community.
  - (9.) It needs to be connected to other amenities within the Township, like the Park District trails and fields, educational institutions, Township facilities, recreation facilities, and commercial entities.
  - (10.) A variety of transportation modes should be incorporated into the development.
- b. Having a district designed as a Town Center with higher density and mixed-use zoning in place will support the goals of protecting/preserving nature and open/green space around the Township. A trade-off of development rights could be considered by the zoning board to facilitate this type of development (this will require a legislative change.) This is also a great place to put the “green” initiative noted under issue “Growth/Development” into practice.
  - c. When considering the variety of Community Facilities needed, the desire of the Steering Committee was to weave many of the governmental facilities into the Town Center, i.e. Town Hall, Fire Station, Police Station, Community Pool, etc.

## REVENUE

The main revenue source for Lafayette Township is real property tax collected from the property owners. There is a balance that needs to be maintained with the amount of residential development versus commercial, industrial and agricultural land. Generally, commercial and industrial development, as well as farmland brings in positive revenue, with some exceptions, and residential development usually costs a Township more than the tax revenue received. (See Appendix E for cost of community services comparisons.)

With the addition of various tax levies, the roads, fire & emergency medical service, and police protection are covered. As the expected development increases, the cost required to improve and expand these services will increase. The current tax level through most of the Township is in the middle range (when compared to the county levels), with those in the Medina City School District on the higher end.

- 1. The Township currently is unbalanced in its tax-producing structure; it has a high percentage of residential use and a much lower percentage of business and industry use. Impact fees, used in the City of Medina, have been under discussion; however, at this time, the State of Ohio has not granted Townships the authority to impose them.
- 2. Approximately 10% of the land in the Township is owned by the Park District and other tax-exempt entities
- 3. Farmland and farm production is an essential part of the Township. However, approximately 6,772 acres (45%) of the land in Lafayette Township is qualified to be taxed under the CAUV program.

Ohio farmland owners often provide the bulk of the funding for local public services although farmers actually use relatively few local services. Cost of community services studies show that farmland generates a net surplus because of its modest demand for local public services. Farmland essentially subsidizes residences, which demand more in public services than they generate in tax revenue, even after CAUV tax savings are factored into the study.<sup>8</sup>

## **COLLABORATION:**

This Comprehensive Plan has, in many ways, become an expression of the Lafayette community's desire/need to work with the agencies, governmental entities and groups within the Township, the surrounding jurisdictions, and the region.

The Collaboration Task Force, a subcommittee of the original Comprehensive Plan Steering Committee, penned the following definition to help in understanding collaboration:

"A process of effective and open lines of communication between and among governmental and/or private entities to achieve common goals that mutually benefit all partners."

The issue of Collaboration has been looked at from five areas of importance to Lafayette Township. These are "Internal", "External", "Build Community", "Governmental", and "Communication". While not every area directly affects how the land is used, they do have an impact on land use. These areas are outlined further as follows:

1. **"Internal"** collaboration relates to the residents of the Township and their involvement within the community. The desire to have residents involved with community decisions and activities is very strong. The persistence of the Steering Committee to involve residents during the formulation of this plan and the public meetings gives testament to this fact.

The involvement of community residents in the Township's activities is seen as a critical component to the success of the Lafayette community. Township residents desire additional opportunities to influence Township services, activities and decisions that affect their future.

Another aspect of "Internal" collaboration is with the businesses that currently are located within the Township. As an example, local businesses are encouraged to work with the community in the preservation and creation of open/green space and to become involved with community revenue-producing events/activities.

2. **"External"** collaboration focuses on how Lafayette Township interacts with the surrounding jurisdictions and agencies that work within it. Lafayette would like to help foster an attitude of regional cooperation, so that everyone can benefit from their strengths and build on their dreams.

This means that as planning efforts move forward on the action items of this plan, the surrounding jurisdictions and involved entities may be invited to the table to discuss

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<sup>8</sup> OSU Extension Fact Sheet CDFS 1260-98

and work through solutions. It is recognized that all of the adjacent jurisdictions share many resources and depend on each other to provide many services across boundaries.

By example, natural areas and features do not end at Township boundaries. So, as Lafayette Township identifies and structures its “Greenbelts” across the Township, the desire is to involve the adjacent Townships and the City of Medina to extend these routes into and through their community and eventually have a wide-spread county system that is tied together. There are multiple opportunities available for each community, and Medina County, to benefit from such a system.

There are many opportunities open for various jurisdictions to work together with Lafayette Township, i.e. water service, sewer service, roadway improvements, trail development, preservation of natural areas, business development, etc.

3. **“Build Community”** finds its base support in the fact that residents have expressed their desire to work together in joint efforts. They identify themselves as a community that respects its members and their property and also desires to provide an atmosphere for personal and group enjoyment.

The expressed goal of a “Town Center” came from residents who identified that Lafayette has a definitive character, but lacks a symbol of that identity where “places” can be born and access to many of the community’s finest elements and products can be provided. This would be a place where diversity of use and culture would be encouraged, where people can live, work, shop and play, and a place “connected” to other significant places within the Township.

The Committee has heard from neighbors that Lafayette needs to have a variety of events that will draw out residents and attract others from outside the community. “Community” has to be built upon the nostalgia of the past, yet cannot duplicate it as the forces of culture keep moving us forward in unexpected ways. Just the expressed desire to have modern conveniences (Internet access – high speed no less, cell phones, cars, dishwashers, etc.) and yet keep a rural character forces Lafayette Township to build a community on these attributes.

Inviting others to be a part of this community has been expressed as an important “value” through “attraction”. One event has to be mentioned here, because it has come up so often in the discussions and it was successful in building community and in attracting visitors. In years past, there was a community “Buffalo Roast” with activities included that served as a gathering event. Something similar should be designed and instituted again. It served to brand the Lafayette community and bring them together.

4. The **“Governmental”** emphasis involves many agencies that have a stake within the Lafayette community. The generated list of agencies that have an affect on Lafayette Township is attached as Appendix G. Several of these agencies were involved in community meetings with the Steering Committee and private meetings with certain task force groups. The spirit of working together to accomplish a goal was present at each meeting and the Steering Committee desires to build on this and form deeper collaborative efforts as the community moves forward.

5. An emphasis on “**Communication**” is seen as critical to this whole issue. There are those in the Township who feel out of touch with issues/events in Lafayette. A necessary step in building a better community is for the Township website to keep current on issues/events and provide for resident input.

It is seen as critical that the Lafayette Trustees, Boards and Commissions make sure residents are informed about issues and are involved in decisions affecting the community.

## **CHAPTER 7: GOALS AND OBJECTIVES**

**Goals** are the broadest expressions of a community's desires. Goals give direction to the plan as a whole. Goals are concerned with the long term, and often describe ideal situations that would result if all plan purposes were fully realized. Since goals are value-based, their attainment is difficult to measure.

**Objectives** (indicated with •) are specific statements that carry out a plan in the short term. Objectives are measurable benchmarks that can be used to assess incremental progress in achieving the broader purposes expressed in policies and goals.

### **Goal 1. Provide Quality Educational Opportunities**

- Reinforce the ideal that Lafayette Township is a community that values education.
- Encourage the location of a school within the Township
- Promote higher education – workforce and professional development within the Township
  - Technical education in the Township
  - Agricultural education (SWCD & OSU Extension)
  - The University of Akron – opportunities for higher education

### **Goal 2. Enhance Recreational Opportunities**

- Collaborate with the Medina County Park District (MCPD) to provide additional opportunities:
  - Create activity, such as a seasonal store or bicycle rental, along the Chippewa Inlet from Buckeye Woods to Chippewa Lake
- Work to connect schools, neighborhoods, parks, recreational facilities and other service and community destinations with a trail system.
  - Through the expansion of pedestrian friendly multi-modal trails
  - Coordinate with the Medina County Bicycle Transportation Route System
- Create greenbelts throughout the township connecting to the proposed Town Center
- Capitalize on Chippewa Lake and surrounding development to create an activity area.
  - Chippewa Lake is a Township feature and a draw
  - Park District owns the Lake
  - Chippewa Landing development proposal > mixed-use PUD
  - Improve Lions Park
- Encourage private stewardship to preserve and protect scenic views on privately owned land. The Township should work with the local land conservancy to educate and encourage property owners to voluntarily protect wooded areas and other natural landscapes and discourage the creation of large suburban-type lawn areas.
  - Along Westfield Road to the east at the Chippewa Road intersection;
  - Along the west side of Lafayette Road south of Chippewa Road;
  - View of Chippewa Lake from Ballash Road;
  - Floodplain area at the inlet area of Chippewa Lake;
  - Along the canal from Chippewa Lake north through Buckeye Woods Park.
- Promote the health and fitness of residents through diverse active and passive recreational facilities and opportunities.

**Goal 3. Maintain the Historical, Rural and Agricultural Character of the Township**

- Preservation of open space and natural features is central to this issue.
- Establish guidelines that minimize the conversion of agricultural land, support farm operations and allow for agricultural-related businesses.
- Encourage development styles that are compatible with the existing character of the Township.
- Ensure that new development/redevelopment is compatible with existing development within the Township in terms of style and scale and in locations suitable for the type of development.

**Goal 4. Properly Manage Future Growth and Development:**

- Properly plan development to preserve areas identified as important open space, stream corridors, wildlife habitat, and scenic corridors.
- Maintain efficient and responsive fire and emergency services.
- Allow for the provision of adequate infrastructure that addresses resident needs.
- Identify areas not suitable for development.
- Ensure that new development and/or redevelopment is compatible with existing development within the Township in terms of style and scale, and is integrated into the surrounding area to promote community interaction.
- Manage growth to ensure that development occurs at an appropriate scale, and in locations suitable for the type of development.
- Encourage increased collaboration between Lafayette Township and the surrounding townships, villages and city to better plan for and coordinate future growth and development.
- Revise the Zoning Resolution to consider effective buffers between residential uses and the impacts of commercial and industrial development.
- Promote flexibility in design to manage the impacts of higher density residential development.
- Coordinate land use development with transportation improvements and the Medina County Thoroughfare Plan.
- Investigate funding opportunities/grants to implement both preservation and development programs suggested by the Comprehensive Plan.

**Goal 5. Enhance the Township's Economic Development Opportunities**

- Support existing businesses and work to consider incentives for low impact, sustainable business/industry.
- Assist the Medina County Port Authority in the promotion of the Technology Park.
- Incorporate into the Zoning Resolution a provision for home-based businesses, which is any business where the primary office is located in the owner's home.
- Encourage the current opportunities available through the Community Reinvestment Area (CRA) and investigate new opportunities.
- Promote the Township's agricultural sector through policies and strategies that assist farmers in making their farming operations more profitable.
- Encourage programs aimed at retaining farms and farmland within the Township.

**Goal 6. Provide high-quality housing opportunities to meet the needs of current and future Township residents.**

- Promote and maintain the high quality of the existing and future housing stock.
- Encourage the provision of a greater variety of housing styles and types to accommodate a wider range of housing preferences, income levels and household types (seniors, singles, and empty-nesters)
  - Investigate revisions to the Zoning Resolution to consider “in-law suites”.
- Encourage housing development to occur in a manner that enables residents to use existing infrastructure and services efficiently.
- Consider the provision of recreational space in new residential development through revisions to the Zoning Resolution.
- Identify and protect architecturally and historically significant sites and buildings in the Township.
  - County Home
  - Mill
  - Three original Homestead Farms
- Consider opportunities for “Aging in Place” and the developmentally disabled through the use of “Universal Design”.
- Encourage property maintenance and “pride of ownership”.

**Goal 7. Preserve and protect open space, natural and cultural resources in the Township.**

- Encourage the preservation of significant areas of open space along roadways and promote scenic corridors to enhance property values and maintain the rural character of the Township.
- Promote the protection of the quality of surface and groundwater resources, particularly through the employment of watershed management measures.
- Preserve natural habitats and open space corridors for wildlife protection.
- Properly plan development to preserve areas identified as important open space, stream corridors, wildlife habitats, prime farmland and scenic view corridors.
- Consider riparian setbacks from stream beds and wetlands.
- Recognize potential wetland areas.
- Identify buildings, structures and sites that preserve the historic and cultural heritage of Lafayette Township for current and future residents.
- Preserve the rural character of the Township by discouraging development that utilizes prime agricultural land, forest land and open space. (Create an Agricultural Preservation Overlay District)
- Encourage the use of conservation easements, land trusts and other conservation tools to facilitate open space preservation and protection of agricultural lands, forest lands, natural areas and environmentally-sensitive areas.
- Actively pursue funding sources for farmland preservation.
- Actively promote air quality, water quality and storm water management programs.

**Goal 8. Maintain and enhance high-quality and cost-effective community services that will enable the Township to attract and retain a diverse population.**

- Provide a timely, orderly and efficient arrangement of public facilities and services to support existing and planned land use patterns and densities.
- Encourage the extension of water lines where possible.
- Adhere to the Medina County Hazard Mitigation Plan, as prepared by the Medina County Emergency Management Agency and adopted by the Township, for the health and safety of the residents.
- Encourage senior citizen facilities and programs to correlate with the Township's growing senior population.
- Maintain efficient fire and police service.
  - Update siren system.
- Provide hydrants every 300 feet in subdivisions and 900 feet in less densely populated areas where water lines exist as recommended by the appropriate agencies.
- Create an historical museum.
- Update Township Hall.

**Goal 9. Provide for local and regional transportation/circulation needs**

- Ensure proper roadway maintenance.
- Promote safe roads for automobile travel with pathway/trails where appropriate to effectively accommodate bicycles, pedestrians and other modes of transportation.
- Keep up-to-date on road improvements outside the Township that may affect the Township.
- Encourage senior housing developments to consider transportation for residents.
- Provide for interconnectivity between subdivisions.
- Encourage sidewalks and/or trails within new residential subdivision development.

**Goal 10. Create a Town Center in the area of the current Township Hall (SR 162 and US 42), or alternate location**

- Facilitate the concept of a Town Center area as a central focal point and activity center for the Township, thereby providing opportunity for social interaction among residents, commerce and tourism.
- The Town Center area could serve as central place to shop, conduct business, relax and be entertained.
- Identify types of land uses, such as office, retail, and higher density residential that would be beneficial for a Town Center.

**Goal 11. Encourage Increased Collaboration within the Township and with surrounding communities**

- Encourage increased collaboration among Lafayette Township, surrounding Townships and the City of Medina to better plan for and coordinate future growth and development.
- Support regional and county-wide goals, objectives and plans adopted by NOACA, the Medina County Park District, the Medina County Highway Engineer, and other county and state agencies.

- Improve methods for citizen involvement in the ongoing land use decision-making process and provide opportunities for citizen participation in the implementation and review of the adopted Comprehensive Plan.

**Goal 12. Promote Sustainability and energy efficiency**

- Incorporate sustainable practices into the zoning regulations.
- Use sustainable practices in the construction of Township facilities, i.e. the new firehouse.
- Encourage mixed-use development especially in the area of the Town Center.
- Encourage alternative energy use.
- Promote a sustainable energy future by increasing energy efficiency in all sectors.

**Goal 13. Develop a system to keep the Comprehensive Plan relevant and to continue ongoing citizen input**

- Audit and update the Township Zoning Resolution to reflect the vision of the Comprehensive Plan
- Keep the plan prominent in the Township
  - Issue copies of the plan to all new trustees and appointed members on all boards
  - The plan should be read by all Zoning Commission members and Township Trustees on a yearly basis
- Recruit citizens to serve on special tasks force requiring more in-depth examination
- Update the Plan every five (5) years.

**Goal 14. Promote Hazard Mitigation and Security measures**

- Use plan review to facilitate Crime Prevention Through Environmental Design (CPTED) methods and other appropriate site design methods for facilities that have a potential to present a security risk.
- Support and participate in regional initiatives to support first responders including police, fire and emergency medical staffs.
- Participate in regional disaster and hazard mitigation planning and funding decisions.
- Update security protection for Township facilities, as feasible and appropriate, to protect the Township's interests without creating undue burdens on the public.

## **CHAPTER 8: FUTURE LAND USE PLAN**

The Lafayette Township Comprehensive Plan includes a future land use map that will be used as a guide in the decision-making process for future modifications to the Township's Zoning Resolution, consideration of development proposals, rezoning requests, variance requests or any other planning and development concerns that may arise in the Township. The future land use map and the following narrative make up the Future Land Use Plan. (See *Map 15: Future Land Use Plan including Proposed Land Use Study Area.*)

Decisions that are in direct conflict with the future land use map that could undermine the long-term objectives of the community, if approved, should be avoided. A deviation from the future land use map and the Comprehensive Plan may be appropriate when it can be justified by more detailed information, changed conditions or where the decision is consistent with the broader intent and purposes of the Plan. The future land use map and/or the Comprehensive Plan may require updating in cases where proposed deviations would significantly alter the direction set by the Plan. An amendment to the future land use map and/or to the policies outlined in the Comprehensive Plan will be required in the case of developments that, because of scale or intensity, have the potential to create significant impact on services, traffic, surrounding uses, or the goals and policies of this Plan.

### **A. Influential Factors**

The Future Land Use Plan was prepared to reflect input received during the public input process, discussions with local decision makers and agencies, existing land use patterns, and the consideration of planning principles. This input and other factors affecting land use patterns were taken into consideration in preparing the future land use map and the Plan. These factors include:

#### **1. Existing Land Use.**

The existing land use pattern was used as a starting point for the development of the Future Land Use Plan. Approved proposed development projects, such as Chippewa Landing and the Medina Country Club, although not currently a land use, were incorporated into the Plan. Undeveloped properties were generally assigned the prevalent land use of the surrounding developed properties. The existing land use patterns have evolved in a relatively orderly manner; and other than the creation of a Town Center, the Future Land Use Plan does not suggest significant changes to the existing patterns.

#### **2. Existing Zoning.**

Existing zoning designations were a factor considered in preparing the Plan. However, there is no "vested interest" that guarantees existing zoning will remain unchanged. In fact, several changes are suggested based on modifications to future land uses in the Plan. All changes were carefully considered to ensure the general development arrangement remains consistent and landowners will retain a reasonable use of their land.

#### **3. Relationship of Incompatible Uses.**

The future land use plan strives to reduce or eliminate incompatible land use relationships existing in the Township. Providing a transition and/or buffer between land uses, especially those with certain conflicting characteristics, is essential. The Plan designates areas for uses that are considered most appropriate for the community's long-term objectives, with the understanding that suggested changes to the Zoning Resolution are intended to provide transitions and buffers between incompatible uses.

**4. Existing Lafayette Township Comprehensive Development Plan.**

The previous Township Comprehensive Plan, adopted by Lafayette Township in 1987, was not used as a beginning point for the current version of the Township Comprehensive Plan. It was, however, used as one of the resources.

**5. Infrastructure and Public Facilities/Services.**

The availability of central water and sewer services may be a factor in discussion regarding land uses in the township. The road network limits the types and intensity of uses that may be effectively served in an area of the Township without adversely impacting traffic operations. The availability of community facilities such as police and fire protection must also be considered.

**6. Existing Market Conditions.**

Existing market conditions and opportunities were evaluated, although they have likely changed during the timeframe of this Plan. Future updated plans should reevaluate market opportunities to ensure that the Township's near-term economic development goals adjust to its successes and external influences.

**7. Land Use Patterns in the Area and Other Communities.**

Land use patterns for neighboring communities and similar townships in Medina County were considered to ensure that the new Plan would be compatible with those patterns.

**8. Recent Development Proposals.**

Starting in 2004 with the development of the University Technology Park, there have been several development proposals approved within the Township that will have significant impact on the specific development site and the surrounding area:

- o University Technology Park Planned Unit Development
- o Chippewa Landing Planned Unit Development
- o Medina County Club Planned Unit Development

**9. Desires of the Township.**

The land use pattern desired by Township residents has been expressed through numerous public forums, public meetings, and public hearings.

**B. Future Land Use Categories:**

Detailed discussion of each category is provided in this section.

**1. Residential (Single-family and two-family residential)**

**a.) General Location.** Residential is the predominant land use in the Township, occurring throughout.

**b.) Intended Land Uses.** The Residential land use designation is intended to accommodate single-family and two-family residential development. Accessory and support uses may be permitted such as churches, parks, schools, home occupations, and small-scale care facilities. Existing schools and churches are separately designated as Institutional/Civic; however, future development is permitted in Rural Residential areas provided they maintain the scale and character of a rural township.

**c.) General Character Description.** Development in the Residential areas will encourage diversity in design, size and price while assuring that the development does not adversely affect nearby existing residential development. In general, new subdivisions should include an interconnected street system where feasible, and sidewalks/trails to make connections with commercial areas, parks and other activity areas.

**d.) Key Changes –** The only change proposed is to provide for density-neutral clustered single-family residential use.

## 2. Attached Single- Family Residential

- a.) **General Location.** Attached Single Family Residential is proposed in the area of the Town Center and other activity centers.
- b.) **Intended Land Uses.** The Attached Single Family Residential land use designation is intended to accommodate duplex, condominium and townhouse development. Accessory and support uses may be permitted such as churches, parks, schools, home occupations and small-scale care facilities. Existing schools and churches are separately designated as Institutional/Civic; however, future development is permitted in the Attached Single-Family Residential areas provided they maintain the scale and character of a rural township.
- c.) **General Character Description.** Development in the Attached Single-Family Residential areas will encourage flexible design diversity and diversity in size and price while assuring compatibility with the surrounding area.
- d.) **Key Changes.** Attached Single Family Residential is a proposed new category. However, townhouses and condominiums may be appropriate under certain conditions and in specific settings (see Mixed Use below).

## 3. Multiple-Family Residential:

- a.) **General Location.** Multiple Family Residential development has not occurred in the Township.
- b.) **Intended Land Uses.** Multiple Family Residential areas may include a variety of multiple-family and attached single-family developments, with a focus on apartments. Townhouses and condominiums are also encouraged.
- c.) **General Character Description.** Currently, there are no provisions for multi-family use within the Township.
- d.) **Key Changes.** No new Multiple Family Residential is proposed. However, townhouses and condominiums may be appropriate under certain conditions, especially for seniors and young adults who are between living at home and raising a family. Again, the Town Center may be appropriate for Multi-Family Residential use and also adjacent to the City of Medina.

## 4. Mixed-Use:

- a.) **General Location.** Mixed Use Overlay areas are identified for the vicinity of the Town Center, the University Technology Park, and Chippewa Landing area.
- b.) **Intended Land Uses.** Mixed Use is characterized by residential use located above, first floor retail/service activities, or in close proximity. It is also defined as development that incorporates residential, commercial, office and /or special uses such as a university, wellness center, spa, or government facilities. The businesses gain support from the immediately-accessible resident population, as well as the nearby Single-Family Residential properties, which are intended to have non-motorized trail connections. Parking spaces can be partially shared in Mixed Use developments due to the increase in pedestrian travel and some differences in peak hour demand, resulting in lower overall parking requirements.
- c.) **General Character Description.** Mixed-use development should maintain a traditional neighborhood scale that is pedestrian-friendly with minimal impact on adjacent properties. The residential component is intended for both young adults and seniors seeking new or continued residence in Lafayette Township. The units are

expected to be owner-occupied, although high-quality rental may be allowed. Retail/service activities should be oriented to the residents of the mixed-use development, while the special activities will have a more regional attraction. The proposed Chippewa Landing project is a mixed-use development.

- d.) **Key Changes.** The Mixed Use designation is a new land use category that was introduced in this Future Land Use Plan. The intent of this district is to promote a complimentary mixture of uses that may be a draw to the Township and serve as a transitional land use to the nearby Single-Family Residential.

## 5. Commercial:

- a.) **General Location.** Commercial development exists and is planned for core areas along major thoroughfares in the Township. These locations are primarily at major intersections:
- Intersection of Wedgewood Road (SR 162) and Lafayette Road (US 42).
  - Lake Road and Chippewa Road.
  - Lake Road from Chippewa Road to Westfield Township boundary
- b.) **Intended Land Uses.** Pedestrian scale commercial uses are encouraged
- c.) **General Character Description.** Retail/office development with improved site design, access management, building facades requirements and landscaping.
- d.) **Key Changes.** Reinforcement of design standards, including those that might bring the buildings near the street with parking located generally behind. Additional landscaping and plazas can be attractive features and encourage pedestrian store-to-store travel.

## 6. Industrial:

- **General Location:** Industrial zoning currently exists in the northeast portion of the Township; however, there has been no industrial development in the district. This area is indicated on the Future Land Use Plan to remain industrial since it adjacent to industrial uses within the City of Medina, sewer and water service is accessible, and there is rail service to the area.
- **Intended Land Use.** Light manufacturing uses with no adverse environmental effects on the surrounding area. Limited manufacturing and processing, office and research facilities, and wholesale business establishments that are clean, quiet, and free of objectionable elements such as noise, odor, dust, chemicals, smoke, and glare.
- **General Character Description.** It is the intent of this district to encourage industrial development on a unified site which is planned and developed as an industrial park.
- **Key Changes.** The northeast corner of the Township that is currently zoned for industrial development remains the preferred location although it has not developed. The negative to this location is truck accessibility, especially to the interstate system.

## 7. Agricultural:

- **General Location.** Over one-third of the Township land area is used for agricultural purposes. This includes cropland, orchards, pastures and farmsteads. Farmland is currently scattered throughout the Township. The Plan specifically identifies the western third of the Township as an Agricultural Preservation Area and suggests that sewer service not be extended to this area.
- **Intended Land Use.** Operational farms, farm-related commercial activity and farm support services. Also, encouragement of agri-tourism.

- **General Character Description:** Preservation of prime farmland is a goal that not only promotes the rural character of the Township, but also supports a vital economic development function for the entire County.
- **Key Changes:** Creation of a Farmland Preservation Overlay District for the portion of the Township west of Lance Road

#### 8. Open Space/Recreation:

- **General Location:** The largest amount of parkland owned and operated by the Medina County Park District is in Lafayette Township representing approximately 10% of the land area of the Township. This parkland is concentrated in the area from Buckeye Woods to Chippewa Lake. The Medina Country Club provides private recreation.
- **Intended Land Use.** Active and passive recreation to include both ball fields and scenic areas. Trails within the open space area to be extended to provide links to other activity areas within the Township
- **General Character Description:** Build upon the existing County park facilities and expand the open space area to include the land surrounding the Inlet that is within the FEMA floodplain. Also, provide trail links to activity areas (using stream areas when feasible) within the Township such as the University Technology Park and the proposed Town Center. Residential development surrounding the Inlet, parkland and floodplain area should be encouraged to use conservation development techniques.
- **Key Changes:** Expansion of open space land use to encompass the parkland, floodplain and flood prone soil area between Buckeye Woods and Chippewa Lake. Encourage conservation development in this area.

## **CHAPTER 9: RECOMMENDATIONS**

### **A. ESTABLISH DEVELOPMENT GUIDELINES TO PRESERVE FARMLAND, OPENSOURCE AND SCENIC VIEWS TO PROMOTE A SENSE OF OPEN COUNTRYSIDE AND RURAL CHARACTER.**

Consider amending the Zoning Resolution to incorporate provisions designed and intended to preserve farmland, address open space and encourage scenic views while protecting and respecting the right of private land owners. Encourage protection of natural and environmentally sensitive areas which are consistent with the Townships established rural character.

### **B. CONSIDER THE USE OF CONSERVATION DEVELOPMENT TECHNIQUES**

One of the ways to retain Lafayette Township's rural character is to preserve significant amounts of open space and to maintain natural and scenic views presently encountered when traveling on roads throughout the Township. Preservation of open spaces and scenic views can best be accomplished by encouraging the use of conservation development techniques. The Township should encourage conservation development as either a permitted use in the R-R District or a conditional use. Conservation Development could provide an effective alternative to back lot development and the traditional two-acre lot subdivision and would result in a land use pattern more consistent with the stated goals of this plan. Educating the Board of Township Trustees, Zoning Commission, Board of Zoning Appeals, and residents as to the benefits of conservation development is recommended. Additional information about what conservation development is, why it is important, and how it should be utilized in Lafayette Township should be made available.

### **C. DISCOURAGE THE EXTENSION OF SANITARY SEWERS TO THE WESTERN THIRD OF THE TOWNSHIP**

Since it is intended that Lafayette Township retain its rural and agricultural character and that farmland preservation is an integral component of that rural character, it is recommended that central sanitary sewer service not be provided to the western third of the Township. Extension of sanitary sewers to the westernmost portions of the Township would not be cost effective, compatible with the proposed development and land use patterns, or consistent with reducing development pressures on prime agricultural lands. The Township's utility extension policy should be consistent with its long-range land use planning and development policies.

### **D. ENCOURAGE ESTABLISHMENT OF RIPARIAN CORRIDORS ALONG THE MAJOR STREAMS**

Riparian setbacks control land use activities and new development within certain distances of streams. Setting development back from streams maintains the ability of riparian areas to control flooding, limit stream bank erosion, protect habitat, purify groundwater, and reduce water pollution. Riparian setbacks would protect structures and reduce property damage and threats to watershed residents while contributing to the scenic beauty and rural character of the Township.

The riparian setbacks depend on the characteristics of the stream including flood plain areas, wetlands, topography, stream size, soil type, and land use. Encourage limits be placed on

soil-disturbing activities around the major stream courses including Chippewa Creek, Mallet Creek and the East Fork of the east Branch of the Black River in the Township. A Zoning Resolution should be developed to include riparian setbacks from the major stream courses in Lafayette Township.

#### **E. PERMIT AND REGULATE HOME-BASED BUSINESSES**

The Township may consider permitting home based businesses as an expansion of the Home Occupation regulation. The nature of the business and the type of use should be carefully examined so that it does not cause problems for adjacent properties. Home-based businesses in Lafayette Township should be carefully regulated in order to protect adjacent neighbors from noise, truck traffic and deliveries, and exterior appearance.

Home-based business regulations could be classified into four or five categories:

1. Limitations on the types of businesses or activities that may be conducted within the home.
2. Restrictions on employees (number and relationship).
3. Regulation of the exterior appearance of the home, including signage and outside storage.
4. Operation restrictions, including hours of operation, traffic and parking.
5. Regulation of adverse impact on neighboring properties.

Any combination of the above should be considered in assuring that home-based businesses have no adverse impact on the residential character of the area.

#### **F. CREATE A TOWN CENTER IN THE AREA OF THE INTERSECTION OF WEDGEWOOD ROAD (SR 162) AND LAFAYETTE ROAD (US 42).**

The creation of a Town Center has been discussed throughout this Plan. A Town Center would provide a focal point for the community and reinforce the Lafayette Township identity. Ultimately, it would provide a central location for government facilities, commercial development and higher density residential development. The location centered around the SR 162/US 42 Intersection is centrally located within the Township and Township facilities exist there currently. Additionally, this location has historical significance. It was the location of Lafayette Village in the mid 1800s.

Consider creating a Mixed Use Overlay District for the “Town Center” for the following purposes:

- Permitting smaller lots for residential uses.
- Permitting attached single-family and multifamily development to encourage seniors and young adults to remain in the Township.
- Encouraging pedestrian scale for development.
- Providing design guidelines for development:
  - Landscaping
  - Scale
  - Building materials
  - Parking behind the building
- Permitting multi-use development, including village-scale commercial.
- Pedestrian friendly.

## **G. STRENGTHEN ZONING ENFORCEMENT**

New residential, commercial, industrial, or recreational developments, additions, and/or structures should be reviewed to ensure their compatibility and consistency with the Comprehensive Plan, Zoning Resolution, and Zoning Map. In order to protect property rights, the enforcement of the Zoning Resolution should be consistent, fair, and equally enforced for every individual and property in Lafayette Township.

## **H. AMEND AND UPDATE ZONING RESOLUTION**

See Appendix A: Implementation Strategies for specific recommendations.

## **I. ESTABLISH PERFORMANCE STANDARDS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT.**

Performance standards should be established for commercial and industrial uses which could create dangerous, injurious, noxious, or otherwise objectionable elements or conditions which may adversely affect the surrounding area or adjoining properties. Acceptable measures and safeguards to limit dangerous and objectionable elements could include noise, fire hazards, vibration, smoke, glare, erosion, and other similar elements.

Performance standards could be located within the General Regulations and /or for conditional uses and include, as an example, the following:

- a. There shall be no storage or handling of hazardous, explosive, or highly-flammable materials which would cause fire, explosion or safety hazards.
- b. There shall be no production of noise beyond the property boundary of any use in excess of the average intensity of street and traffic noise found in the adjacent area.
- c. There shall be no emission of dust, dirt, odors, smoke, or toxic gases and fumes.
- d. There shall be no production of heat, glare or vibration perceptible beyond the property boundary of the conditional use.
- e. There shall be no outdoor storage.
- f. There shall be no off-site release to soil or surface drainage ways of water-borne or liquid pollutants.

## **J. ENCOURAGE FARMLAND PRESERVATION.**

There are various tools in addition to the Comprehensive Plan itself, some of which are discussed below, that can be initiated by the Township to encourage farmland preservation within Lafayette Township:

### **1. Increase the period for recouping lands removed from the Current Agricultural Use Valuation (CAUV) program.**

CAUV is important in providing preferential assessment to reduce the tax burden on farmers, but alone is unable to preserve farmland in the face of development pressure. The recoupment period should be lengthened and the money designated to fund purchase of development rights programs. The ability to lengthen the recoupment period must be provided at the state level; however, local officials should encourage it.

## **2. Encourage Agricultural Districts.**

Agricultural Districts are a valuable means of encouraging and protecting commercial agriculture. They are a voluntary program for which farmers sign up.

## **3. Enact Right to Farm Resolutions.**

Agricultural Districts are Ohio's "Right to Farm" provisions. They provide a clear message to those moving into a rural area that agriculture is valued and supported by the community.

## **4. Agricultural Use Notice.**

An Agricultural Use Notice clearly states the message of a "Right to Farm Resolution". The Notice can be a part of the Zoning Resolution and/or be given to all new and current residents on any property in or adjacent to an agricultural zone warning them that noise, dust, odors and sprays are generated by neighboring agricultural operations. (An example can be found in Appendix D).

## **5. Utilize Agricultural Supportive Zoning.**

Zoning based on a Comprehensive Plan is the best tool available for the preservation of farmland. The purpose of zoning is to prevent land use conflicts. Agriculture is exempt from zoning in Ohio, but using zoning tools such as conservation development allows development to occur while large tracts of land are still preserved for agriculture.

## **6. Agricultural Conservation Easements: Purchase of Development Rights, Transfer of Development Rights, and Donation of Development Rights**

The sale, transfer, or donation of development rights is one way to place an agricultural conservation easement on a piece of land. An agricultural easement protects farmland by allowing landowners to retain title to their property and transfer or sell it however they wish. However, the easement ensures that the land will be used for farming and protects it from development in perpetuity.

Purchase of Development Rights is currently funded in Ohio through the Clean Ohio Fund. Lafayette Township Trustees and Medina County officials should encourage continued funding for this program with local (County and Township) funding options being investigated for matching funds.

Transfer of Development Rights (TDR) allow landowners to transfer development rights from one piece of property to another. This enables communities to shift development away from agricultural areas and direct it to areas targeted for growth under the comprehensive plan. TDR is not currently permitted in Ohio but it is being considered in the legislature.

Donation of Development Rights should also be encouraged. Under this program, landowners may donate all or a percentage of the development rights value of their land. A strong informational program to educate landowners about the potential tax and other benefits of the donation of development rights should be pursued.

## **7. Agricultural Security Areas.**

The Ohio Agricultural Security Area (ASA) program, effective May 18, 2005, authorizes 1 or more landowners of at least 500 acres of contiguous farmland to request from the Board of Township Trustees and the County Commissioners to enroll in a ASA program for a 10-year period. ASAs promote agricultural retention by creating special areas in which agriculture is encouraged and protected. ASAs provide certain benefits to farmers, including protection from non-agricultural development, a critical mass of land to help keep farming viable, and possible tax abatement on new real property.<sup>9</sup>

## **K. PROMOTE TOWNSHIP IDENTITY AND PRIDE**

The Township may consider investment in some type of announcement at the entries. Signage and/or landscaping would be beneficial. The Township will have to secure funding for plantings and maintenance. The Township should pursue sponsors to help alleviate the cost. Public donations could be contributed by civic organizations or private residents. Lafayette should encourage support and maintenance from civic organizations and churches. These groups could adopt street trees and planting islands and assist with care of the landscaped areas once installed. It would be helpful to establish a regular planting program of trees and flowers and solicit resident participation, school participation, and other volunteer organizations.

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<sup>9</sup> Ohio Department of Agriculture Office of Farmland Preservation, September 2, 2009.

## APPENDIX A

### **IMPLEMENTATION STRATEGIES**

**INTRODUCTION:** The Comprehensive Plan defines goals and policies that guide the development of the township. There is no limit to the methods that can be used to implement plan goals and policies, except state and federal law. Some goals and policy items in the Plan may be seen as having a low priority but can be easily implemented. Other policies are implemented not by immediate action, such as amending the language in a zoning resolution, but by making incremental improvements as the opportunities present themselves. In any case, plan goals and policies should be implemented not in a reactive manner but rather in a proactive manner.

The following strategies requested by the Steering Committee can be used to implement the Plan. This list should not be seen as something that limits implementation of goals and policies that may not be described below, or as a list assigning priorities.

Implementation of the Comprehensive Plan recommendations is the Township's most important process for guiding development. Implementation strategies link the Plan, which is a set of idealized guidelines, to actual development/redevelopment and ultimately to change. Implementation tools fall into the following categories:

- Zoning Text Amendments
- Zoning Map Amendments
- Future Studies
- Administrative Measures

#### **A. ZONING TEXT AMENDMENTS**

Zoning is the Township's fundamental tool to be used to bring about many of the land use policies stated in this Plan. The following suggested text amendments identify specific provisions of the Township's current zoning resolution where changes should be considered in response to policies contained herein. This is not intended to be a comprehensive list of zoning updates or modifications needed or desired; it is a guide for use when the Township decides to amend the current Zoning Resolution.

Many of these suggested amendments involve modifying or adding new development standards, which in some cases include specific numerical standards. These numbers are intended to serve as guidelines and should be evaluated further by the Zoning Commission and Trustees at the time the Zoning Resolution is amended.

##### **1. General Regulations:**

- a. Lot storage of vehicles (outside) – Consider reducing the length of time permitted for unlicensed and/or disabled vehicles.
- b. Ponds and Lakes – consider defining them as structures:
  - (1.) Examine limits on their placement, especially in the front yard.
  - (2.) Consider requiring them to be on one lot, or require a maintenance agreement when more than one property owner is involved.
- c. Home Occupation –
  - (1.) Zoning Resolution currently references "Type 1" home occupations only.
  - (2.) Study to see if the Township should expand Type 1 home occupation definition and/or provide for home-based businesses, possibly as a Type 2 home occupation.

- a.) Home-based business regulations can be classified into the following categories:
  - Consider limitations on the types of businesses or activities that may be conducted within the home.
  - Review restrictions on employees (number and relation)
  - Review exterior appearance of the home, signage and outside storage
  - Consider possible adverse impact on neighboring properties.
- b.) Any combination of the above should be considered in assuring that home-based businesses have no adverse impact on the residential character of the area.
- d. Site Plan Review and Conformance –
  - (1.) Evaluate the need for expanded landscape requirements to address issues not regulated by other county agencies:
    - a.) Screening and buffering:
      - Would street trees be beneficial in subdivisions and planned developments?
      - Should parking lots have landscaped islands? What are the benefits, the negatives?
      - Should buffers between land uses be increased?
        - Consider walls, fences, mounding
        - Height
      - Wind barriers
      - Shade provisions
      - Energy conservation
      - Sound absorption
    - b.) Rain gardens and other alternative landscaping methods

**2. Review and Consider Revisions to the Rural Residential District (RR):**

- a. Consider impact on agricultural production.
- b. Evaluate lot area requirements.
- c. Accessory Uses – Suggest that “Accessory Uses” be a separate section under “Uses” rather than being one of the “Permitted Uses”.

**3. Explore additional zoning districts for residential use.**

- a. Consider smaller lot sizes in areas adjacent to the City of Medina and in the area of the proposed Town Center.
- b. Evaluate scenarios that would allow for more “affordable housing”.
- c. Consider permitting conservation/cluster development as a conditional use in any of the residential zone districts:
  - (1.) Provide for a minimum project size.
  - (2.) Density neutral; where the gross density permitted would remain as currently permitted within the zoning district with a required minimum percentage of open space (based on the total area of the development).
  - (3.) Allow for the flexible arrangement of units within the project site to preserve natural amenities of the site and open space.
  - (4.) Provide for a minimum setback along existing streets and the perimeter of the project in order to create an adequate buffer and retain a rural atmosphere.
  - (5.) Require the establishment of a homeowner’s association or similar entity to be responsible for the maintenance of the common open space.

- (6.) Consider providing education for the Board of Township Trustees, Zoning Commission, Board of Zoning Appeals, and residents as to the benefits of conservation development.
4. **Re-evaluate the Medina City Buffer District (MCB):**
    - a. Accessory uses – delineate as stated above in 2c.
    - b. Consider infrastructure requirements, i.e. water and sewer availability.
  5. **Re-evaluate the Lafayette Township Transition District (LTTD):**
    - a. Accessory uses – delineate as stated above in 2c.
    - b. Consider infrastructure requirements, i.e. water and sewer availability.
  6. **Consider revisions to the Local Commercial (LC) district regulations.**
    - a. Suggest adding “offices” to the list of permitted uses.
    - b. Change “publicly owned” and operated buildings and facilities to “government owned”
    - c. Accessory uses – delineate as stated above in 2c.
    - d. Encourage unified development
  7. **Supplementary Regulations:**  
Sexually Oriented Business definitions – Place in one location, in the Definitions Section.
  8. **Suggest Amendments to the Flood Plain District Regulations as follows:**
    - a. The Flood Plain Zoning District Map must be on file in the Township Hall or this reference should be deleted.
    - b. This section should be updated to reflect the most recently-adopted County Flood Plain regulations and Medina County Highway Engineer maps.
  9. **Evaluate Sign Regulations to make them content neutral.**
    - a. Real estate signs, directional signs, and other temporary signs must be treated similarly.
    - b. Temporary political signs are afforded even more protection– courts have not upheld time limits.
  10. **Consider creating a Mixed-Use Overlay District for the proposed Town Center area.**
    - a. Study restricting first floor space to retail and offices and second floor space to offices and residential units.
    - b. Consider creating design guidelines. Such guidelines may include, but are not limited to, the following:
      - (1.) Buildings to have a minimum of 50% percent of the façade devoted to windows and other architectural features to prevent "blank" retail walls.
      - (2.) Parking to be located behind the minimum building setback.
      - (3.) Screening of parking lots with more than 50 contiguous feet of parking exposed to the street.
  11. **Evaluate various methods to actively encourage promotion and protection of Agricultural Land:**
    - a. Conduct an inventory of farms and farm production within the Township.
    - b. Identify and monitor location and condition of prime farmland within the Township as indicated on the Map 8 – *Flood Prone, Hydric and Prime Farmland Soils*.
    - c. Encourage use of farmland protection programs to preserve prime farmland:
      - (1.) Medina County Current Agricultural Use Value (CAUV)

- (2.) Agricultural District
- (3.) Forestry District
- (4.) Preservation Easements
- (5.) Agricultural Security Areas

**12. Consider revising the Planned Unit Development (PUD) section under Conditional Uses to make it more user-friendly.**

**13. Study the inclusion of riparian setbacks from the major stream courses in Lafayette Township. Criteria for establishing riparian setbacks could include the following:**

- a. Setbacks should be established based on the area of the watershed for the stream in question.
- b. Riparian setbacks control land use activities and new development within certain distances of streams.
- c. Setting development back from streams maintains the ability of riparian areas to control flooding, limit stream bank erosion, protect habitat, purify groundwater, and reduce water pollution.
- d. Riparian setbacks would protect structures and reduce property damage and threats to watershed residents while contributing to the scenic beauty and rural character of the Township.

**14. Consider incorporating sustainable practices into the Zoning Resolution** such as energy efficient site design, permeable pavement material, land banking for parking, and regulations for wind turbines and solar panels.

**B. ZONING MAP AMENDMENTS:**

The following zoning map amendments are recommended as changes that could be made in the short term to implement the goals and objectives established in Chapter 7.

- 1. Mixed Use Overlay zone for the proposed “Town Center”
- 2. Agricultural Protection District

**C. FUTURE STUDIES:**

Review of the goals, objectives, constraints, opportunities and development pressures affecting Lafayette Township brings to light several areas for possible further study. These study areas are delineated on Map 15 – *Future Land Use Plan including Proposed Land Use Study Area*.

- 1. **Property at the intersection of S.R. 162 and U.S. 42** - currently zoned R-R and LC (Proposed Town Center). Study creating a Mixed-Use Overlay District for the “Town Center” incorporating the following purposes:
  - a.) Permitting smaller lots for residential uses.
  - b.) Permitting up to four units (attached) for senior housing
  - c.) Encouraging pedestrian-scale development
  - d.) Providing design guidelines for development along SR 162 and U.S. 42 including but limited to:
    - (1.) Landscaping
    - (2.) Building scale
    - (3.) Building materials

- (4.) Parking location
  - e.) Permitting multi-use development, including “village”-scale commercial
2. **Corridor Study for Lake Road.** (Phase 1 - Between the Medina City/Township Boundary and Wedgwood Road and Phase 2 - Wedgwood Road south to the Westfield Township boundary)
- a.) Gateway to the Township
    - (1.) High visibility
    - (2.) Good accessibility regionally
    - (3.) Control access.
  - b.) Deter Annexation
    - (1.) Zone change?
    - (2.) Design guidelines < overlay district
  - c.) External influences:
    - (1.) University/Tech Park
    - (2.) Medina City Connection
    - (3.) Commercial/industrial uses within the City of Medina
    - (4.) Medina City Buffer District developments
    - (5.) Lafayette Township Transition District development
3. **Chippewa Lake area:**
- a.) Collaboration with Westfield Township, Gloria Glens and Chippewa Lake Village
  - b.) Chippewa Landing development impacts
  - c.) Park District Plans
  - d.) Community Reinvestment Area (CRA)
  - e.) Infrastructure Improvements
  - f.) Roadway System
  - g.) Utilities
  - h.) Flood and storm water management

**D. ADMINISTRATIVE MEASURES**

Some of the policies summarized in Chapter 8 cannot be addressed solely through zoning. Therefore, in addition to the various zoning text and map amendments recommended in Sections A and B, the following administrative measures should be considered to further implement the policies included in this Plan.

1. Adopt the Comprehensive Plan and provide a schedule for periodic review and update. This should be the responsibility of the Zoning Commission and the Township Trustees.
2. Consider developing design guidelines for private business owners and residential development along the arterial streets.
  - a.) The guidelines may identify the preferred types of landscaping (i.e., indigenous trees and shrubs that are known to flourish in that type of microclimate),
  - b.) Street furniture, lighting, building design criteria, signage, etc.
3. Work with Chippewa Lake Village, Gloria Glens and Westfield Township to prepare a Land Use Study for the Chippewa Lake area.

4. Contact various commercial and industrial developers who have experience in the Medina County area to review with them the likelihood of, and obstacles to, development within the Township.
5. Pursue grants to generate additional revenue and to fund needed studies.
6. Farmland Preservation – Encourage use of an Agricultural Use Notice (a sample can be found in Appendix E.)
7. Incorporate trails into projects developed along the proposed trail system.
8. Strengthen zoning enforcement:
  - a.) New residential, commercial, industrial, or recreational developments, additions, and/or structures should be reviewed to ensure their compatibility and consistency with the Comprehensive Plan, Zoning Resolution, and Zoning Map.
  - b.) Enforcement of the Zoning Resolution should be consistent, fair, and equally applied to every individual and property in Lafayette Township.
9. Promote Township identity and pride:
  - a.) Provide identity at the entrances to the Township.
    - (1.) Signage and/or
    - (2.) Landscaping
  - b.) Encourage support and maintenance from civic organizations including churches.
    - (1.) These groups could adopt street trees and planting islands
    - (2.) Assist with care of the landscaped areas once installed. It would be helpful to establish a regular planting program of trees and flowers.
    - (3.) Solicit resident participation, school participation, and other volunteer organizations.
10. Hazard Mitigation:

Initiate an annual meeting between the Township Trustees, the Fire Department Chief, the Police Department Chief, and Emergency Management Agency to review the requirements of the All Hazard and Mitigation Plan goals, as well as the Emergency Operations Plan, and other materials necessary to provide a high-quality and safe environment for the residents of Lafayette Township.

## APPENDIX B

### S.W.O.T. ANALYSIS: (Strengths, Weaknesses, Opportunities and Threats)

#### STRENGTHS

##### INPUT SESSION RESULTS:

1. A refuge away from business
2. Low tax rate, with no income tax (except for Cloverleaf Schools)
3. We have concerned citizens who want to move into 21st century
4. Good township maintenance, salt trucks and plows are prompt
5. There is a lot of County park area
6. Church involvement in community
7. Scenery in general
8. Current land use
9. Volume on roads is low except for main "drag" 42 & 162, Ryan & Lake
10. Diversity of people/community – good demographic of ages
11. Self-reliance spirit of community
12. Diversity of housing and housing costs
13. Small corner markets
14. Farm produce available "in season"
15. Annual festival at Buckeye Woods - "Pioneers in the Park"
16. Chippewa Lake combined with the new County Park area
17. Own Police Department, Street/Road Department, Fire & Rescue Department.
18. Good location for access to main Interstate 71
19. Good school systems (Cloverleaf & Medina)
20. We have railroad lines to help with commercial development
21. Minimal flooding effects to environment & there is a lack of buildings in flood plain
22. The University of Akron's University Center & the Technology Park (good for job growth)
23. Close to County Seat
24. We have two fire stations
25. Centrally located in County
26. Strong Fire and Rescue Departments
27. Historical structures – Letha House, National Historic Listings, Mills
28. Quick access to medical facilities
29. Friendly residents

#### WEAKNESSES

##### INPUT SESSION RESULTS:

1. Not enough land area noted for commercial and light industry uses
2. Infrastructure not ready for a great influx
3. School growth
4. Farm land being developed – we need to protect
5. No infrastructure around Chippewa Lake and other critical areas
6. Few mid- to high-level jobs
7. No business and industry tax base
8. A lot of our land serves government offices that don't pay taxes on it
9. Volunteers (fire and rescue) don't work in this area (affects availability of volunteers)

10. No/little housing for young, single people
11. Aging population
12. Young people not integrated into township
13. Perceived anti-growth atmosphere
14. People who are not open-minded, not able to look at big picture
15. Potential gridlock on roads
16. Poor enforcement of resolutions
17. Zoning regulations need to be updated
18. Infighting – special interest groups perceived; uncivilized town meetings
19. School locations and logistics
20. School reputation
21. Poor communication with citizens for events (i.e., when meetings are)
22. How roads bisect our township
23. Need website for Lafayette Township for communication issues
24. People who want to help change and help address community needs/issues are not willing to become involved due to infighting and uncivilized meetings
25. Limited financial resources
26. Change is upon us – too relaxed and complacent attitude about it
27. There are pockets of blighted areas throughout Township

## OPPORTUNITIES

### INPUT SESSION RESULTS:

1. Communication
2. Development around Chippewa Lake
3. Mass transit to larger communities
4. Planned Unit Development (PUD) areas
5. Industrial development (close proximity to industrial park)
6. Affordable housing (with sewer and water)
7. Doing comprehensive plan
8. Bring in more business with proper zoning
9. Technology Park
10. Work with Chippewa Lake and other villages to develop master plan for Chippewa Lake area
11. Work with other/surrounding communities, keeping an open mind
12. Fostering small business owners, boutiques, self business
13. Work with Medina County Park District
14. Police Department
15. Sheriff Department
16. Develop sense of community – focus on children, youth
17. Opportunity for church involvement
18. Work with Farmland Preservation Group to preserve farms
19. Set aside land for development of houses from 1200-1600 square feet, small & affordable
20. Affordable apartment and condo development
21. Allow the “rural” character to survive
22. Develop plan for “University” area before it grows in an uncontrolled fashion
23. Historical Structures – Letha house, National Historic Listings, Mills, and others
24. Upgrading pockets of blighted areas throughout Township

## THREATS

### INPUT SESSION RESULTS:

1. People not being able to compromise to solve problems for the benefit of all
2. Not having adequate police protection
3. School issues – funding, etc.
4. Water – some places have it and some don't.
5. Community will not thrive unless changes are made
6. Unbridled development
7. Drainage, watershed issues
8. Loss of “personality” being taken over by city “mentality”
9. With Technology Park, we may become a “pass-through” community
10. Threat of city and villages trying to annex more land
11. Septic system – overdevelopment can cause problem with wells being made un-useable
12. Over developing – increase in crime
13. Development of Chippewa Park can bring growth, crime, threat to wildlife
14. Inflexible zoning
15. Infrastructure improvements might compromise the area
16. Trying to be more to all people rather than value what we have

## APPENDIX C

### LAFAYETTE TOWNSHIP POPULATION PROFILE

Source: 2000 US Census

Races in Lafayette Township:

- White Non-Hispanic: 98.3%
- Black: 0.3%
- American Indian and Alaska Native: 0.1%
- Asian: 0.3%
- Two or more races: 0.7%

Number of foreign born residents:

121 (70% naturalized citizens)  
Lafayette Township: 2.2%  
Ohio: 3.0%

Population density:

198 people/sq mi for Lafayette Township  
355 people/sq mi for the City of Medina

Residents with income below the poverty level in 1999:

Lafayette Township: 6.7%  
Ohio: 10.6%

Residents with income below 50% of the poverty level in 1999:

Lafayette Township: 2.9%  
Ohio: 4.8%

71% of Lafayette Township residents lived in the same house 5 years ago.

Out of people who lived in different houses, 55% lived in this county.

Out of people who lived in different counties, 77% lived in Ohio.

Place of birth for U.S.-born residents:

- This state: 4127
- Northeast: 262
- Midwest: 301
- South: 491
- West: 82

Most common first ancestries reported in Lafayette Township:

- German (27.5%)
- Irish (12.8%)
- English (12.0%)
- United States or American (8.0%)
- Italian (6.8%)
- Polish (6.7%)
- Hungarian (3.4%)

Most common places of birth for the foreign-born residents:

- Germany (31%)
- Jamaica (12%)
- Canada (12%)
- Austria (9%)
- Romania (9%)
- Mexico (8%)
- Italy (7%)

Means of transportation to work

- Drove a car alone: 2,385 (87%)
- Carpooled: 189 (7%)
- Bus or trolley bus: 19 (1%)
- Walked: 30 (1%)
- Other means: 17 (1%)
- Worked at home: 112 (4%)

96.5% of residents of Lafayette Township speak English at home.

1.4% of residents speak Spanish at home (90% speak English very well, 3% speak English well, 7% speak English not well).

2.1% of residents speak other Indo-European language at home (84% speak English very well, 10% speak English well, 6% speak English not well).

0.1% of residents speak Asian or Pacific Island language at home (100% speak English very well)

## APPENDIX D

### HAZARD MITIGATION LAFAYETTE TOWNSHIP

**Goal #1 *To reduce loss of life and personal injury from natural hazards***

Update the existing early warning system, which utilizes weather alert radios in public buildings and places of assembly by adding sirens and lightning protection for parks.

**Goal #2 *To reduce damages to existing development from natural hazards***

Utilize current engineering standards to alleviate existing flooding problems in the village by improvement of drainage capabilities. Rebuild storm drains.

**Goal #3 *To reduce damages to future development from natural hazards.***

Utilize and develop local zoning and engineering standards for new development that would make it less vulnerable to natural hazards.

**Goal #4 *To reduce damages to present and future development financed by public funds***

Public roads and infrastructure will be located outside the floodplain, above the floodplain, or designed to reduce the effects of flooding on the infrastructure.

**Goal #5 *To reduce public expense for emergency and recovery services following disasters***

Development within the flood prone areas will be discouraged through use of appropriate planning and land use zoning to reduce or eliminate emergency response and recovery expenses assumed by the community.

**Goal #6 *To protect and advance the long term economic prosperity***

Involve the private sector and public in the hazard mitigation planning process to protect short and long-term economic interests.

**Goal #7 *To protect the natural environment as a mitigation measure***

Provide protection for existing streams, natural wetlands, and riparian corridors through use of land use planning and local zoning techniques.

**Goal #8 *To reduce vulnerability of existing development***

Encourage utilization of NFIP, enforcement of local zoning, and seek federal and state/local grants to buy out those high repetitive loss properties.

**Goal #9 *Reduce vulnerability of new development***

Preventing and regulating the new construction in flood prone areas and enforcement of building code regulations.

**APPENDIX E**

Example of an **AGRICULTURAL USE NOTICE**

**REQUIRED**

As a condition of and at the time any zoning permit is applied for on non-agricultural land abutting or within 1,000 feet of agricultural land, permit applicants shall be provided by the Zoning Inspector with an "Agricultural Use Notice and Waiver." Prior to action on the issuance of a zoning permit on property abutting or within 1,000 feet of agricultural land, the applicant for said permit shall be required to sign a waiver on a form prepared by the Zoning Inspector which will indicate that the applicant understands that agricultural land exists near the subject property and an agricultural operation is ongoing adjacent to his existing or proposed use which may produce odors, noise, dust, and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of adjacent agricultural operations and uses on adjacent agricultural lands, the applicant agrees by executing the form to waive any objection to those effects and understands that his or her permit is issued and processed in reliance on his or her agreement not to bring any action against adjacent landowners whose property is agricultural land or an agricultural operation, or any local government, asserting that the adjacent agricultural operations or uses of agricultural land constitutes a nuisance. Any such notice or acknowledgment provided to or executed by a landowner adjoining agricultural land or agricultural operation shall be a public record.

**CONTENT**

The Agricultural Use Notice and Waiver shall include the following information in substantially the same or similar format and content:

"You are hereby notified that the property you are proposing to use or build upon is located within 1,000 feet of agricultural land with one or more agricultural operations. You may be subject to inconvenience or discomfort from lawful agricultural operations. Discomfort and inconvenience may include, but are not limited to, noise, odors, fumes, dust, smoke, burning, vibrations, insects, rodents, and/or the operation of machinery (including aircraft) during any 24-hour period. One or more inconveniences may occur as a result of agricultural operations that are in compliance with existing laws and regulations and accepted customs and standards. If you live or operate a use near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in an area with a strong rural character and an active agricultural sector. Your signature constitutes an agreement not to bring any action against adjacent landowners whose property is agricultural land or in agricultural operation, or against local government, asserting that the adjacent agricultural operation or uses of agricultural lands constitutes a nuisance.

Signature of Applicant: \_\_\_\_\_"



APPENDIX F

COST OF COMMUNITY SERVICES

SUMMARY: COST OF COMMUNITY SERVICES STUDIES

*Graph: Median cost—per  
dollar of revenue raised—  
to provide public services  
to different land uses.*

Commercial/ Industrial	\$ .27
Working/ Open	\$ .36
Residential	\$ 1.16

Source: American Farmland Trust

## APPENDIX G

### LAND USE CATEGORIES

**Agriculture** – defined broadly as land used primarily for production of food and fiber (Includes orchards, pastures & cropland).

**Forest** – areas stocked with trees capable of producing timber and wood products (includes deciduous, evergreen and mixed).

**Residential** – all densities. Does not include farmsteads; they are included in agriculture.

**Commercial** – predominately sale of products and services.

**Industrial** – light to heavy manufacturing.

**Park** – public park areas.

**Recreation** – private such as a golf course.

**Institution** – County home, Akron University- Medina Campus. Also includes schools, churches, and government offices.

**Transportation** – road rights-of-way, railroad facilities and rights-of-way, airports, lake ports.

**Communication** – also includes utilities (pumping stations, electric substations, antennas and other transmission facilities).

**Other Urban** – includes uses such as driving ranges, zoos, cemeteries, water control structures and spillways.

**Shrub Brush** – undeveloped land with sparse land cover.

**Water** – lakes, streams, ponds.

**Wetland** – are areas where the water table is at, near, or above the land surface for a significant number of years.

**APPENDIX H**

**COUNTY AGENCIES THAT IMPACT LAFAYETTE TOWNSHIP:**

**AUDITOR  
COUNTY HOME  
ECONOMIC DEVELOPMENT  
EMERGENCY MANAGEMENT  
HEALTH DEPARTMENT  
HIGHWAY ENGINEER  
PARK DISTRICT  
PLANNING SERVICES  
PROSECUTOR'S OFFICE  
TAX MAPS**

**OTHER AGENCIES;**

**NOACA  
ODOT**