

BOWLING GREEN TOWSHIP
COMPREHENSIVE PLAN
COMMUNITY SURVEY
RESULTS

The following are the written results from the Bowling Green Township Comprehensive Plan, Community Survey. The results were copied as written from the surveys returned. Each question that required a written response is listed below along with any referenced question and the written response by the person completing the survey. The responses are presented as written by the respondent, with the exception of names of non-public officials, i.e. specific residents or landowners in the community, which have been omitted. Additionally, any profane or obscene words have been omitted.

Question 3

If “other” WAS selected in question 2, please describe below. If “other” was NOT selected please skip question 3 and go to question 4. (Question 2: If you selected yes for question 1, how should this be achieved? [Check all that apply.]; Question 1: Should Bowling Green Township maintain it’s rural atmosphere?)

Responses:

- 5 acre rule does not preserve farm land, it eats it up.
- We don't need zoning.
- Reasonable zoning that would apply might only be necessary for a business that might devalue a neighboring property.
- Encourage commercial development.
- Leave it as it is.
- Keep lot size at 5+ acres.
- Need to put a slow bus stop ahead on Laurel Hill Road. A sign on the hill above 12448 Laurel Hill Road. Cars fly fast down that road!
- Do away with zoning.
- No zoning.
- Do not limit farm owners from giving tracts to family members w/ only one driveway.
- Concentrate houses instead of scattered house lots.

- Encourage small specialty business near Brownsville, farmers market during summer/fall.
- No more housing developments.
- Set zoning for minimum lot size and min. square feet of residence.

Question 6

If “other” WAS selected in question 5, please describe below. If other was NOT selected skip question 6 and go to question 7. (Question 5: How should Bowling Green Township plan for the development along National Road (U.S. Route 40)? (Check all that apply.)

Responses:

- Remove/tear down the junk/condemned buildings, bring up the standards on Rt. 40.
- Let owners decide what to do with their property.
- Leave it to owner and tax payer.
- Don’t encourage or discourage.
- Screen development. Probably discriminatory.
- Concentrate growth on US 40 at Brownsville, Linnville.
- Need restaurants and fuel station.
- Limit commercial to on and off ramps of I-70.

Question 8

If “YES” was selected for “other” in question 7, please describe below. If “NO” was selected for “other” in question 7 please skip question 8 and go to question 9. (Question 7: Do you support the development of commercial business as a way to increase the tax base for the township? (Please indicate if you would like to see the following types of commercial development occur in Bowling Green Township by placing a checkmark under the appropriate statement.)

Responses:

- Anything for jobs.

- Only in residential and business areas.
- I would encourage small business and home business enterprises, including small scale professional offices.
- Just gas station and grocery stores.
- Support anything that does impact environmental changes.
- I don't support increasing taxes of anything, but I am not against any of the above in question 7.
- Perfect exit I-70 for trucking, warehouse and retail, and restaurants. Urgent care would be nice.
- Don't want big business just small owners mom and pop resident owners of small business needed in the area with the support of the county and trustees!
- Gas station.
- Restrict all commercial development.

Question 11

If “other” was selected in question 10 by placing a checkmark under “Very Concerned” or “Somewhat Concerned”, please describe below. If “Not Concerned” was selected for question 10, skip question 11 and go to question 12. (Question 10: How concerned are you about the following development changes? [For each topic please place a checkmark under the statement that best reflects your opinion.]

Responses:

- Housing developments with small lot divisions.
- I don't want high density housing. Once farm land is lost to apartments/condo that is less farmers have to plant to feed their livestock and grain fields. We have a small scale farm. We grow our own vegetables and have our own livestock. Anymore you have to worry about what you're getting at stores (Kroger, Meijer, etc.). I definitely support mom and pop businesses because their for quality not quantity.
- People pay for property and pay taxes on it. What gives other people and zoning law the right to tell or make a property owner what to do with their land.
- Waste water and sewage in Brownsville needs to be addressed.

- Car and truck traffic in several areas is like a speedway! It isn't safe considering the narrow roads, deep ditches and farming equipment that takes up the whole road. In addition the discs and other machinery does tear up our roads!
- 5 acre split is a waste of farm land-2 acres for splits would serve better.
- Disabled vehicles and unkept property are not showing pride of ownership pride.

Question 15

If you selected anything other than “none” under question 14, please name the area in the space provided below. If you selected “none” under question 14, go to question 16. (Question 14: How many members of your household work in the following geographic areas? [Place a checkmark under the number for each geographic area that applies.]

Responses:

- Son in US army.
- New Albany
- Newark, Etna.
- Columbus and Grove City.
- 1 person works in Heath, 2 retired.
- Zanesville Water Treatment plant.
- Newark.
- Newark.
- Perry County-Somerset.
- Newark.
- Recently retired. Single family homeowner.
- Perry County, Fairfield County.
- 668 and Rt. 40 area.

- Franklin County.
- OSU student.
- Son in US army.
- Licking County Juvenile Court.
- Newark, Columbus.

Question 18

What are some positive and negative aspects of living in Bowling Green Township?
[Type your response in the space provided below.] (Question 17: If you are involved in agriculture in Bowling Green Township, how many acres do you farm in Bowling Green Township? [If you answered “YES” in question 16, place a checkmark next to the range that best represents the number of acres you farm. If you answered “NO” in question 16, skip question 17 and go to question 18.]

Responses:

- Quiet-open rural living-where you can enjoy nature.
- We enjoy the rural landscape as it exists.
- Positive is we can enjoy the beauty and fresh air.
- Positive-small community. Negative-no stores in area for food and home care, as well as gas stations.
- Negative aspects-The ridiculous manner in which the former township trustee and his ilk made the whole place look stupid in the paper, on the internet, etc.
 Positive-He's gone. People working for the township actually work. Roads, snow removal, sewers, in general, are not subject to extra people leaning on shovels.
- Low tax base to support proper road care.
- Small community.
- I love the small town feel but easy access to stores and entertainment.
- People do not take care of their property.

- Positives: Rural atmosphere, beautiful scenery, low crime rates, country "morals and values." Negatives: Must drive 15-20 minutes for food, shopping, job.
- Positives: It's quiet and peaceful here. People respect your privacy, but are friendly. Most people take pride in their property and refrain from storing litter in their yard. Negatives: Township meetings area joke. No respect for each other and attendees speak out of turn. Trustees don't follow through and address concerns in a timely fashion. Especially re: abandoned vehicles.
- Quiet, low crime.
- Hometown life.
- Rural area with open spaces. Freedom and property rights. It's rural so neighbors mind their own business.
- Quiet, rural setting.
- Negative is no gas station close or shopping. Positive quiet and safe.
- Positive: Country setting, privacy. Negative: Long way to stores.
- Love living in the country. No traffic, no sirens!
- The rural environment is a plus for me. I work in Columbus. Lots of hustle and bustle. Lots of (profanity/obscenity removed). When I get home I feel like I'm on vacation its quiet, I can see wildlife. And enjoy the outdoors living in the country is worth the drive to Columbus and back everyday. I have done it for over 20 years.
- Repair road and snow removal are the main problems-also if Jacksontown still has a fire contract this is a problem. The rural aspect is a great attraction and maintaining farmland is important, also requiring larger building lots to keep housing density down.
- Signs that protect children crossing the road for the bus!!
- It is rural, for the most part quiet, I couldn't stand to live in town. I like being able to go sit outside in the evening and you hear birds, animals, farm equipment.
- Nice quiet beautiful place to live.
- Positive-good location, close to I-70, equal distance to Zanesville and Newark, 45 min. from Columbus. Negative-Too many unkept/abandon buildings/house-some properties look more like junk yards than homes-property should be made to clean up areas.

- Rural atmosphere.
- Negative: too many group homes local store turned into beer depot post office is a joke. Positive: Good people and good neighbors.
- Positive: great place to raise a family.
- It is far from major cities. It is rural and that is why we like it!
- Country.
- Preserving small town atmosphere, community and maintaining ones property. Feel that there are enough "big box" stores to service the area.
- Rural atmosphere.
- Somerset Road is never salted in winter.
- Dirt on the roads dering winter and not many siriens.
- Positive: Feels "off the beaten trail" somewhat, close to shopping in mull. Directions. Negative: No public water/sewer.
- Zoning is not enforced. People are allowed to trash up our neighborhoods and our wonderful trustees turn there backs and let it happen.
- Positive is beginning to be a thing of the past in Bowling Green Township. 50 years ago it wasn't to bad to live in nice rural community. Since zoning was vote in it has changed for the worse. One person always nit picking about their neighbors. Also nothing to do with zoning but person or persons that drew up this questionnaire assumes that everyone has a means of typing-some of us older folks have neither a typewriter or internet.
- Positive-rural environment.
- I like the idea of keeping a rural atmosphere but could use some laws pertaining to noise levels at certain hours. I am also concerned about the roads and would like to see them maintained but not widened.
- Positives: peaceful, good neighbors. Negatives: fast traffic on county roads, favoritism by trustees, why do the twp. Taxpayers have to pay for health insurance for trustees. This is (profanity/obscenity removed).
- Country setting, less stressful life.

- Country living.
- It is out of town.
- A rural area that is becoming not so rural any longer. An area that had 2 or 3 houses per mile now has at least 7 or more. This could lead to a problem as more and more people move in. It then will become to populated and than people will leave the area to a more rural area leaving us with unoccupied and rundown property. We already have a lot of cheap homes with a lot of junk around them. This down grades our township. Just take a ride up and down Rt. 40 and you can see what I am saying.
- Rural, private.
- Quiet, peaceful, friendly, government unobtrusive.
- The beauty of the farmland and livestock, the beauty of the hills and grass and trees, the ease of voting in Brownsville, historic homesteads, houses and barns.
- Quiet and peaceful.
- Quiet, rural atmosphere, low crime.
- I enjoy the quiet country setting, that's why I moved out here to begin with. No city water, loud annoying neighbors, everyone gets along well. If urbanization is allowed to develop here all the nice things we have out here will go away!
- Why do I have to drive a 15 mile round trip to vote?
- Privacy, good neighbors.
- Rural setting, close to I-70.
- Country living.
- Rural atmosphere with a great location for easy access to larger cities.
- Positive: quiet, scenic, safe.
- No negative. Generally quiet, with little or no crime. Independent, responsible people taking care of their families and friends.
- Good roads. Close to Rt. 40 and I-70. We need a little more restriction on type of homes being built. Properties need to be cleaned up.

- Positives: Not many people. Quieter than city/suburbs. Less government regulation (if I wanted to plant a tree I don't need a permit). No trouble from neighbors. Room to breathe because houses aren't packed together like sardines. Negatives: Real Estate Taxes. Even if you don't have a job or are earning any money, you still must pay them. If you are ill and can't earn money you will get kicked out of your own home even if you don't have a mortgage. These real estate taxes should be switched to income taxes.
- Country rural atmosphere = Pos. Growth, progress and expansion = Neg.
- I like the small village and the quietness, and good neighbors. The township trustees and workers do a really good job keeping the township and roads in good condition especially during the winter season.
- Rural feeling.
- Rural living, but not far from stores and restaurants.
- Too many double wide trailers with too many unused (junk) vehicles in the front yard.
- Negative: snow.
- It is quiet, peaceful and easy access to everything needed. The roads could use a little more attention and mowing.
- We enjoy rural landscape as it exists.
- Need nicer/newer community store and gas station also a fast food place. Employment needed for area. Catholic church needed. Ice cream parlor.
- Positive - rural setting. Negative - fire coverage not as immediate as if living in a city.
- Positive-rural environment and neighborhood. Negative-township government body and the entitlement philosophy of the elected body. Road and ditch maint. is very poor. Depends on who you are and where you live!
- Positive-Country setting. Relatively quiet. No industries. Negative-Volunteer fire and emergency service.
- Positive: Gives you the hometown small area feeling where neighbors look out for one another and the country feeling of being out of the city. Negative: Trustees, i.e. Donny Watkins, and Danny Vanbuern use the township as their personal kingdom to do as they wish and not support the township people by taking care of

the village area, just Loan Oak, Dogwood areas get their personal attention. While streets in the village go to crap due to lack of attention!! I've been a resident for 20 years and have seen it first hand.

- We like the rural atmosphere and would like it to remain rural.
- I like to be in the country and want to keep it that way!
- The rural family atmosphere.
- I moved here for the quiet rural atmosphere and would it to stay that way.
- Quiet rural area need a few mom and pop retail stores and a couple of restaurants.
- Small neighborhoods-positive. Traffic, noise from I-70-negative.
- We are living here because it's rural-to change it would be such a shame. I understand progress will happen, but we owe it to our farms and country-living way of life to preserve it as well as possible. There are plenty of housing opportunities in the larger cities for people that need a more populated lifestyle.
- Negative-poor or run down properties.
- Positive-rural living.

Question 20

Do you have any suggestions for improvement for any of the items listed? [Please type your comments in the space provided below.] (Question 19: Please rate the quality of the following services: [For each topic please place a checkmark under the statement that best reflects your opinion.]

Responses:

- No money for improvements.
- No.
- Ditches need fixed CORRECTLY-need storm sewer.
- Change locations of regular township meetings to allow more to attend. Current space is too crowded w/ limited seating. Trustees could post their agenda and have a deadline for submissions-and follow the agenda. Zoning officials could check around the township regularly for violations and issue citations. Should not

be up to neighbors to turn in neighbors for raising chickens in residential or abandoned vehicles. Township needs a new, reliable snow plow!

- Use salt on roads in the needed spots, not just gravel.
- The only problem we have had is the bus making it up the hill in the winter. Ice on the first hill on Honda Hills has been the biggest issue the other is a turn around for the bus in winter. The only suggestion would be maybe plow before 5 a.m. and put down salt instead of cinders. Or tell the buses to use chains.
- Yes fire all those yes men trustees. And I mean all of em. And the planning committee.
- Road safety, road signs.
- We would consider newer home having better septic system-most older home along Rt. 40 have no septic system-waste goes in to old tiles or old cisterns. Some older homes do not have good or useable wells.
- Would like to see access to cable and high speed internet services become available.
- Salt for Somerset Road.
- Yes, county water/sewer.
- It would be nice to have our road plowed. No one likes to be stuck in the house all the time.
- Vote township trustees that can act like adults!
- Vote all incumbants out.
- New leadership.
- Need newsletter so we know what's going on!
- Keep the PC out of our government and keep JC in!
- Better enforcement through inspections (zoning and septic).
- Plow the dang roads!
- Widen roads?

- The county needs to catch up with the local trustees and at least chip and seal our last dirt road (Laurel Hill). If those officials lived on that road I bet it would be taken care of. Law enforcement does not exist zoning should be paid more, and then they could afford to do there job.
- Law enforcement: please, don't even consider getting a local police dept. Local police only harrass citizens. You only have to go to any news website or turn on your TV to see a new case of police brutality. They are above the law because other officers, including the chief of police, help cover up a crime if one is committed by an officer.
- No money for improvement.
- Brownsville town needs sewers for community to progress forward.
- School system should be able to handle township growth.
- More supervision by county enforcement to township projects and official channels to said projects get rid of the "that's how we've done it for years" attitude and update the township criteria for trustee qualifications if they don't meet the qualifications to stay in office have them removed and qualified people reassigned to the positions! Local residents and get ride of (resident name omitted)!!
- Visability poor-Laurel Hill/Mount Hope; Laurel Hill/Midland Oil. Midland Oil Road-lots of junk sitting around-much could be cleaned up (zoning enforcement).
- High amounts of iron in well water.

Question 22

If “YES” was selected for “Other specific areas” in question 21, please describe below. If “NO” was selected for “Other specific areas” in question 21, please go to question 23. (Question 21: Would you support a centralized water and sewer system in one of the following areas?)

Responses:

- The septic in Brownsville is in bad shape, some homes the waste runs into yards and ditches.
- I would support services when possible.
- I am a water plant operator-I suspect you have no idea of the expense of this. I wont vote for it.

- Loan Oak.
- Dogwood Lakes.
- Dogwood Lakes and Loan Oak.
- Not really sure I like my water.

Question 25

What improvements, if any, would you like to see made in Bowling Green Township? (Please type your comments in the space provided below.)

Responses:

- Some Brownsville buildings are in need of repair or removal.
- Clean up Rt. 40 junk homes and trash.
- Less government.
- Remove some of the tumbled down buildings in Brownsville along US 40.
- Assign the clean up of cinders used in winter on Loan Oak Roads to someone-maybe a trustee?
- None, don't change things. This is not the suburbs.
- Snow removal and salt; pave roads not chip them.
- None if you don't like it as it is the leave-very simple.
- Better control of township meetings. Have meeting video and put on website.
- Cleaning ditches properly.
- I think a self employed person should be supported for their effort not put down for trying. I want to start a pet grooming business not sure if I can because I don't know if that would be considered agricultural!
- Large improvement made at last election-trustees now working together for the betterment of the township.
- Pave Laurel Hills Road.

- None-all is good here. Move if you don't like it!
- Better trustees.
- Require cleanup of unkept or abandoned properties. Would like recycle areas. More cleanup of roads, trash, etc.
- Salt on bad roads of Somerset Road in the winter.
- Run down buildings rehabed or removed un-licensed vehicles removed from streets (junk cars).
- Better trustees.
- Emphasize rural aspects. Online newsletter.
- Better care of roads.
- Widen 70 to 3 lanes.
- Keep big city out, friendly families in.
- None, leave it alone.
- Widen roads and speed limits enforced.
- Property clean up around houses and yards.
- Less bickering.
- Remove Honda Hills Motorcross/camping sign at stop sign on Route 40 and Thornville Drive. Obstructs view.
- Improve Somerset Road by widening because there is too much through traffic (cut thru).
- Sewer and central water fire and police dept.
- Natural gas line in additions like Loan Oak.
- Give everybody in Bowling Green township the same.
- More community activity, add gatherings for family and friends.

- Stronger and more qualified leaders.
- Fewer homesites.
- Have old buildings in center of Brownsville restored.
- Need to make people in Brownsville really clean up their yards.
- Places to eat.
- Don't plow driveways shut during snow removal.

Question 29

Do you have any other issues that have not been addressed? [If you have further concerns, please describe them in the area provided below.]

Responses:

- Yes-the RD sign that goes from RT. 13 to Honda Hills Rd. stops at Somerset Rd.- then Honda Hills Rd. continues off Somerset Rd. But not sign to get people to that point to Rt. 40.
- Some of the historical areas are just rotting away and should be removed, the question is preserved.
- Not concerned about home businesses in the business development "part," but would be concerned about large business development. People move out to rural areas under pre-existing conditions, then move in, in clumps, such as Dogwood Lakes, etc., and then want services that they were used to in the places from which they came, which means they should have stayed where they were rather than subject the people who really want to live in a rural area to their wishes. Costs money and time for a township newsletter. I can see what is being done. Don't need a township "TARP" sign. Not really sure about the best way to provide info. to residents. It would have to be a pretty big issue of everyone has to know about it. I helped elect trustees to act in my best interest so I have to have confidence that they'll do that.
- Change 5 ac. to 2 ac. to sell land.
- Nothing should be changed!
- Just glad to see our trustees working together as a team. Replacing the one guy with Hupp helped.

- Run (resident name omitted) out of town.
- Keep up the good work!
- Would only support if well water becomes contaminated by fertilizers, etc. Only historical site that I know of is the Brownsville Hotel (old stage stop).
- Thanks for killing a tree for page 13.
- Every body don't have computers and older people don't know how to use them.
- P.S. No one owns a typewriter anymore!
- Time to move forward!
- If the money would go to a fire station in the township has been approved once in a levy no station is built. Very informative website, thanks (resident name omitted). Get rid of (resident name omitted), Downy Watkins, Danny Van Buren.

General Comments

The following comments were written on the survey and were not specific to any question:

- I do not have any computer or a typewriter. If these are the only ways we can communicate, disregard my votes. Thank you, lost in the past and not important.
- Once you jerks allow this development and its all about money. There is no way to undevelop it. This rural invironment will be lost forever. Again this is about money. I know that this survey will be interpreted to do whatever you want. So to all of you who have a hand in causing the wild life to have to move away, I curse you-I curse your children and your childrens children until their dying day.
- This is second survey. I would like to hear what general consensus of all surveys are.
- Thanks for doing this. I applaud your effort. I hope county commissioners help in having forward BG township.
- Under Section 7, Home Occupations, I filled in no. Just to clarify, I would put yes if they are truly home based businesses and not commercial day care centers like Kindercare. I also don't have a problem with non-commercial home based kennels. I filled in "no" just to be safe in case my definition of home based business was different than yours. Thank you for taking the time to ask the

community, instead of just ramming regulations down our throats without our input.

- Question 3: I am against most zoning, however, it is sometimes necessary to have property protected from someone whose actions or business devalues the neighboring properties. That being said, business should be encouraged (home businesses) as long as they don't affect anyone significantly. It may be that each business be subject to review to see if it fits the township rather than pass blanket zoning including or excluding all.
- Question 5: Ask anyone who used to live in any of the communities west of here if they enjoy the unchecked growth in the name of economic development. None of them are better off. Either the businesses thrive for a short time then go bust leaving an empty shop or strip mall or the police and fire, parks etc. continually go back to the taxpayer with requests for money for increased services. In some cases it becomes so expensive to live there the people who once made up the community are forced elsewhere because of the wishes of the "new" residents.
- Spent \$25,000 to have septic put in... was not available when we moved here.
- Not sure of the current demographics and what is needed. If used the word wanted my answer would be different. If there is quality housing needed for single, seniors, I think Brownsville need to be developed first for a local town needs.
- Do not use computer.