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# Bowling Green Township Comprehensive Plan

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## Licking County Planning Commission

20 South Second Street  
Newark, Ohio 43055

## Prepared for the Bowling Green Township Trustees

15490 Main Street SE  
Brownsville, Ohio 43721



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**ADOPTED:** [Date]

RESOLUTION

IN THE MATTER OF ADOPTING THE BOWLING GREEN TOWNSHIP COMPREHENSIVE PLAN, AS APPROVED BY THE BOWLING GREEN TOWNSHIP BOARD OF TRUSTEES

Whereas: The Bowling Green Township Trustees formed a committee to prepare a Comprehensive Plan document; and,

Whereas: The Bowling Green Township Trustees contracted with the Licking County Planning Commission to provide technical assistance in the preparation of the Comprehensive Plan; and,

Whereas: The Planning Committee voted on July 18, 2012 to recommend approval of the Comprehensive Plan to the Board of Trustees of Bowling Green Township; and,

Whereas: The Board of Trustees of Bowling Green Township held a public hearing regarding the Comprehensive Plan on August 28, 2012; and,

Whereas: The Board of Trustees of Bowling Green Township passed a unanimous resolution approving the Bowling Green Township Comprehensive Plan; and,

Whereas: A Board of Township Trustees has no specific authority to adopt a plan other than a "zoning plan" certified to it by a township zoning commission. Despite the omission, Section 519.05 of the Ohio Revised Code (ORC) provides that a township zoning commission has the power to employ or contract with planning consultants and to request the county or regional planning commission "to prepare or make available to the zoning commission a zoning plan, including text and maps." The ORC 713.24 does specifically state that the Board of County Commissioners and the County Planning Commission have the authority to adopt comprehensive plans, and must do so in order to validate a plan. Therefore, once a plan is developed and approved by a township, the County Planning Commission and the Board of County Commissioners must adopt the plan and a copy must be recorded in the Recorder's Office in order to validate the plan; NOW, THEREFORE,

BE IT RESOLVED by the Board of County Commissioners, County of Licking, State of Ohio:

That we do hereby adopt the Bowling Green Township Comprehensive Plan as approved by the Bowling Green Township Board of Trustees and the Licking County Planning Commission Board.

Motion by **SMITH** seconded by **FEIGHTNER**  
that the resolution be adopted was carried by the following vote:  
YEAS: Timothy E. Smith \* Brad Feightner \* Doug Smith  
NAYS: \_\_\_\_\_ \* \_\_\_\_\_ \* \_\_\_\_\_

CC: Michael L. Smith, Auditor  
Gerald Newton, Planning Director  
Bowling Green Twp. Trustees  
FILE  
Brad Mercer, LCPDD

Adopted: October 30, 2012

Timothy E. Bubb  
Brad Feightner  
Doug Smith

Beverly Adzic  
Beverly Adzic, Clerk/Administrator



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## Executive Summary

Bowling Green Township- Planning For Tomorrow is a comprehensive land use plan that has been developed to guide growth in this community over the next 20 years. This document is necessary so that the township has a guide for future land use decisions that are made within this community. While growth pressure has been limited for this community in recent years, U.S Route 40 and Interstate 70 run directly through the township and have the potential of bringing increased development in the near future.

Through this document, Bowling Green Township leaders hope to mitigate the impacts of future development on the township while maintaining the rural and agricultural nature that community residents wish to protect. At times, the future vision for a community contrasts with an individual property owners' view of the highest and best use of their land. The planning committee responsible for creating this document is aware of these issues and has worked very hard to strike a well-conceived balance between the two.

Public Participation played a large role in the creation of this document. Residents of Bowling Green Township were given the opportunity to complete a survey to provide their thoughts and opinions concerning future development. Additional input was gathered at a public meeting hosted by the planning committee, and planning committee meetings were held monthly where community members were encouraged to make comments. The information gathered through this process served as the primary guide for decisions made during this planning effort.

Within the body of this document, goals and strategies have been developed. The information contained within this document will provide direction for township officials to follow in order to achieve those goals. Additionally, a future land use plan has been developed that describes how the township should grow over the next 20 years. This will help the township trustees and other community members make important development and zoning decisions for years to come.

The plan has been organized into fourteen different sections, which basically fall into four categories: introductory information, community profile, plan, and implementation.

*“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.”*

*– Bowling Green Township Survey  
Respondent*



## **1. Purpose**

This plan will aid decision makers by providing a comprehensive view of the Township for the next twenty years. The comprehensive plan should be used as a guide for deciding future development within Bowling Green Township. Provided within this document are facts, figures, maps, goals and action steps that the Township Trustees, Zoning Inspector, Zoning Commission, Zoning Appeals Board, developers, and citizens should use in evaluating decisions that will impact the Township tomorrow and into the future. The Ohio Revised Code, Section 519.02 allows the township Board of Trustees to establish zoning regulations to serve the interest of public health and safety, in accordance with a comprehensive plan. This document will serve as the basis and rationale for future zoning decisions within Bowling Green Township.

A major objective of this plan is to provide an overall policy guide and statement of goals for the future development of Bowling Green Township. This Plan provides a development blueprint for community officials, developers, and businesses interested in locating within the community.

## **2. What is a Comprehensive Plan?**

A comprehensive plan serves many purposes for a community. It gathers relevant information about the features of a community. The plan develops consensus about the manner in which a community should develop, and provides a long-range vision of the future for a community. This is done through compiling the community's perspective and values into goals and then creating a road map of strategies and initiative to be put in place to achieve these goals. Finally, a comprehensive plan provides a solid legal foundation which zoning regulations and community decisions can be based that can be upheld if challenged in court.

The comprehensive plan represents a long-range statement for the future. It is generalized in designating boundaries. Comprehensive plans project for periods of time usually longer than ten years and typically for twenty plus years. The comprehensive plan should be adopted as a legal document but has the primary function of serving as a guide to advise the community on specific decisions.

Comprehensive plans are different than zoning. Zoning is more specific in nature because it indicates the use of each land parcel within the township. Zoning regulations typically address location, height, bulk, number of stories, building size, and lot coverage in each zone of district in the political subdivision. Zoning is one of several legal devices for implementing the proposals and objectives outlined in the comprehensive plan. To be effective, the zoning ordinance and map should be directly related to an adopted land use plan.





### 3. Study Area

Bowling Green Township is a rural township located in the southeast corner of Licking County. Perry County is located adjacent to the south, and Muskingum County to the east. The study area includes the area north of U.S. Route 40 (including Brownsville) and the Licking Township line to the west. Figure 1 identifies Bowling Green Township in the context of Licking County

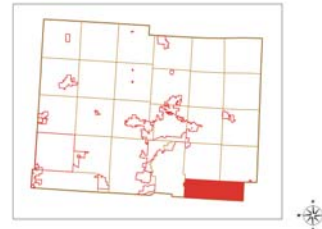


Figure 1: Location Map

### 4. Process

In the fall of 2009 the Bowling Green Township Trustees assembled a group of citizen volunteers to develop a comprehensive land use plan. The Township Trustees contracted with the Licking County Planning Commission to help facilitate this process and to provide technical assistance as needed. This document will serve as the first comprehensive planning document ever developed for Bowling Green Township.

The planning committee appointed by the trustees held monthly public meetings at the Bowling Green Township House to develop this plan. At the September 2009 meeting, a presentation was made by staff members of the Licking County Planning Commission that summarized the process of creating a comprehensive plan. Following that meeting the planning committee created an action plan for this project and began doing preliminary background research. One of the first tasks was to develop a community survey to send out to area residents. The purpose of this survey was to obtain community feedback on issues pertaining to the planning process such as future land uses, types of development desired in the community, perceived development issues, and community character. The surveys were developed during the winter of 2009/2010 and conducted during in the spring of 2010.

Once the surveys were returned, the comprehensive plan committee reviewed them to understand the community's perspective on development in Bowling Green Township over the next twenty years. In July of 2011 the survey results were presented to the community at a public meeting held at the Bowling Green Township Community Center. During that meeting attendees were given the opportunity to participate in a question and answer session and further discuss their expectations for the comprehensive plan.

As part of the regular comprehensive planning committee meetings a SWOT (Strengths, Weaknesses, Opportunities and Threats) Assessment was conducted. The goal of the exercise was to identify the assets of the community while recognizing things that need improvement. Interviews with local experts were conducted to gather as much information as possible. Once the information was compiled, the comprehensive planning committee analyzed it and identified major themes that exist in the community. The



committee used this data to develop a vision statement for the future of Bowling Green Township. The vision statement was used to formulate a draft future land use map, community goals and objectives, as well as plan implementation guidelines to be used by community leaders.

In the spring of 2012, final corrections and edits were made the draft of the full comprehensive plan. In July of 2012 the comprehensive plan draft was submitted to the township trustees for their review. In August of 2012 the township approved the draft plan and recommended its approval by the Licking County Board of Commissioners. In the September of 2012 the final comprehensive plan document was reviewed and adopted by the Licking County Board of Commissioners.

## **5. People**

### *5.1. Committee Members*

This plan is the product of the hard work of the Comprehensive Planning Committee comprised of residents and officials of Bowling Green Township as well as the Licking County Planning Commission. The following people played an important role in the creation of this document.

### *5.2. Members Appointed by Township Trustees*

Tom Beckett  
Mark Burgess  
Dee Krier  
Tom Robb  
Greg Short  
Patty West-Volland - Chair  
Michael Pitcher – Former Member

### *5.3. Township Trustees*

Dan VanBuren  
Jeff Chorpensing  
Ben Hupp

### *5.4. Licking County Planning Commission Staff*

Jeanette De Renne AICP, Planner/ Project Manager  
Jerry Newton AICP- Planning Director  
Brad Mercer - Planning Manager  
Jarrod Hittle – Environmental Planner  
Corinne Johnson - Planner



## **6. Citizen Involvement**

The basis for the decision made within this document was a combination of citizen input collected from a series of public meeting and a township wide survey.

### *6.1. Public Meetings:*

September 22, 2009 – Project Kickoff Meeting

October 21, 2009 & November 18, 2009 - Survey Development

February 17, 2011 – Survey Finalization, Discussion on Plan Content

July 21, 2010 – Review Survey Findings

September 21, 2011 – Develop Future Land Use Map

January 18, 2012 – SWOT Analysis Results

February 15, 2012

May 16, 2012 – Develop Implementation Strategies

June 20, 2012 – Finalize Future Land Use Map, implementation strategies, and adoption timeline

All meetings of the comprehensive plan committee were held at the township community center and were open to the public.



## 7. Community Character

Paleo-Indians were among the first inhabitants of Licking County near the end of the last Ice Age. They were nomadic people who lived at the edge of the ice. As the ice glaciers melted, the Paleo-Indians moved north toward the Great Lakes. By 8,000 BC, the peoples of the Archaic tradition began to occupy the land. They were followed by the Woodland peoples, including the Adena and later the Hopewell, who occupied the area from about 100 BC until AD 500. These people are often referred to as the Mound Builders, because they left behind thousands of burial mounds, geometric earthworks, and hilltop enclosures. The last of the early inhabitants reached the area around AD 1000, and are commonly referred to as the Whittlesey, the Fort Ancient people, and the Sandusky. By AD 1650, the early inhabitants were driven away by the Iroquois. Native Americans from other areas began migrating to the area including the Huron, the Mingo, the Delaware, the Shawnee, and the Miami.

The first Europeans to explore Ohio were French explorers in the 1,600's. English fur traders came as early as 1685. In 1796, Congress designated large areas of land as United States Military lands, which were given as payment to officers and soldiers who served during the Revolutionary War. A substantial portion of Licking County was designated as such. In 1800, the Governor of Ohio created Fairfield County, which at the time included what is now Fairfield, Knox, Richland, and Licking Counties. Congress went on in 1873 and 1875 to pass resolutions allocating lands to Canadian refugees who were sympathizers with the Revolutionary War colonists. The area that is now Bowling Green Township was part of a large tract of land designated as refugee land. The National Road cut through 48 miles of the Refugee tract.

In 1825 construction of the National Road began in Ohio, and upon completion brought many people through southern Licking County. The National Road brought many new travelers and settlers heading west to the area. With them, associated businesses and services began to develop including blacksmith shops to make repairs, stores selling provisions to the travelers, inns and hotels. One of the most important uses of the road was mail and freight delivery.

During the development of the National Road, Adam Brown staked 64 lots, which he called "Brownsville". These lots sold quickly due to the popularity of the National Road. Although the National Road was popular, Bowling Green Township's population shrank from 1,768 in 1830 to 830 by 1900. In 1915 National Road between Zanesville and Hebron was paved, however traffic that once traveled through Brownsville now travels on I-70 south of Brownsville.



## 8. Community Services

### 8.1. Township Roads

The care and maintenance of the township road system is the largest function of townships today. Bowling Green Township maintains 23.70 miles of roadways. The maintenance of these roads and road right-of-ways includes: paving, repairs, snow/ice removal, ditching, and mowing.

Bowling Green Township has three main roads that pass through its boundaries. The main road that goes directly through Brownsville is U.S. Route 40 (also known as National Rd.). State route 40 is a two lane paved road. National Road was the first highway built entirely with federal funds. It runs east to west. Zanesville is accessible to the east of Bowling Green Township via National Road. Columbus and vicinity is accessible to the west of Bowling Green Township via National Road. National Road is also the primary road used to access state route 13 and Linnville Road providing access to Newark and Heath. Residents of Bowling Green Township find shopping, restaurant, and entertainment opportunities in Newark and Heath, approximately a 20-25 minute drive from Brownsville.

The second main road is state route 668, which runs north to south. This road is also a two lane paved road. St. Rt. 668, south of Brownsville, has access to I-70, running east and west. Columbus is located approximately 45 minutes to the west. North of Brownsville, state route 668 connects to state route 16 (a four lane highway), which provides access west to Newark, and east to Coshocton. Route 40 and state route 668 are very scenic drives in any direction during all four seasons.

The third main road is I-70, which runs east to west. I-70 runs just south of Brownsville and has an eastbound exit onto state route 668. This Brownsville interchange is at mile marker 140 and provides direct access to Brownsville. The interchange has only an eastbound exit ramp and a west bound entry ramp. Access onto I-70 eastbound is located on U.S. 40 further east of the Brownsville interchange, at mile marker 139. A westbound exit ramp is located at marker 139 and is known as the Gratiot exit. This roadway is maintained by the Ohio Department of Transportation.

### 8.2. Police Protection

A Board of Township Trustees has the authority to employ local police officers and create police districts. Today, Ohio township police have, in general, the same authority and power the law grants to the sheriff. They are required to apprehend criminals in the township and county. Township police execute warrants, writs and other legal processes throughout the county. Bowling Green Township utilized the Licking County Sheriff's Office for this service. The Sheriff, thru his deputies, handles all calls for service and provides routine patrolling of the township with the exception of Interstate 70. The



patrolling of the interstate is the responsibility of the Ohio State Highway Patrol. The Ohio State Highway Patrol also patrols US 40 and SR668 in the township and is authorized to respond to any auto related incident in the township regardless of the roadway involved.

### 8.3. Fire Protection

Ohio law permits townships to provide fire protection directly or by contract with townships, municipalities and other jurisdictions in order to protect lives and property efficiently. The Township does not maintain its own fire department, but it does provide the required services thru contracts with 3 outside parties. Fire protection is split up three ways for primary service with the area east of Cherry Hill and Open Woods Rd, and an area north of I-70 East of Mt Hope Road covered by the National Trail Fire Dept. Inc of Gratiot. The area north of I-70 west of Mt. Hope Rd. to the township line is covered by the Licking Township Fire Company from their stations in Jacksontown and on Flint Ridge Rd. in Franklin Township. Hopewell Township Fire Department, located in Glenford, services the area south of I-70, from Mack's Rd west to the township line.

The Bowling Green Township Trustees have required that all reported structure fires in the township have all three fire departments dispatched simultaneously to reduce the response time. It should be noted that all three fire departments are volunteer. Licking Township being the exception as it does have a paid Firefighter/EMT crew on duty during the daylight hours, due to the difficulty of getting volunteers during that shift. All three fire departments provide the township with EMS services. All three have paramedics and EMTs on staff for providing both basic as well as advanced life support.

### 8.4. Medical Services

At the present time there are no Medical Facilities located in the Township, however there are numerous facilities and services that are within a reasonable distance to the township residents. Genesis Health Care Systems, located in Zanesville, has two hospitals, Good Samaritan and Bethesda. Their system includes numerous other facilities that cover many types of services and practices. Along with the hospital services there are numerous private practice doctors providing a wide range of medical specialties. Most of the facilities in Zanesville are within 30 minutes of the township.

Licking Memorial Hospital is located in Newark. It offers most health care services. Licking Memorial is located in the west end of Newark and also has a range of supporting doctors, both hospital affiliated and private practice. Licking Memorial is approximately a 30-minute drive from anywhere in Bowling Green Township. For those who wish to look elsewhere there are also facilities and services located in Lancaster and Columbus, although they require a considerably longer travel time.

None of the mentioned providers have a level 1 trauma center or Burn Unit. The closest Level 1 trauma center is located in Columbus. Columbus has 3 facilities that meet these criteria. They are Grant Hospital, Ohio State University Medical Center and Riverside





Methodist Hospital. All are a reasonable distance, however would require a substantial amount of time for travel in the event of a major injury. The travel time can be reduced dramatically thru the use of medical helicopters.

#### 8.5. Waste Disposal

Due to the tremendous increase in population, government units across Ohio face a waste disposal problem. Townships are authorized to provide waste disposal services to residents. It may collect and dispose of garbage or it may contract with other political subdivisions for such services. Bowling Green Township has contracted with one particular waste disposal service provider.

#### 8.6. Other Township Functions

Township trustees also have responsibilities for ditches, drains and other surface waters; line fences between adjacent properties; township hospitals or township hospital districts; and the control of weeds and brush. Trustees also have permissive authority to erect monuments to commemorate those who died in the service of their country and a Board of Township Trustees may provide artificial lighting when it is determined that public safety requires such lighting. The township may install its own lighting system or contract with an electric company.

#### 8.7. Township Revenue

Townships receive revenue from local property taxes (although raises in property tax must be approved by voters), from the gasoline and motor vehicle license taxes, and from state allocations to local governments.

#### 8.8. Ohio Home Rule

Townships possess only those powers expressly delegated to them by statute, or those that are reasonably implied from those delegated. This includes the powers previously mentioned in this document. In general, townships do not possess broad police powers or the ability to provide for public health. An exception to this general rule is found in Chapter 504 of the Revised Code, which permits townships with at least 5,000 residents in the unincorporated area to adopt a limited home rule government. If adopted, limited home rule townships may exercise “all powers of local self-government,” subject to certain exceptions. Such authority is limited to the unincorporated areas of the township. Resolutions of the township may be enforced by civil fines up to \$1,000.



**9. Township Facilities**



*Bowling Green Township House and Garage*



*Bowling Green Township Community Center*



*Bowling Green Township Playground*



### 9.1. Cemeteries

Cedar Hill Cemetery  
Coursin Cemetery  
Haskinson Cemetery

### 9.2. Water and Septic Services

In rural areas like Bowling Green Township, water supply and sewage treatment issues are central in determining future development trends, dictate overall density, and limit the types of commercial and industrial development that can be located in a given area. Currently, residential density is limited to one dwelling unit per 5 acres depending on zoning classification. Commercial and industrial ventures that require a large volume of water or produce higher volumes of waste water (for activities *as* food or product preparation, cleaning, and cooling) are not able to locate in areas such as Bowling Green Township. Rural areas without any type of central water and sewer are typically comprised of farms and low-density residential development. Businesses are generally limited to small grocery and repair shops, small restaurants, offices, and other local service based businesses as opposed to fast food restaurants, large supermarkets, or a regional manufacturer. Because central sewer and water services are not available, small businesses are well suited to the local, rural scale. These businesses are thus generally established to serve the immediate area as opposed to operating as a regional market center.

### 9.3. Sewage Systems

The Licking Co. Board of Health passed local Sewage Treatment System rules in July 2007. These new rules reflect what were previously adopted by the Board, but with modification to address local soil types. The rules also require soil testing to determine what type of septic system is needed.

The Health Department monitors the location of a well in relationship to that of the septic leach field in an effort to avoid potential pollution of the well water. Those areas generally well suited for farming are commonly preferable for residences/septic systems because the soils are typically well drained and have only minor sloping.

### 9.4. Mound Systems

Based on data from county soil surveys, only 6.4% of Ohio land area presents suitable soil characteristics for conventional systems. A minimum of 4 feet of dirt must cover the system. Mound systems are used to overcome limiting factors such as poor soil type or high ground water. Mound systems are built on existing ground and resemble “mounds” in your yard.



### 9.5. Aerator Systems

Aerator systems are generally discouraged in Licking County as they need policing to ensure that they are functioning properly at all times. Poorly maintained Aerator systems often do not properly treat and disperse effluent. In addition, those that do not discharge effluent into running water, such as a stream, can pollute surrounding soil and water.

### 9.6. Public Sewer System

There are several advantages and disadvantages in establishing a central water and sewer system. One of the advantages of central sewage treatment would be its ability to help alleviate some of the conflict between residential and agricultural usage, as it would allow higher density/cluster type development. Thus, central sewer encourages the conversion of farmland to non-farmland usage. Central sewer service also allows development to occur in those areas which otherwise pose severe limitations for development and farming. For example, an area with steep slopes would not be suited for farming or a septic system. Further, central sewer service would allow for more intensive residential, commercial, and industrial development. Because central sewer service is extremely expensive, higher densities are needed to make it feasible. There are currently no central water and sewer services available in Bowling Green Township. All homes in this community are served by on site well and septic systems.

### 9.7. Package Plants

Package plants can be economically feasible for those areas that are too sparsely populated (less than 100 dwelling units) to support public central water and sewer systems. These plants require an adequate receiving stream in which the treated effluent can be disposed. Such streams must have a year around water flow suited to accommodate the effluent as determined by the Ohio Environmental Protection Agency. Such a system is expensive but could be feasible if its treatment capacity is large enough to meet the existing and short-term service needs of a given area. Package sewer plants might be beneficial in an area like Brownsville, which has a history of septic system problems.

### 9.8. Forced Main System

The "forced main" system utilizes pressure from individual dwelling units that are connected to the main. Because each unit uses a sump pump to move effluent from individual tanks into the central main, the pressure generated from each household is sufficient to carry effluent to a central station for treatment. Unlike traditional central sewer systems, they are not easily tapped into by future development due to their design, which utilizes pressure from individual dwelling units. While more economically feasible than central water and sewer for less populated areas, this system is expensive and is not practice unless an area has a minimum of 150 residences in close proximity.



### 9.9. School Systems

Within Bowling Green Township there are three school districts that serve the students of this community. Northern Local School District, West Muskingum Local School District and Lakewood Local School District are responsible for educating the students here in Bowling Green Township. The following includes information about each of these school districts.

#### ***Northern Local School District***

The Northern Local School District is the home to approximately 2,450 students (2011). They have experienced an enrollment increase of approximately 6 percent over the past decade. The district's graduation rate of 98.4 percent and the attendance rate of 94.7 percent both exceed the state standards. Northern Local Schools have received an *Excellent* designation by the State of Ohio Department of Education. Northern Local School District operates 6 schools, Northern Local Preschool, Thornville Elementary School, Somerset Elementary School, Glenford Elementary School, Sheridan Middle School and Sheridan High School.

#### ***West Muskingum Local School District***

The West Muskingum Local School District is the home to approximately 1,600 students (2011). They have experienced an enrollment decrease of approximately 15 percent over the past decade. The district's graduation rate of 100 percent and the attendance rate of 94.9 percent both exceed the state standards. West Muskingum Local School District operates 4 schools; Hopewell Elementary, Falls Elementary, West Muskingum Middle School, West Muskingum High School.

#### ***Lakewood Local School District***

The Lakewood Local School District is the home to approximately 2,060 students (October 2011). The enrollment during the 2001-2002 school year was 2,272. They have experienced an enrollment decrease of approximately 9.3 percent over the past decade. The district's graduation rate of 99.4 percent and the attendance rate of 95.4 percent both exceed the state standards. Lakewood Local School District has received an Effective designation by the State of Ohio Department of Education. The School District operates 4 schools, Hebron Elementary, Jackson Intermediate School, Lakewood Middle School, and Lakewood High School. They also operate the Lakewood Digital Academy that provides opportunities for students residing in the Lakewood School District the opportunity to take their classes over the Internet.

### 9.10. Local Churches

Linnwood Baptist  
8627 national Rd  
Thornville, Ohio 43076  
(740) 323-3387



Fairmount Presbyterian  
Fairmount Rd  
Thornville, Ohio 43076

Brownsville United Methodist  
102 Brownsville Road  
Brownsville, Ohio 43721

Full Gospel Church of Jesus Christ  
Amsterdam (Thornville)

Good Hope Lutheran  
12387 Macks Road  
Glenford, Ohio 43739

Linnville Community

Marantha Independent Baptist

Mount Olive United Methodist Church  
10650 Mount Olive Road  
Gratiot, Ohio 43740

Gratiot United Methodist Church  
345 South Street  
Gratiot, Ohio 43740

#### 9.11. Businesses

There are several known businesses in Bowling Green Township.

- Brownsville Propane in Brownsville on St. Rt. 668, 1 employee, 787-2251
- Antique Shop in Brownsville on US 40, 1 employee, 787-2461
- Massage Spa in Brownsville on US 40, 1 employee, 787-2850
- Van Buren Machine Shop, Cherry Hill Rd, 4 employees, 787-2636
- Golf Carts on US 40 in Linnville, 1 employee, 323-2858
- Barton Trucking on US 40 at Shelley Rd. in Linnville, 1 employee, 323-0783
- Bromely Excavating on US 40, 1 employee, 787-1933
- Heartland Orchard on Laurel Hill Rd, 2 employees, 787-1353
- C-Bee Tech Services in Linnville, 20 employees, 404-1022
- Quilts and Things on US 40, no other information





- Bob's Towing, 16246 Laurel Hill Rd, 787-1929
- Ranck's Liquid Transport, Shelley Road SE, 323-5679
- Travel Time Tours, 16563 Laurel Hill Rd, 2 employees, 787-2834
- Butternut Farms Retreat & Educational Center, 16563 Laurel Hill Rd, 3 employees, 787-2834.



## 10. Demographics

A demographic analysis is important when planning the future needs of a community. This type of analysis allows the community to identify demographic trends within its borders and anticipate future needs that may arise due to these changes. This analysis has helped in determining the goals and objectives of this plan.

The most reliable way to gather demographic data is through using information collected by the United States Census Bureau. The United States Census is conducted every ten years and its data serves as the basis for the following analysis. This analysis primarily uses 2000 and 2010 Census data to show how the Township has changed in the recent past. It includes not only data pertaining to Bowling Green Township but also data from surrounding communities as well as Licking County as a whole. Including data from multiple entities will show how the growth in Bowling Green Township compares with that experienced in other places. The only data available from the 2010 census at the time this plan was written is data pertaining to population and housing. All other data was retrieved using 2000 census data.

### 10.1. Population and Housing

In 2010 the population of Bowling Green Township was 1,747, a 4.7 percent increase over the 2000 population of 1,668. The number of housing units within the township also increased during that time, in 2000 there were 613 and by 2010 there were 684, an increase of 11.6 percent. Table 1 shows the percent increase in population in comparison to other townships in Licking County.

<b>Population</b>			
	<b>2000</b>	<b>2010</b>	<b>% Increase</b>
Bowling Green Township	1668	1747	4.7
Hopewell Township	1200	1381	15.1
Franklin Township	1782	2118	18.9
Hebron Village	2034	2336	14.8

*Table 1: Community Population Increase Comparison Graph*

The increase in population and housing can most likely be attributed to the number of lot splits that were performed between 2000 and 2010. During that time period a total of 127 lot splits were performed within the township. Those splits accounted for approximately 944 acres that were made available to new construction.

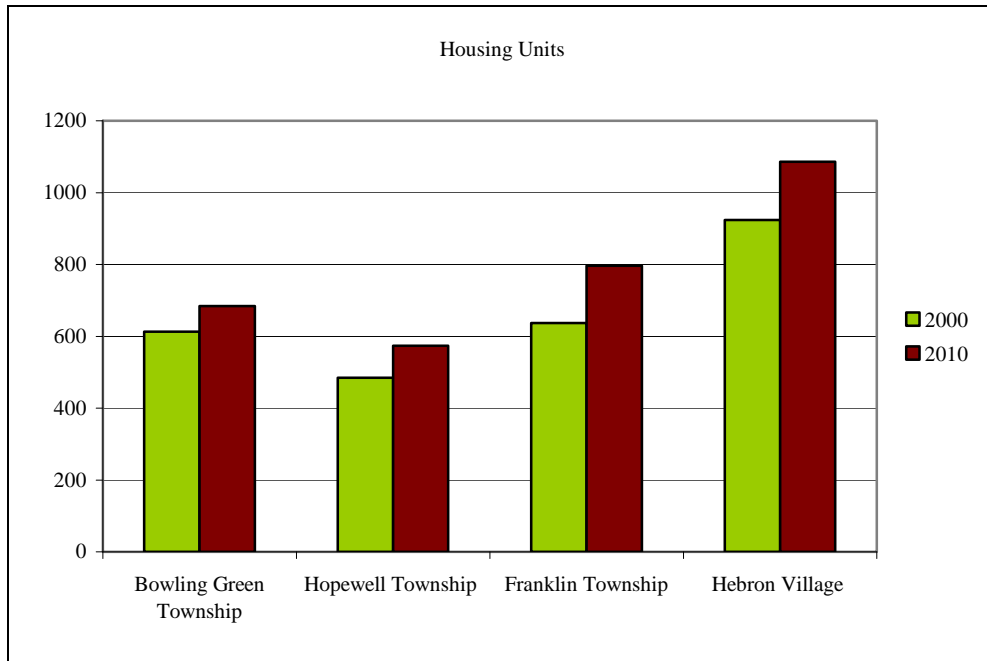


Table 2: Growth in number of housing units

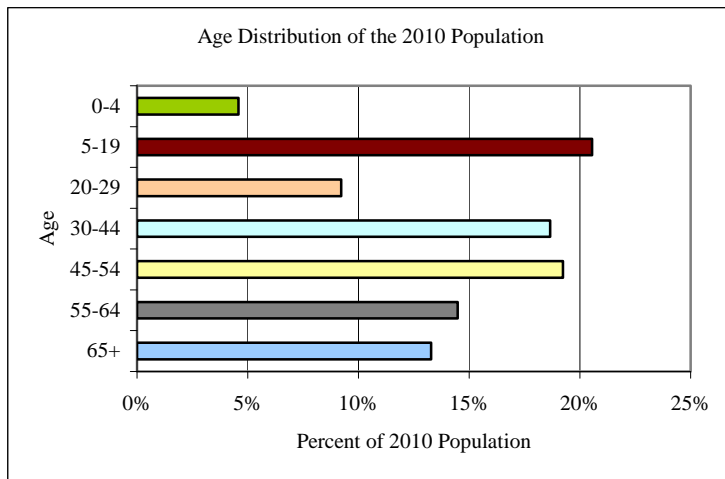
Other nearby communities such as the Village of Hebron, Franklin Township and Hopewell Township have seen a steady increase in both population and housing supply during that time as well. Table 2 shows the growth in the number of housing units between 2000 and 2010.

As the number of residents and businesses increase in these communities the amount of traffic in and around Bowling Green Township will increase. Additionally, as the number of households and population increases the more attractive the community will be to potential developers of retail businesses and other employment creating enterprises. According to the community survey, residents of Bowling Green Township would like more restaurants, gas stations, mom and pop stores, and service businesses in order to meet their daily needs.

Another statistic to review when examining the makeup of a community is the age distribution of its inhabitants. This can give an idea of the services and facilities that may be needed, especially for the young and old populations. Children will need access to schools, and the elderly may need additional care and access to health facilities. The people who live in Bowling Green Township are predominantly 45 and over (46%). This indicates an aging population. There is a young demographic that exists as well, the 5-19-year age group makes up about 20 percent of the townships' population. This group is made up of school age children living with their parents. It is difficult to tell whether or not this group will stay in the community or leave to live somewhere else. It should be assumed that some will leave to go to college or find jobs elsewhere. Since only 9% of



the township population is within the 20-29 year age group it appears as though children are moving away when they graduate high school. It is important that the community become attractive to the next generation so that people will want to move into or stay in Bowling Green Township. Also noteworthy is that only 4.5% of the 2010 population was under the age of five, this would indicate there are not many people within the community having children. Table 3 shows the age distribution in Bowling Green Township.



When looking at the characteristics of a community, an evaluation of the age of the housing stock is important. It serves as an indicator to the overall quality of the housing options available within a particular place. While older historic homes can certainly add to the character and charm of a place, they typically require more upkeep and maintenance than newer homes. A high level of older homes indicates a need for more rehabilitation and mitigation efforts in that area. Table 4 identifies the age of the local housing stock.

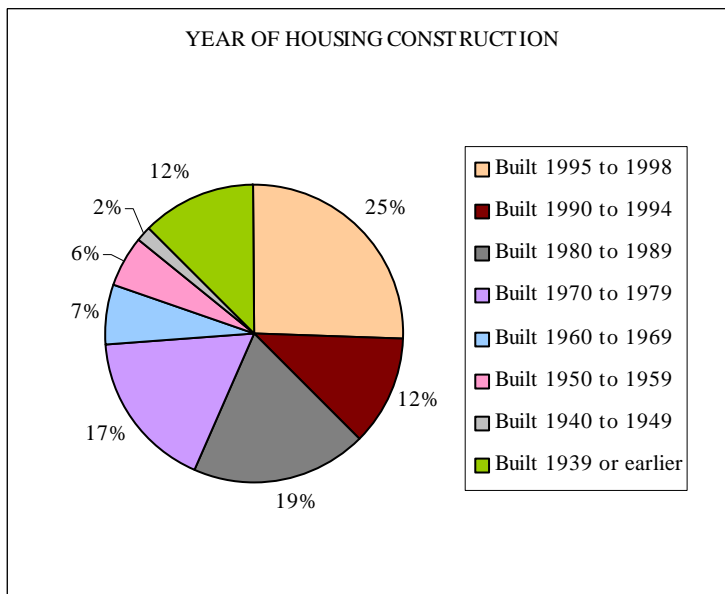


Table 4: Year of Housing Construction Bowling Green Township

(73%) in Bowling Green Township was built after 1970, with 37 percent being built after 1990. The housing stock is therefore relatively new with most homes being built in the

Often these homes are health and environmental hazards due to construction practices utilizing lead based paint and asbestos. This data also serves as a rough approximation of the growth occurring in the township over time. A majority of the housing



past 40 years. There are some very old houses and structures within the township that could benefit from rehabilitation or demolition assistance.

10.2. Educ  
ion and  
Income

Education and income factors are important when analyzing the retail potential and employable population of a region. These factors are commonly used by market research studies to identify weather or not certain

stores, restaurants and other businesses would be appropriate in that area. The education factor gives an employer a cursory glance at the skills that workers in the region might have. The education of the population could be very important to a company needing workers that are trained in a specific area or who have earned a certain type of college degree.

Income indicators are used when communities apply for grants and assistance specifically to help low income populations. Table 5 outlines educational attainment in Bowling Green Township.

According to the 2000 Census, Bowling Green Township was very comparable to Licking County as a whole in both household income and educational

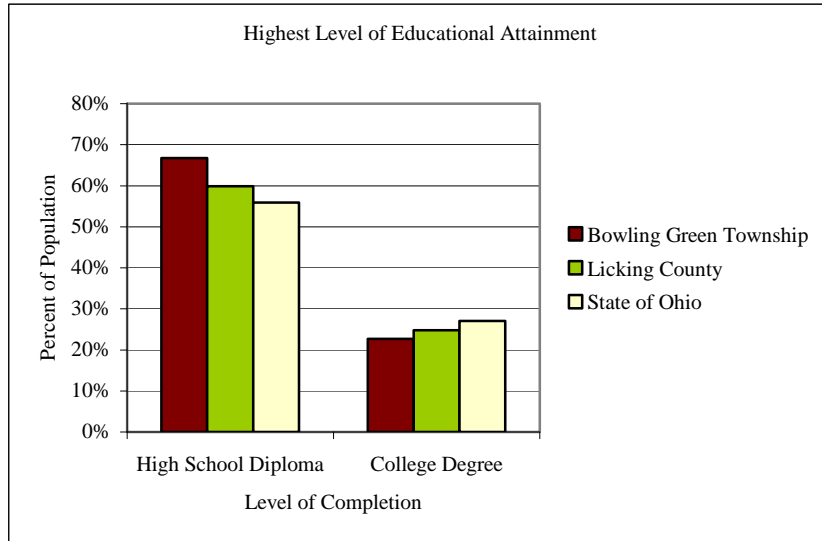


Table 5: Educational Attainment Bowling Green Township

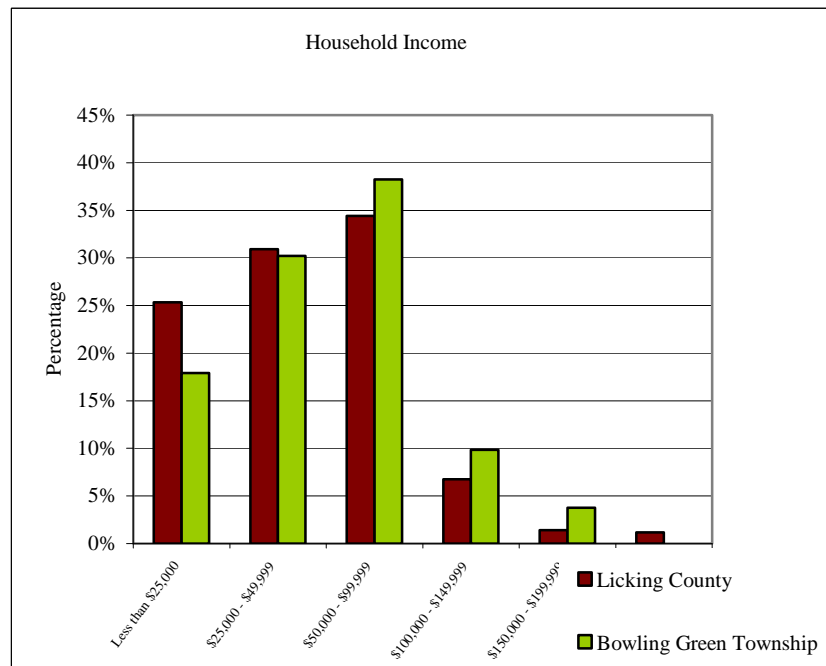


Table 6: Household Income Bowling Green Township



attainment. The educational attainment factor looks at the population that is 25 years and older and gives data on the highest level of education completed. Of that group 66 percent of the Bowling Green Township population listed high school completion as their highest level of education, with 59 percent of the Licking County population getting at least a high school diploma. 22 percent of Bowling Green residents have completed either a college degree in the form of associates, bachelors, masters or doctorate degrees. In comparison Licking County as a whole reports that 25 percent of its population has received one of these degrees. These levels are comparable with the state of Ohio as a whole. 56 percent of the states population 25 years or older have identified high school as the highest level attained, and 27 percent of the same population has received some form of college degree. Table 6 shows household incomes in Bowling Green Township.

An analysis of the household income for the township identifies the \$50,000 to \$99,999 range as the one that more households fall into than any other (34%). There are approximately 18 percent of all households in the township that have a household income of less than 25 thousand dollars per year. Overall Bowling Green Township has a household income that is very similar or slightly higher to average numbers for Licking County as a whole.

10.3. Travel Time to Work

The amount of time that a person spends driving to and from work each day directly affects the amount of time that they are able to spend at home. If a majority of people living in an area spend a lot of time each day driving to and from work, it could signal a need for additional employment opportunities in the community. When asked about travel

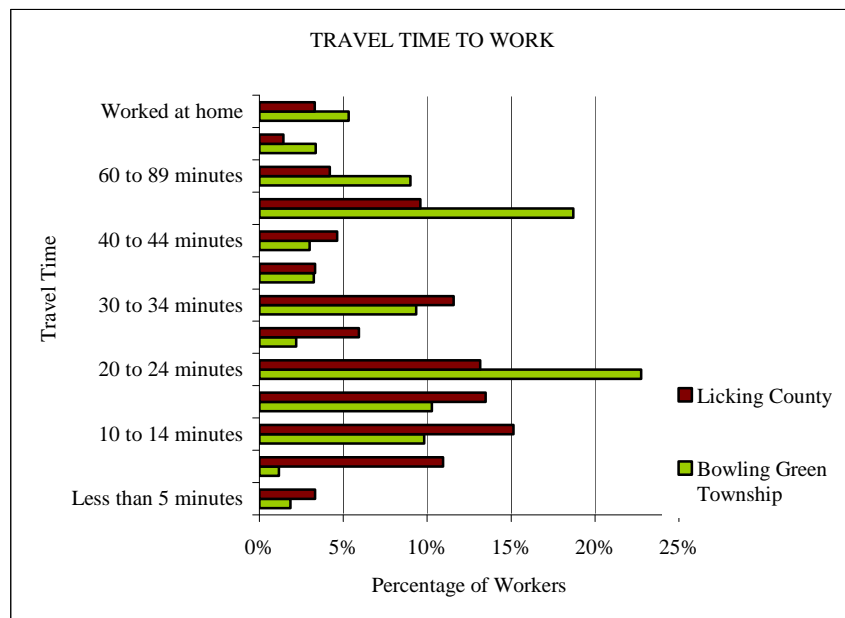


Table 7: Bowling Green Township Travel Times

time to work in the 2000 Census, Bowling Green Township residents primarily worked outside of the community, with 47 percent driving at least 30 minutes or more each day to get to their places of employment. With nearly half of the working population driving





30 minutes or more to get to their jobs, a need for additional employment opportunities within the Bowling Green Township area is apparent. Table 7 compares the travel times to work in Bowling Green Township with countywide statistics.



## 11. Natural Resources

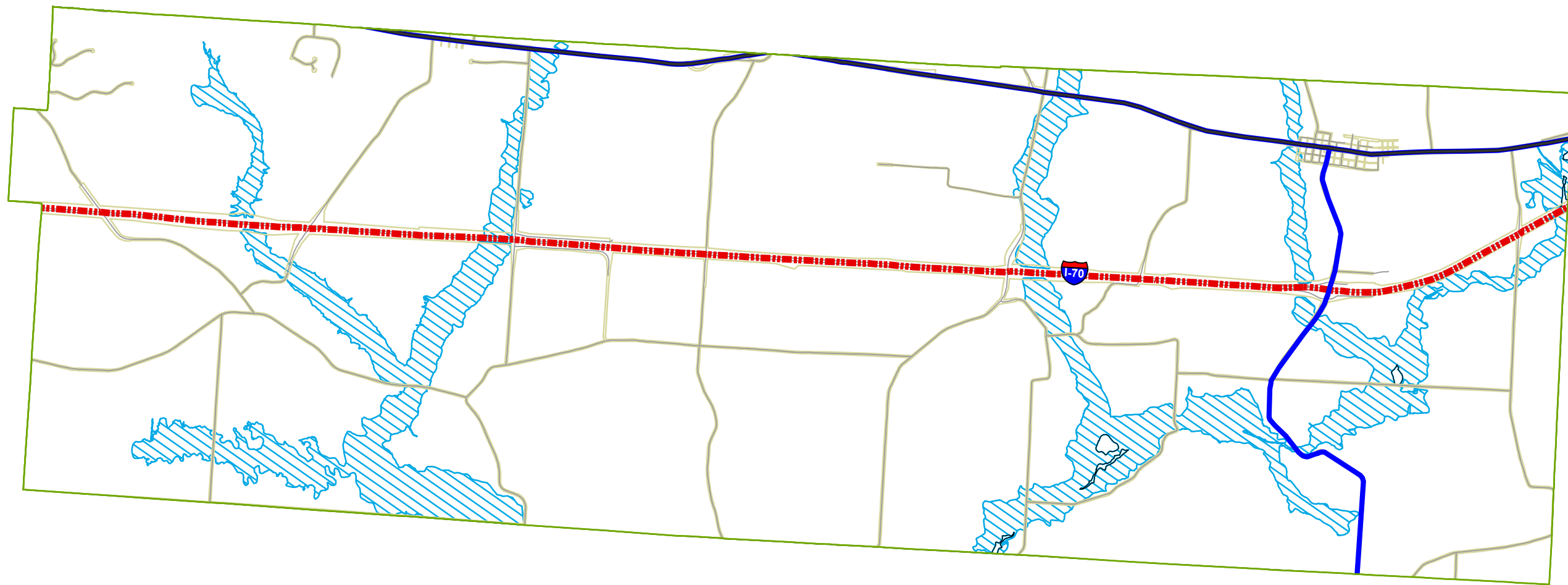
### 11.1. Flood Hazard Areas

A floodplain is any land area susceptible to inundation by floodwaters from any source. Floodplains are measured in terms of the amount of storm water that it takes to cover them. Storm events are measured in years such as 5-year, 10-year, 20-year, 50-year, 100-year, and 500-year. The standard measurement is the 100-year storm and floodplain. A 100-year floodplain is the land area having a 1 in 100 chance of flooding in any given year. However, the 100-year floodplain is somewhat of a misnomer because an area could have a 100-year flood two years in a row—unlikely, but it is possible. The following Floodplain Map shows the 100-year, or base, flood plains of Bowling Green Township as identified by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM). Lending institutions use these FIRM maps to determine the need for flood insurance for structures. Figure 2 maps the flood hazard areas for Bowling Green Township.

Because floodplains were carved by streams and rivers and are prone to flooding, they are an important planning consideration. Any development within floodplains can impact the direction, flow, and level of the watercourse during periods of high water or flooding. In other words, if fill material is placed or a house constructed in a flood plain, it will alter the boundaries of the flood plain downstream. This is because structures or fill utilize valuable space that would otherwise act as a natural retaining area for floodwaters to spread and slow. Enough fill or development could change the probability of flooding downstream from 1 in 100 each year, to 1 in 75 or less. Development and careless filling of flood plains has increased flooding in this nation, as seen in many parts of the country including the Great Mississippi Flood of 1993. Not only does development in the flood plain increase dangers downstream, developments within the flood plain are at higher risk of damage due to flooding. This damage includes fill material and debris from destroyed structures upstream colliding with structures in the flood plain downstream. Many bridges are washed out in floods because house and/or construction debris clog their free-flow area, compromising their structural integrity.





Because the potential for public and private damage, the loss of life, and affected insurance rate decisions all are affected by materials and structures in flood plains, Licking County has recently tightened regulations for floodplains. Permits must be obtained from the Licking County Planning Commission before any development, including filling and excavating, can take place in an identified 100-year floodplain.




Protecting floodplains from development offers several benefits in addition to reducing the risk of loss of property and life. Floodplains are natural floodwater storage areas. They reduce the impact of any given storm, slowing the water so that it does not become a flash flood. In addition, floodplains are prime areas where groundwater is replenished. Thus the type of land use activity that occurs in these areas must not pollute the surface water, as it will serve as a source of aquifer replenishment.

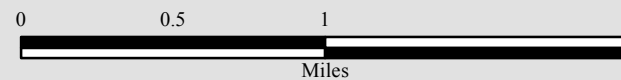


Source:  
FEMA Flood Insurance  
Rate Map

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Licking County Planning Commission  
20 South Second Street  
Newark, Ohio 43055

-  ZONE A
-  ZONE AE
-  ZONE AE (FLOODWAY)
-  0.2% ANNUAL CHANCE

-  1% ANNUAL CHANGE FLOOD HAZARD CONTAINED IN CHANNEL,
-  1% FUTURE CONDITIONS
-  ZONE X



# Bowling Green Township

Floodplains

Figure 2



Further protection of the flood plains through township zoning will assist in protecting unsuspecting residents from personal danger and loss of property. An example to help achieve this is using flood plain areas as open space. Passive recreation areas are also well suited for these areas since no structures or filling is needed for these activities. Within Licking County there are numerous areas in which flood plain areas have been used for open space. A great example of this includes the ball fields near Granville at the Raccoon Valley Park. There are 6 baseball/softball fields and room for roughly 4 soccer fields as well as open space for many other types of activities. When a flooding event occurs, there is little property damage since there are no habitable structures on the property. The only structures built are the dugouts which have been “flood proofed.”

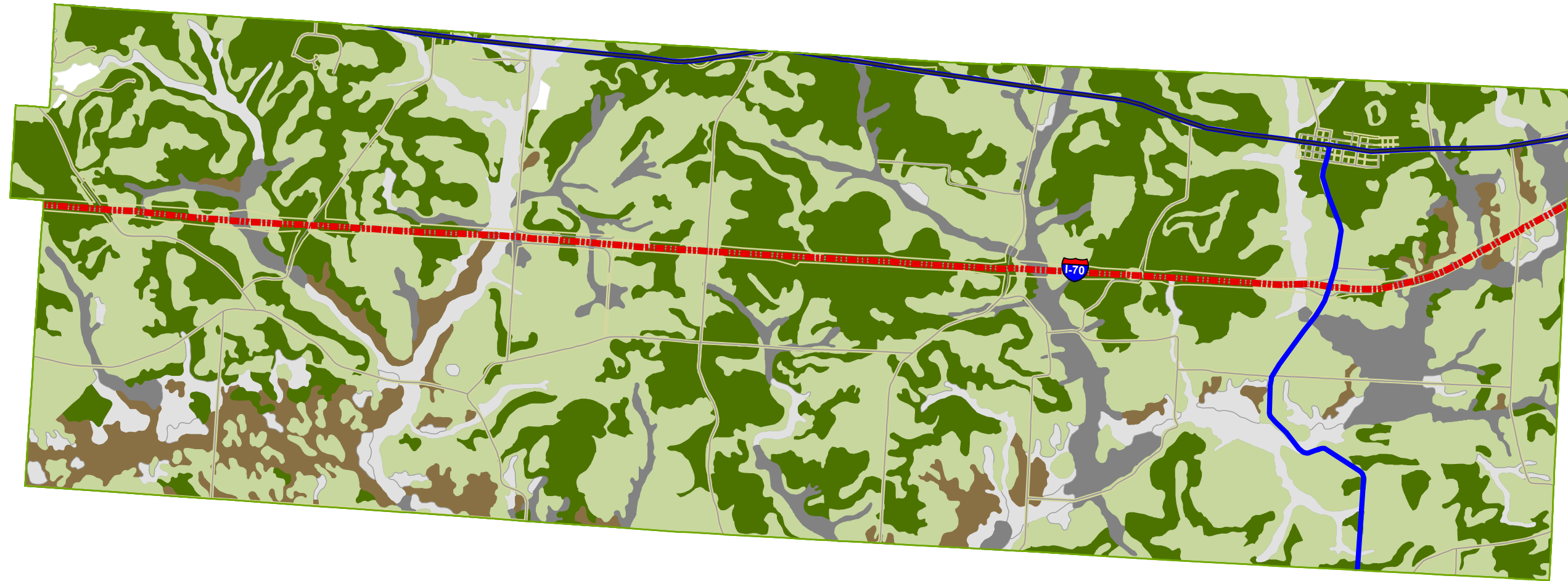
### *11.2. Soils*

More than 33,000 acres in Licking County was used for urban development in 1982. Since then, additional acreage of farmland has been converted to urban uses, especially in the western and central parts of the county. Many soil properties, such as depth to the seasonal high water table, slope permeability, and depth to bedrock, can limit urban development. Wet basements, improper functioning of onsite sewage disposal systems, erosion on construction sites, and flooding are problems if soil features are ignored. Within the Township, particular attention should be paid to shallow excavations, construction of dwellings and commercial buildings, local roads and street, and lawn and landscaping. The above items benefit by identifying the soil type in the initial stages of planning.

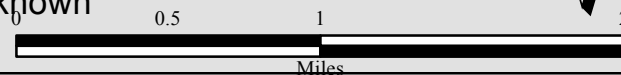
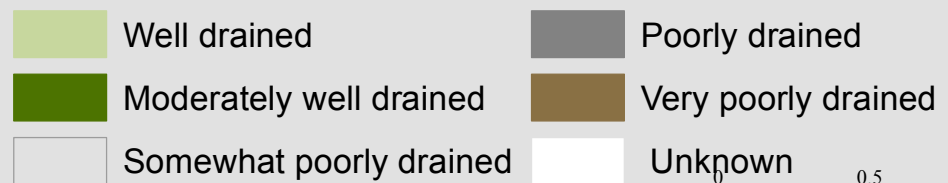
When researching the type of soil found within a site, the National Resource Conservation Service and the Licking County Soil and Water Conservation District are valuable resources in determining soil type.

Bowling Green Township is primarily comprised of soils that are well drained or moderately well drained. Careful attention should be given to developments that sit on soil that may be less suitable for that type of activity. Building on these types of soils can lead to problems such as building collapse and ground water contamination. During construction, proper grading must be achieved to allow water flow in the proper direction as well as to ensure the building is not on soil that is high in plasticity or with a high organic content. Figure 3 maps the soil types by drainage class for Bowling Green Township.

Bowling Green Township has a large amount of prime farmland available that has not yet been developed. While many factors determine agricultural productivity, soil make-up plays a key role in this equation. The United States Department of Agriculture (USDA) considers certain soils to be prime farmland soils based on their crop yield potential with regard to minimal input of energy and economic resources. Soils that are considered to be prime farmland soils must be best suited to produce food, feed, forage, fiber, and oilseed



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Licking County Planning Commission  
20 South Second Street  
Newark, Ohio 43055



# Bowling Green Township

Soil Types  
by Drainage Class

Figure 3



crops. The USDA has identified these soils because the supply of prime farmland is limited.

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 frequently or are protected from flooding. Township residents have voiced their desire to continue an agricultural way of life within this community. Looking at the Prime Farmland Map may help local leaders consider proper land use patterns and allowed density in different parts of the community. Figure 4 maps the prime farmland areas in Bowling Green Township.

### *11.3. Wetlands*

Wetlands are important resources for several reasons. First, there are many unique plants and animals that make their homes in these areas. Second, wetlands provide valuable groundwater recharge by acting as filters for surface runoff percolating back into the aquifers below. Third, wetlands are an important resource because they serve to join surface and groundwater sources, which can improve stream flow during drought periods. Fourth, during rainy periods, wetlands can absorb excess water and then let it slowly back into the surrounding land, averting potential flood damage. Finally, wetlands provide a valuable recreation resource.

Although large-scale benefits of functions can be valued, determining the value of individual wetlands is difficult because they differ widely and do not all perform the same functions or perform functions equally well. Decision-makers must understand that impacts on wetland functions can eliminate or diminish the values of wetlands.

According to the federal Clean Water Act, anyone who wishes to discharge dredged or fill material into the waters of the U.S., regardless of whether on private or public property, must obtain a Section 404 permit from the U.S. Army Corps of Engineers (Corps) and a Section 401 Water Quality Certification (WQC) from the state.

The 401 Water Quality Certification and Isolated Wetland Permit reviewers evaluate applications regarding projects that would physically impact waters of the state, including streams, lakes and wetlands.

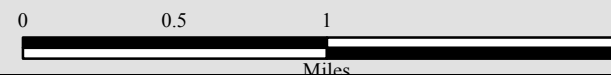
Section 404 of the Clean Water Act (33 USC 1344) requires authorization from the Secretary of the Army, acting through the Corps of Engineers, for the discharge of dredged or fill material into all waters of the United States, including wetlands.





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20 South Second Street  
Newark, Ohio 43055

- Prime Farmland
- Prime Farmland - Drained
- Prime Farmland - Protected



# Bowling Green Township

Prime Farmland

Figure 4



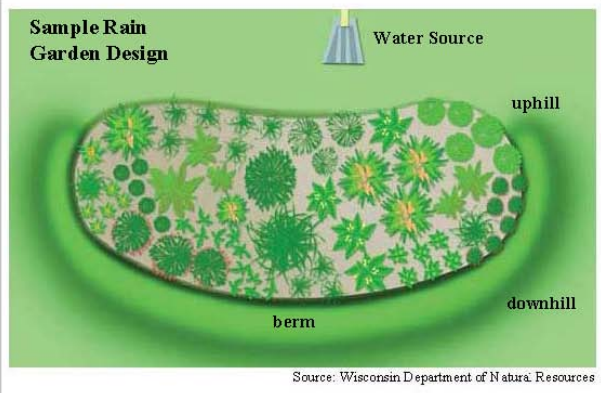


Discharges of fill material generally include, without limitation: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; dams and dikes; artificial islands; property protection or reclamation devices such as riprap, groins, seawalls, breakwaters, and revetments; beach nourishment; levees; fill for intake and outfall pipes and sub-aqueous utility lines; fill associated with the creation of ponds; and any other work involving the discharge of fill or dredged material. A Corps permit is required whether the work is permanent or temporary. Examples of temporary discharges include dewatering of dredged material prior to final disposal, and temporary fills for access roadways, cofferdams, storage, and work areas. Figure 5 maps the wetland areas located in Bowling Green Township.

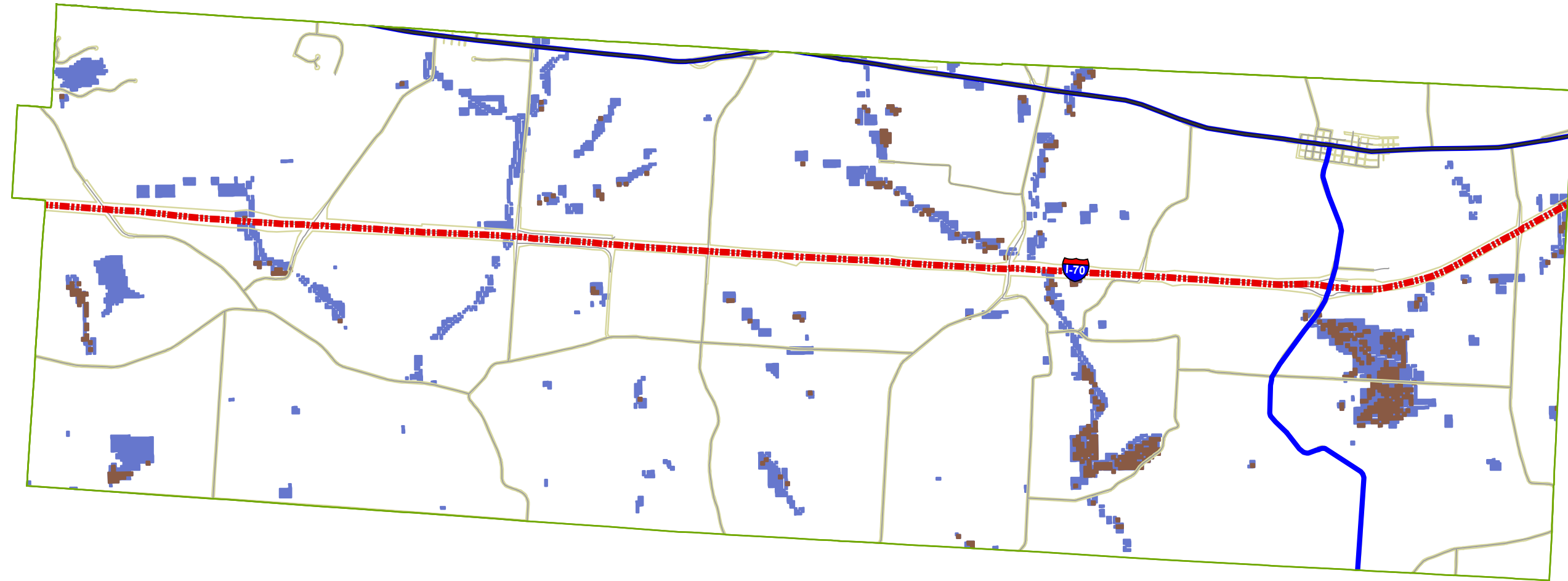
#### 11.4. Storm Water Management

Any major development that requires land-disturbing activity must properly address storm run off and erosion that may be cause by the project. Typical developments employ a retention or detention pond to act as a storm water management structure. Research and technology has provided developers with new and better ways to manage storm water. Becoming more common are bio-swales that allow water to infiltrate back into the ground as water is channeled toward a pond, porous pavement that allows water to

**What is a Rain Garden?**  
Rain gardens are a simple, yet effective way to filter excess pollutants from storm water before it flows into storm sewers and into our creeks and rivers. Rain gardens also promote infiltration of rain water into the ground, thus increasing local ground water supply and reducing the amount of water that needs to be carried by our storm sewers

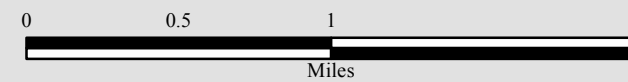


- Diverting water from your downspout into rainwater catchment systems has several advantages:
- Reduces the volume of water flowing to the sewer treatment facility
  - Lowers the percentage of roof top rainfall as a component of urban runoff
  - Backup source of water during times of drought or between rain showers
  - Helps to keep our creeks and beaches clean
  - Naturally softened water - great for delicate houseplants, auto cleaning and window washing
  - Saves money by lowering your water bill
  - Reduces the need for additional tax dollars earmarked for sewer expansion
  - Chlorine-free water helps maintain a healthy biotic community in the soil
  - Educational tool for teaching residents about water conservation
- The Licking County Water and Soil District offers technical assistance for rain garden installation  
Visit their website at [www.lickingswcd.com](http://www.lickingswcd.com) for additional information



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Newark, Ohio 43055

- Woody Wetland
- Wetland



# Bowling Green Township

Wetlands

Figure 5



penetrate into the ground instead of being directed to a pond, vegetated swales that are designed specifically to treat and attenuate storm water runoff for a specified water quality volume and on-lot treatments including rain gardens and disconnected downspouts.

Public officials, land use planners, builders and developers need to consider storm water management in relation to the region in which they are building communities and the land use occurring within that region, for what happens within the region affects what occurs at the local level. In other words, water resources do not stop at the political entities border, they have their own distinct region known as a watershed, for which they serve and are affected by. Therefore, it is important for officials, land use planners, builders and developers in these regions to work together to ensure the water resources and the quality of those resources is available and healthy for all.

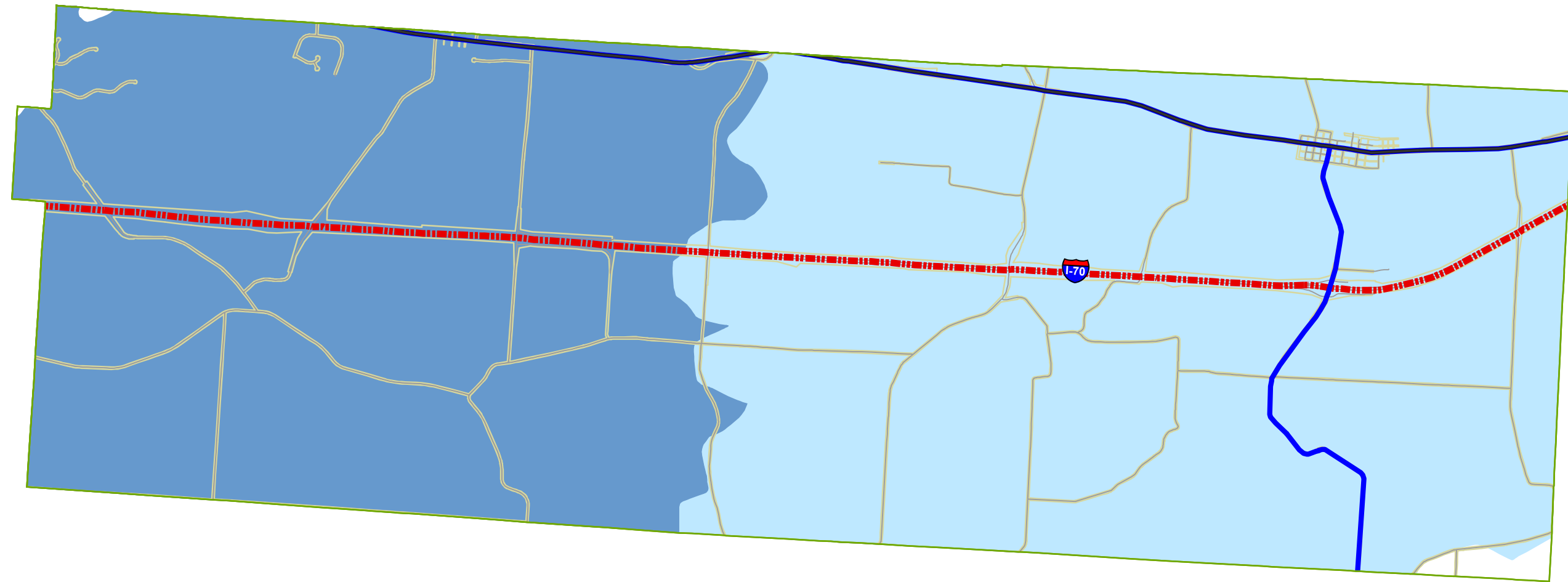
#### *11.5. Watersheds*

A watershed is the area of land where all of the water that is under it, or drains off of it, goes into the same place. Water included in a watershed includes surface water from rain, melting snow or ice. Watersheds include multiple bodies of water such as lakes, rivers, reservoirs, estuaries, wetlands and even oceans. Water in a watershed converges to a single point, usually a river or lake.

Bowling Green Township is located in the Moxahala Creek watershed, which is located in Licking, Morgan, and Muskingum counties. The Jonathan Creek watershed, a portion of the Moxahala watershed, encompasses the township. Two major bodies of water in Bowling Green Township contribute to the watershed: Valley Run, and Bowling Green Creek. Overall, the Jonathan Creek watershed drains 194 square miles. Approximately 50 species of fish are found in the watershed, including the eastern sand darter, and EPA identified species of special concern. In 2005, an Acid Mine Drainage Abatement and Treatment plan was prepared for the watershed due to pollution from mines in the area. Figure 6 maps the watersheds in Bowling Green Township.

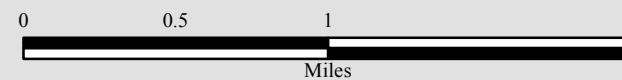
#### *11.6. Ground Water*

Ground water is the water that lies beneath the earth's surface. Just as there are streams, rivers, and ponds above the ground, water can be found in a similar network below the ground. As rainwater and surface water flow across the land, water seeps down into the soils and underground rock. Underground areas with particularly large concentrations of groundwater are known as aquifers. Aquifers are like above ground rivers in that they are not static. Most often, aquifers are found in underground layer of porous rock, sand, or other unconsolidated material. Groundwater flows through them while rain and surface water "recharge" (replenish) them. In general, groundwater recharge is the ability of the aquifer to replenish its water supply from surface sources, such as soils, wetlands, rivers and lakes. Several factors can affect the recharge rate of an aquifer including soil type,



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- Jonathan Creek Watershed above Valley Run
- Valley Run Watershed



## Bowling Green Township

Watersheds

Figure 6



soil permeability, and distance to the aquifer from the surface. If the total rate of withdrawal from the aquifer exceeds the recharge rate, the aquifer's water level will decline. If this overdraft, or high rate of withdrawal were to continue over several years, the aquifer could be depleted.

The geologic composition of an aquifer includes underground spaces that are conducive to ground water storage. Such spaces may be found in the pores of sandstone, the joints and fractures of limestone, and between the grains of large deposits of sand or gravel. In some places, as groundwater slowly flows downhill through porous soils and rock, it becomes trapped between hard rock layer until it reach the surface again further downhill, creating an artesian well. In the Licking County area there are also "lenses" of trapped groundwater. These were created by the glaciers and are pockets of sand sandwiched between other soils. The lenses often contain water and can be found at varying depths and in various sizes. The groundwater here is much more like a pond, in that it does not flow and usually recharges slowly, in some instances extremely slowly if at all. Groundwater sources are evaluated based on their well yield (measured in gallons per minute), their recharge rate, and their cleanliness.

The average minimum daily household demand for groundwater is approximately five to eight gallons per minute (GPM). For commercial and industrial uses, there is no standard minimum demand. This is due to the varying nature and water needs of different commercial and industrial uses. Evaluation of groundwater for such uses should be made on an individual use and site basis. The groundwater characteristics of Licking County have been mapped regionally based upon interpretations of over 8,000 well records and the local geology and hydrology. Water well data on the map were selected as typical for the area. (Contact the ODNR Division of water for site-specific well date and logs.) Bowling Green Township is relative low groundwater yield rates, which can be attributed to the topography. As shown on Figure 7, the groundwater recharge map, the majority of the township falls in the 10-25 gallons per minute category.

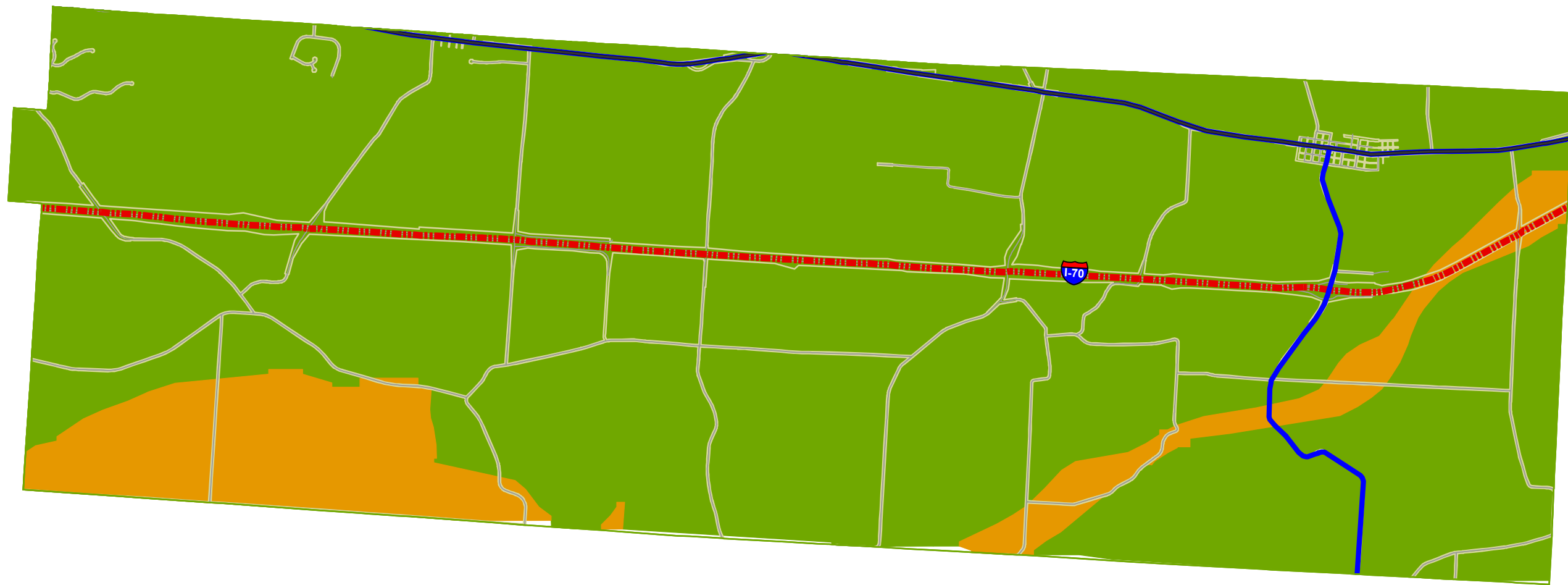
Groundwater is a very important consideration when preparing a comprehensive plan. Wells and natural springs are the source of most of the water that sustains human consumption, crops, and livestock. Residential, commercial, industrial, and agricultural activities are sustained on the availability of clean and abundant groundwater. In consideration of future land use, it is increasingly important to consider the overuse of groundwater, or exceeding the safe well yield or rates the groundwater supply recharges. It is also important to consider pollution of the groundwater supply.

The Ohio Department of Natural Resources prepared a document titled: "Ground Water Pollution Potential of Licking County," in 1995. This document should be the source used for ground water information. Often, areas that show higher net groundwater recharge are environmentally sensitive areas such as wetlands and floodplains where development is completely discouraged. This is the case for Bowling Green Township.

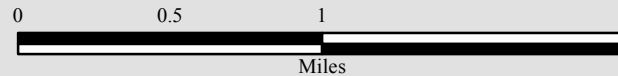
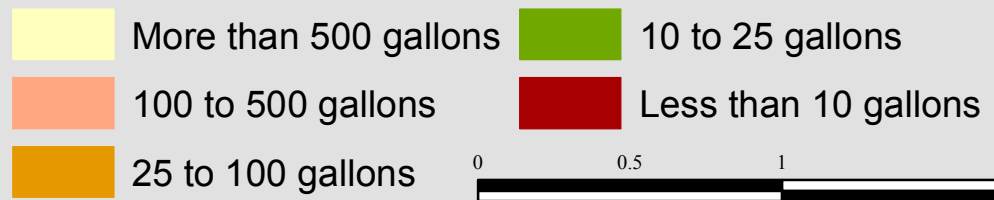


The availability of public water and sewer will play a role into the significance of net recharge and pollution potential.





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# Bowling Green Township

Groundwater Yield  
measured in gallons per minute

Figure 7





## 12. Community Involvement

Members of the township were asked to participate in a community survey to voice their thoughts and opinions regarding the future development of Bowling Green Township.

Surveys were sent out to all households within the community that have at least one registered voter living within the home. In total 723 surveys were sent out, 168 surveys were returned for analysis. Of those surveys sent, approximately 23 percent were returned for review.

The data received from this survey, along with public meetings and a SWOT (Strengths, Weaknesses, Opportunities and Threats Analysis), helped to shape the land use recommendations of this plan. The planning committee relied heavily on this data to make decisions regarding the future development of this community.

Listed in this chapter are some of the most notable statistics that were drawn as a result of the community responses. The following survey responses are from questions in the survey specifically addressing future development of the township. Open-ended questions are not included here, but are available at the Bowling Green Township Hall or at the offices of the Licking County Planning Commission.



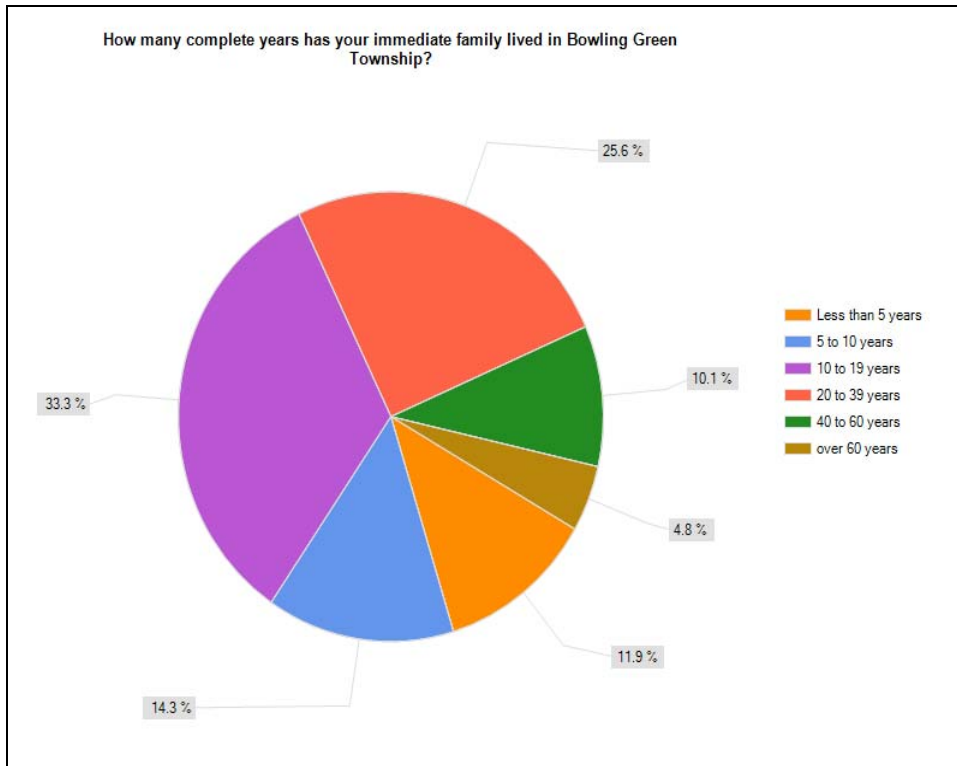


Table 9: Years lived in Bowling Green Township

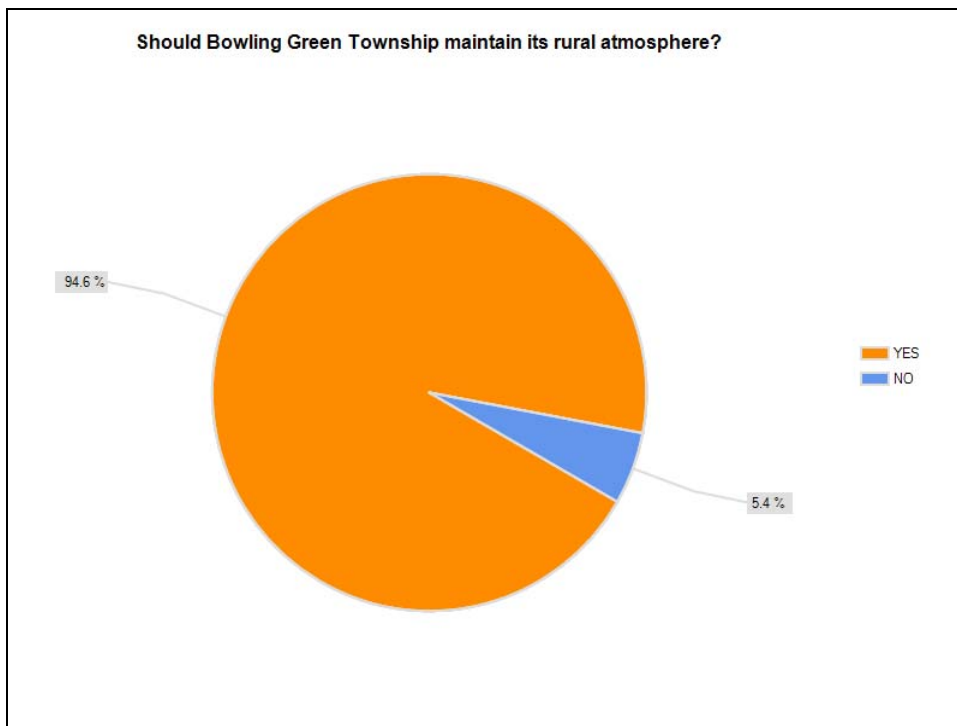




Table 10: Rural Atmosphere

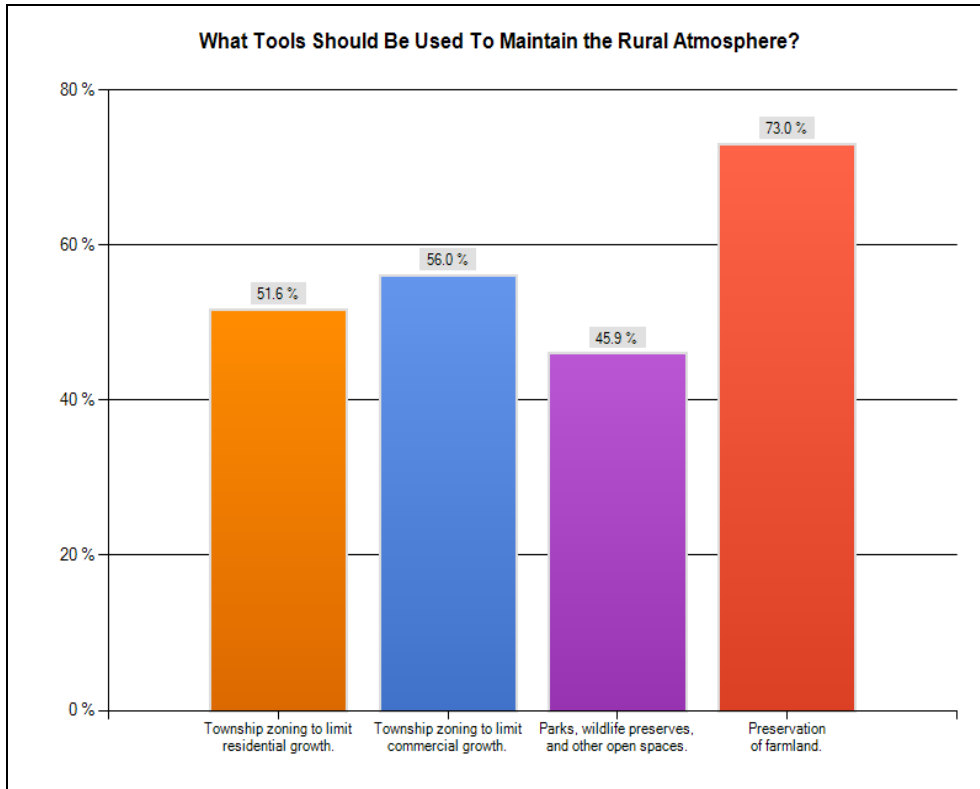
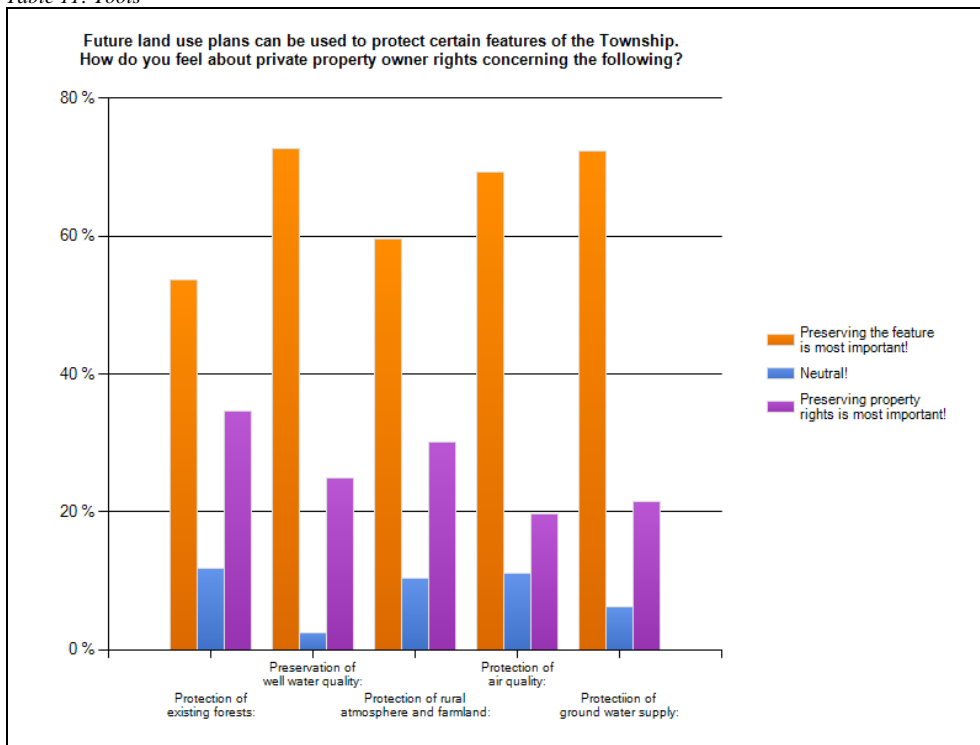


Table 11: Tools





*Table 12: Property Rights*



## SWOT Analysis

On Wednesday November 16, 2011 at the monthly meeting of the Bowling Green Township Comprehensive Plan Committee, a SWOT Analysis was conducted. Those in attendance were asked to list the Strengths, Weaknesses, Opportunities and Threats of the Township and Brownsville. This was conducted mostly as a brainstorming session to attempt to sort out the major issues that affect the township so that this group can focus their efforts to address them. The following is the record from that evening. This list includes all items mentioned in each category.

### 12.1. Strengths

- Located along the major thoroughfares of US Route 40 and Interstate 70. It is easy to get places because of our location along Interstate 70.
- Surrounding farmland and open spaces.
- Licking County Government Support.
- Long History - The community is over 200 years old. Some families have been in this community for that entire period.
- Small Community - People know their neighbors. Help from neighbors is common and available
- Public Park – Good for kids.
- Township building – community building.
- Established village and infrastructure to stimulate redevelopment.
- Brownsville is well known by people in surrounding areas.
- Limited government.

### 12.2. Weaknesses

- Aging population
- Lack of central water and sewer service
- Lack of community pride, activism and action are all problems.
- Apathy
- Lack of a tax base – Both Brownsville and the entire Township lack tax generating enterprises.
- Drainage Problems
- Brownsville is divided into 2 school districts; the community is divided into 3 school districts. This creates divisions within the community.
- Community Unrest
- Local Organizations are limited
- Public Transportation is not available or residents are unaware of transportation options.



- Distance to any Stores, Entertainment, Shopping, Services, Health Care
- Lack of Jobs and Local Businesses.
- No Township owned Public Safety Services. A lack of a closer fire department could compromise the level of service that residents receive. Having such services could help on insurance rates.

### 12.3. Opportunities

- Mom and Pop businesses - Attraction of these businesses could be a part of a larger redevelopment campaign.
- Creation of police and fire service departments that are in the control of the township.
- There is a need for closer services so that residents' safety is not compromised.
- Water and Sewer is necessary and will ultimately be a reality in on form or another.
- Redevelopment of Churches
- Recreation throughout the township.
- Alternative Energy.

### 12.4. Threats

- Unusable land due to sanitation problems.
- Housing being demolished or deteriorating
- Historical places are going away
- Multi Unit – Low Income Housing – Unguided Development of such uses because they are not identified on the zoning map.
- Encroaching Populations that are consuming farmland. As more people move into the community, less farmland stays in production.
- Unguided residential development is a potential problem
- Lack of Land Management

### 12.5. SWOT Priority Issues

The goal of conducting the SWOT Analysis was to identify priority issues that need to be addressed by township leaders. The outcome of the Bowling Green SWOT Analysis was the identification of 7 priority issues that should be the focus of township efforts following this plan. They are as follows:

***Take advantage of the location of the township. Having Interstate 70, State Route 40 and State Route 158 passing through the community is an asset.***



This community is located along two of the major east – west corridors that span the United States. Interstate 70, the first interstate highway project in the United States, is one of the longest and most traveled roadways in this country. According to the Ohio Department of Transportation, an average of 32,360 cars travel through this section of Interstate 70 per day. The same data shows that there are an additional 4,310 cars per day that pass through the township along U.S. Route 40.



The vast number of vehicles that are passing through this community per day gives Bowling Green Township a competitive advantage over communities that do not have the same level of infrastructure. The existence of these roadways provides a built in customer base for future service stations, restaurants and retail stores. The location of these roadways provides residents with easy access to and from surrounding destinations.

The community must take advantage of the opportunities that these roadways bring to Bowling Green Township. Because of the ease of access into and out of a community, interstate highways have traditionally been seen as a driver of rural economic

development in different parts of the United States. Through this plan, Bowling Green Township has an opportunity to outline what kinds of businesses and economic options may be appropriate in the township. Redevelopment of Brownsville may contribute to the attraction of visitors to and from the highway into the community. From this, a small rural economy could be established that is served by the large amount of people who are traveling along Interstate 70 and US Route 40 each day.



***Bowling Green has an aging population. How can the township help provide an aging population with needed services?***

The 2010 Census shows that the Bowling Green Township population is relatively old compared with other communities in the area. As people age, increased services are required to meet the needs of this population. There are options that a community can plan for that will allow people who are getting older to age in place, rather than have to move away to a facility that will provide for all of their needs.





*Kendal at Granville is an example of an assisted living facility for an aging population*

Some issues that need to be considered for an aging population are proximity to healthcare, access to affordable and reliable transportation, proximity to everyday needs, availability of meal programs, social and recreational activities, response times for fire and emergency services and appropriate housing.

The numbers provided by the most recent census also indicate that there are not a significant number of children in the community. It

appears as though not many individuals in Bowling Green Township are having children. The data also suggests that young adults over 18 years of age are leaving the community to live elsewhere. Some of this out-migration from the community can be attributed to young adults leaving for college or further education. It should also be assumed that economic factors such as lack of employment and lack of affordable housing options in this community have contributed to this trend.

***Surrounding farmlands and open spaces are major strengths in this community. These areas should be preserved or used to stimulate economic growth in this community.***

This community has indicated in the community survey that they want to maintain the rural and agricultural qualities that exist in this township. Bowling Green Township must utilize planning and land use tools that will enable this community to grow responsibly as the population increases, while maximizing the economic potential of the agricultural and open lands that currently exist.



Encouraging economic development in a community traditionally means increasing the available land for manufacturing, office and commercial development. These types of land uses are linked with job creation and increasing the township tax base. They are also linked with increased traffic, the expensive extension of water and sewer services, consumption of valued farmland, disruption of revered view sheds,



increased runoff and degradation of water and other natural resources. When considering increased manufacturing and industry in a community, thought must be given to the costs associated with that kind of development as well as the benefits that it could bring.

Agriculture is the number one industry in Licking County. Agriculture can be used to stimulate additional economic growth in this community. A closer evaluation of the food system within the township as well as the county as a whole should be reevaluated. How can the local government in partnership with other entities and landowners work to keep a larger portion of the economic benefit of this industry in Licking County?

Bowling Green Township should serve as a model to other communities in Licking County by establishing an agricultural economic development plan that can support this document. An agricultural economic development plan can explore the potential of increasing the viability of agriculture as an economic driver through the use of alternative crops, cooperative ventures, improved agricultural infrastructure and services as well as tapping into new markets.

Because of the open spaces and forested areas in this community, Bowling Green Township might be able to pursue economic development through recreation tourism. While recreation uses may be allowed under the current zoning code, there has been no active campaign that has attempted to sell the potential of recreation tourism to this community. The proximity to major highways and thoroughfares might make Bowling Green Township an ideal destination for businesses from the outdoor recreation industry. Clean Ohio Grants are available to improve open spaces and infrastructure within communities. Perhaps Bowling Green could identify areas that would benefit from this program as a part of a larger recreation plan.

***Brownsville Redevelopment. With existing infrastructure, street grid patterns, a public park, a township building and location along the National Road, what improvement efforts can be made to redevelop this area?***

As the identifiable town center of the Bowling Green Township community, careful consideration must be given to the proper planning and redevelopment of the Brownsville area. Brownsville already has a good basis for which to rebuild and establish a town center where local residents can go to meet their day-to-day needs.

State Route 40 and State Route 668 both run directly through Brownsville. The traffic that travels through the town on a daily basis would serve as a built in clientele for small-scale businesses that are geared toward meeting local needs. Residents have indicated that they would like to have a limited number of places within the community where they can eat, purchase gasoline, and pick up goods that they need for their daily lives.

There is an existing grid street pattern in Brownsville that provides a framework for infrastructure improvements. Improvements of these facilities should be considered as a



**List of organizations and assistance programs that the township and Licking County Commissioners should utilize to address the deterioration septic issue in Brownsville**

**SCEIG - Small Communities Environmental Infrastructure Group**

**RCAP - Rural Communities Assistance Partnership**

**OPWC - Ohio Public Works Commission**

**United States Department of Housing and Urban Development**

**Ohio Environmental Control Agency - Water Pollution Control Loan Fund**

**United States Environmental Protection Agency**

**United States Department of Agriculture, Rural Development**

**Great Lakes Rural Community Assistance Program**

**Ohio Water Development Authority**

way to start redevelopment within Brownsville. The township should consider pursuing Community Development Block Grant funding through the Licking County Planning Commission to complete these improvements. While encouraging a regional clientele by attracting customers in passing automobiles, the township should also include pedestrian and bicycling amenities that make new developments accessible to those groups as well.

One major deterrent to the redevelopment of Brownsville is the uncertain condition of the septic tanks being used within the community. It is widely believed that there are many failing septic systems within the Brownsville area. Failing systems can cause many different health problems because they can potentially become breeding grounds for bacteria and E.coli. One serious issue is that sewage not being treated by the failing systems could seep into existing wells. There are organizations and programs that help small communities in Ohio determine how to best address these issues. Local officials should be proactive in developing a solution for this problem before the Ohio Environmental Protection Agency mandates Licking County officials to install a public sewer system.

One alternative to developing a centralized sewer system would be to develop a decentralized, or cluster, system. This is a system that collects and treats several residences or developments. Individual septic tanks may pre-treat wastewater from several homes before it is transported through low cost, alternative sewers to a treatment unit that is relatively small compared to a centralized wastewater treatment facility. They are generally designed for smaller volumes of wastewater from sites that are close together. Decentralized systems allow for flexibility in wastewater management, and different parts of the system may be combined into a series of processes to meet treatment goals, overcome site conditions, and to address environmental protection



requirements. They are a viable, long-term alternative to costly centralized systems particularly in small and rural communities where they are often most cost-efficient.

Without a solution to the water and sewer issues that Brownsville faces, redevelopment of this area will be difficult. If a solution is found, it will be the first step in encouraging small businesses to locate in this area. Without a solution to this problem, new development and land transfers may be difficult. It will be difficult to secure financing on existing structures that do not have functioning septic systems. Without improving this situation, Brownsville will not be positioned for growth and the stability of the community will be at risk.



*Berry Run could be used for a decentralized sewer system*



An additional concern is the deteriorating condition of some of the structures that currently exist within the Brownsville area. Some of the structures that fall into this category are no longer safe and have deteriorated beyond the point where restoration is an option. In effort to remove the blighted state that these buildings bring to the community it may be in the best interest of Bowling Green Township to pursue funding options that will help to demolish

houses and structures that meet the proper criteria. By removing places that detract from the local aesthetic the township can work toward redeveloping this area as a desirable destination. Additionally, there may be opportunities to identify existing buildings that are structurally sound and can be rehabilitated. Funding options for this type of work can be found through the Licking County Community Development Department. They administer funding through the Community Development Block Grant Small Cities Program as well as the Community Housing Improvement Program made available through the HOME Program. Local leaders should approach the Licking County Community Development Department to discuss how these funds could be utilized in Bowling Green Township.

***There is a need for township controlled fire services.***





There is growing concern amongst community residents that the shared fire services provided by the Licking Township Fire Company, the Glenford Fire Department and the National Trail Fire Department are inadequate because Bowling Green Township does not have local control over these entities. Currently the Bowling Green Township Trustees contract with these agencies to provide fire and EMS services to township residents.

Questions have been raised about whether the response times, especially for the aging population, are adequate enough to ensure the safety of residents that utilize these services. There are concerns that if multiple runs are necessary in several townships that an emergency in Bowling Green Township might be considered secondary to a call coming from closer to the responding station. Another potential issue is that home insurance rates for some policies rise the further a home is away from a fire station. Research shows that this is true for some insurance companies, while other companies will factor in the number of fire claims that have been made in the area over the past year to determine rates. Thirty eight percent of the respondents to the community survey support a new fire station, 24.5% would not, and another 37.4% were not sure. Although this issue did not receive a majority of respondents, this issue may become more relevant should substantial growth occur in the Township.

Central water, or the presence of a secured dry hydrant, factors into the issue of fire protection. Even if the Bowling Green Township Trustees wanted to initiate the process of working toward the establishment of a fire department, they would need to first secure a water source.

***Apathy, Community unrest, lack of community pride, lack of community activism and lack of community action are all problems that need solved.***

The SWOT Analysis revealed that a major issue hampering the community is a lack of interest in township activities. The feedback indicates that interest in local public affairs generally tends to be negative or skeptical in nature. This trend must be reversed. Efforts must be made by township leaders to get residents more engaged in community activities.



*Potential location for community gatherings*

In order to get residents more involved in township activities it may be necessary to organize a group of people that are in charge of marketing the positive things that the township does for the community. This group could be comprised of volunteer citizens in conjunction with the Bowling Green Township Trustees. They should market the positive things that local government does for people who live here. They could also organize community events that encourage residents to get involved or to get out



and meet their neighbors. The township community hall is a huge asset to the community and should be utilized to house events in the community that are fun for everyone that lives here. These events could be as simple as an annual community hog roast, a town community service day (similar to the one in 2009), or a potluck.

***Lack of restaurants, service businesses, and stores.***

Another opportunity for improvement would be in the services, businesses, and restaurant option in the community. It is also agreed upon by a vast majority of those who have participated in this process that the agricultural and rural aspects of the township should be preserved to the greatest degree possible.

The future land use map has identified areas within the township where the expansion of commercial businesses would be most appropriate. By pinpointing the best places for these types of businesses, the township has a basis for granting and denying rezoning requests for this type of use.

An architectural review board could be created to review work with developers to design structures that are in keeping with the integrity of the community. The township cannot regulate against certain building materials, like cities and villages can, but it can create a minimal amount of regulation that speaks to the desired aesthetics of certain zoning classifications. For example a special zoning classification could be created for the Brownsville area and for the 668/70 intersection. Basic aesthetic



requirements could be established for these areas in order to have development reflect the rural nature the residents of this community want to protect.



The Bowling Green Township community is proud of its freedom and enjoys the lack of regulation that currently exists here. Therefore, the regulations affecting aesthetics in development should be limited to identified commercial redevelopment areas.



## 13. Plan

The plan chapter represents a culmination of the work that has been accomplished during the planning process. The information contained within this section of the plan will be used as a guiding force to bring the vision and goals of this community into reality. The plan chapter will help guide the future development of various types of land uses as well as the infrastructure and facilities needed to support all facets of the township. Included are maps that indicate places within the township that are considered most suitable for different land uses. Along with the maps are descriptions of those uses and the elements that should be incorporated in their makeup. Also included in this section are “strategies” that can be used to stimulate ideas for future projects.



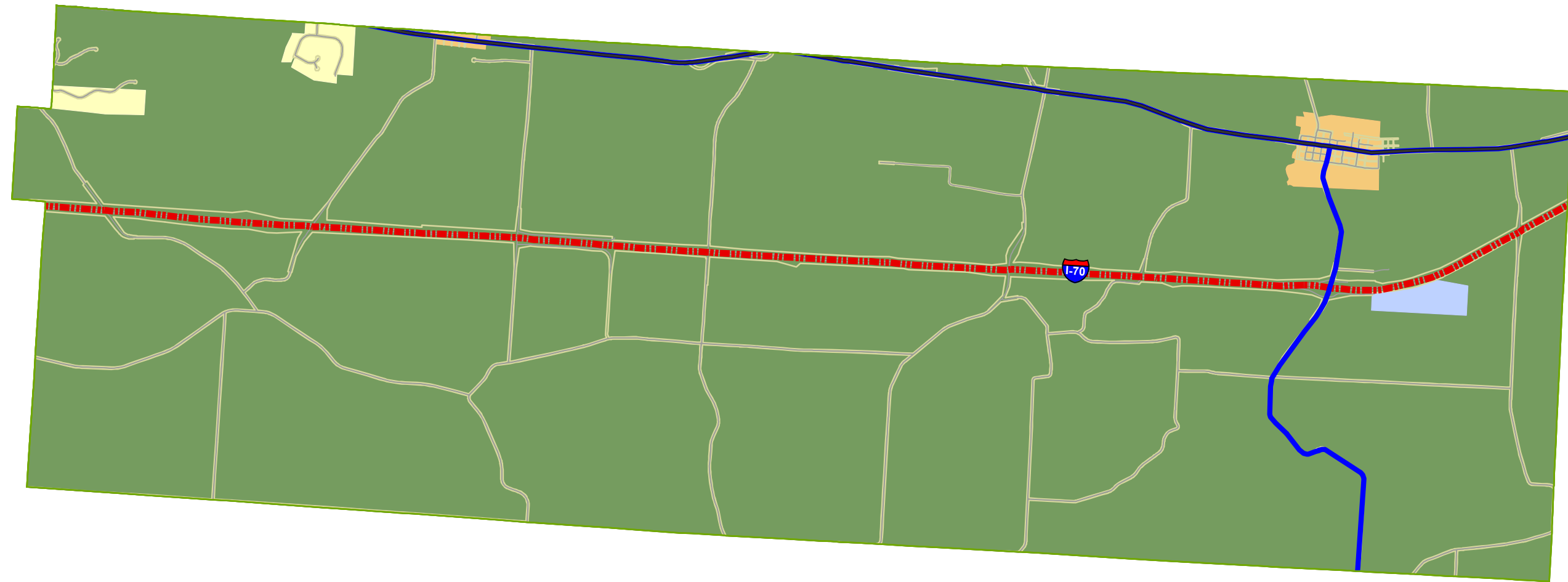
The recommendations included in this chapter are based upon community survey results as well as citizen input from public meetings held over the course of this project. This chapter should serve as the basis for zoning decisions in the future. It should not however hinder the zoning commission, board of zoning appeals or the township trustees from making decisions that will benefit the future success of the township. It should be used as a safeguard from unguided or ill-conceived development that would have a negative affect on Bowling Green Township, while providing concrete solutions to work toward the greater good of this community.

### *13.1. Existing Zoning*

The current zoning for Bowling Green Township consists primarily of agricultural zoning. There are a few areas that allow for different types of uses, namely in Linnville and Brownsville that are zoned (S-1) Integrated Use Settlement District, the existing subdivisions of Dogwood Park and Loan Oak are zoned (R-2) Medium-Low Density Residential District, and a small area south of Interstate-70 and east of Brownsville Road is zoned (M-1) Light Manufacturing. Figure 8 shows the existing zoning in Bowling Green Township.

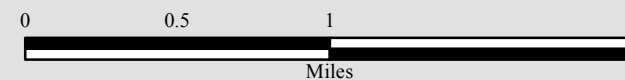
The existing zoning is very much in line with the development desires of community residents. People who live here want to maintain as much of the rural character as possible.





Prepared by:  
Licking County Planning Commission  
20 South Second Street  
Newark, Ohio 43055

- AG Agricultural
- R-2 Medium Low Density Residential
- S-1 Integrated Use Settlement
- M-1 Light Manufacturing



# Bowling Green Township

## Zoning

Figure 8



### 13.2. Future Land Use Designations:

The future land use designations, as represented on the Future Land Use Map, is intended to act as a guide for private future development, private redevelopment, and public infrastructure expansion. The map is not parcel specific like the zoning map and is not intended to be used as a zoning map. The lack in specificity is intentional in order to allow for greater flexibility for the map's implementation at the zoning or rezoning phase. The future land use map is primarily valuable for determining the direction of developing areas through land use designation and public infrastructure expansion. Figure 9 maps the proposed Future Land Use designations for Bowling Green Township.

The future land use map classifies the following land uses:

#### *Agriculture*



Areas identified as agricultural on the future land use map will be the places in this community where agricultural pursuits should continue into the future. It is in these zones that large tracts of land should be preserved. Most of the land identified as agricultural on the future land use map is in agricultural production today. An important component of keeping the rural feel in this community is to ensure a large amount of the land stays that way.

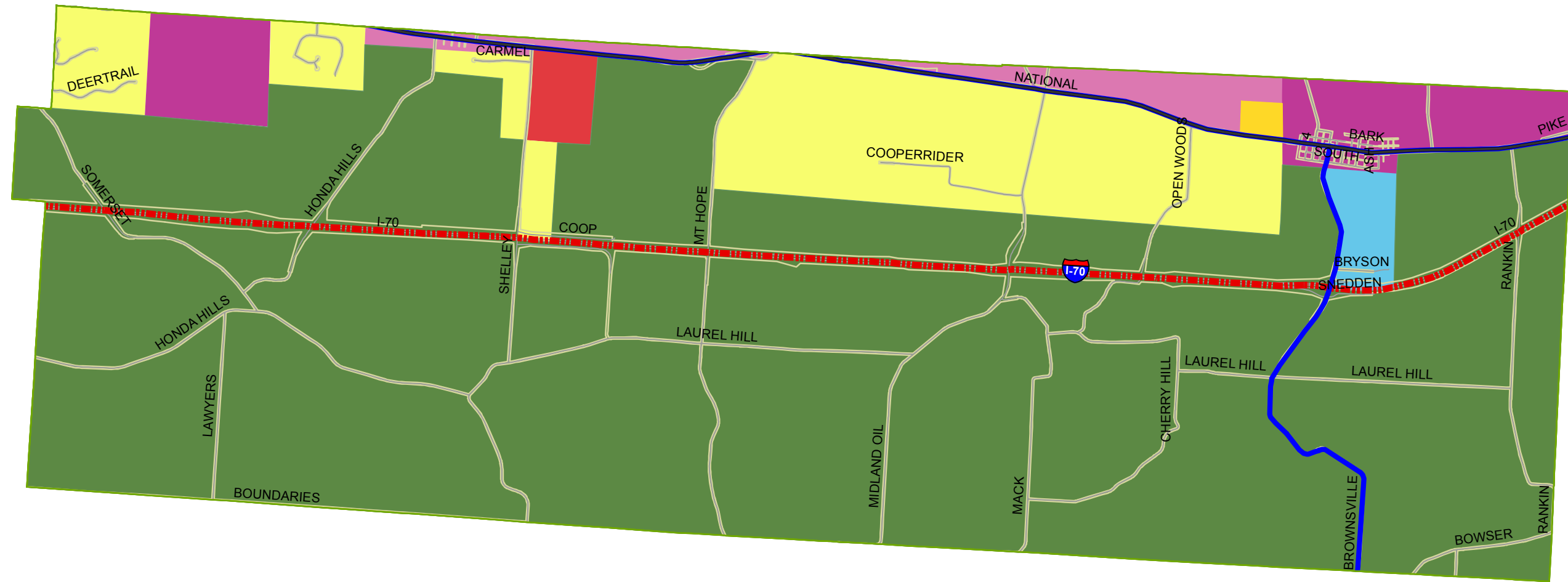
The areas marked for agricultural development on the future land use map are primarily located south of U.S. Route 40 including all land south of Interstate 70. By keeping large portions of the community in agricultural production along these routes, the small town rural feel of Bowling Green Township can be retained. It should be clear that these areas are not suitable for large-scale tract subdivisions. Any development that occurs within these areas will continue to follow the agricultural zoning requirements as outlined within the Bowling Green Township Zoning Resolution. If a developer wanted to establish a

*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.*

*-Bowling Green Township Community Survey Respondent*

#### *Light Commercial*

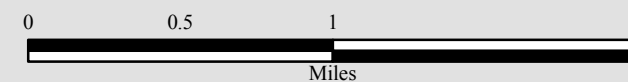
The light commercial district will provide valuable services to the residential neighborhoods of the National Road corridor. The area that is identified as Light



Prepared by:  
Licking County Planning Commission  
20 South Second Street  
Newark, Ohio 43055

- Agricultural
- Residential
- Multi-Family Residential
- MU- Medium Commercial/Residential

- MU- Light Commercial/Residential
- Light Commercial
- Industrial/Manufacturing



# Bowling Green Township

Future Land Use

Figure 9



Commercial on the Future Land Use Map is consistent with the type of use that currently occupies that site.

It is the purpose of this category to depict those areas that are now developed, or appropriate to be developed, in a manner designed to provide local, neighborhood scale, convenience commercial goods and services. Along the National Road corridor, there are existing commercial establishments that serve the local residents. The continuation of these uses along National Road is recommended.

Commercial land uses should be locally based and small scale. Large, big box companies should not be allowed in this area. Businesses in this district are designed to provide convenience shopping and service delivery for the day-to-day needs of consumers in the immediate neighborhood.

### ***Residential***

The residential areas as identified on the future land use map are to continue to incorporate a range of low to medium density housing options. These areas are the places within the township that would be most appropriate for subdivision development. The future density of proposed residential developments in the identified residential zones will follow the parameters of the current zoning map. No major change in density should be employed in these locations. Township residents have voiced an interest in maintaining the rural atmosphere in this community. The zoning commission could consider increasing the minimum lot size in these areas as a way to avoid a suburbanized look.

While some prefer conservation subdivisions, others will prefer to live in neighborhoods that more closely resemble a traditional suburban development. There is certainly a need for both types of development in order to meet the needs of an ever-increasing population. In Bowling Green Township conservation or cluster subdivisions should be encouraged in the areas identified as residential on the future land use map. Also, updates to the resolution promoting bicycle and pedestrian mobility should be considered. Open space is always an important part of a residential neighborhood. The zoning commission should continue to require usable open space that is in large contiguous blocks and accessible to all residents. These are a few examples of updates that will help to establish a sense of community within new neighborhoods. Such amenities can help to distinguish Bowling Green Township from other communities and help to maintain property values far into the future.



### ***Multi-Family Residential***

There is a need in Bowling Green Township to provide housing for an aging population, as well as younger adults, empty nesters, students and all other people who need living options other than a single family home.



The planning committee thought that it was important to take these population groups into account so that there can be places in this community that a developer could include more diverse housing options.

The areas of the township identified for multi-family development are specifically chosen because they are in proximity to future commercial developments. Proximity to commercial development is important. Commercial development serves the daily need of residents and mixing uses establishes a greater sense of community. The largest area identified on the Future Land Use Map as multi-family development is located just north of Brownsville. The plan is for Brownsville to redevelop and include some local level commercial services. Including multi-family housing close by will be convenient for those residents and will bring business to those establishments.

#### ***Industrial/Manufacturing***

The purpose of the Industrial/Manufacturing District is to provide areas within the township for business development. This district should be limited to light manufacturing businesses.

The goal for this district is to provide places for area residents to work and also to establish a greater tax base for the township. This district will be located along Brownsville Road, south of Brownsville. These areas are better suited for manufacturing uses due to proximity to the intersection of Interstate 70 and Brownsville Road. Being close to this intersection will accommodate new development without disturbing the traffic pattern in the rural areas. The fact that the intersection is not full service could hinder major industries but manufacturing businesses with a local clientele could be attracted to this area. It will be important to buffer higher intensity uses from rural and residential areas. Utilizing heavy landscaping between manufacturing businesses and other less intensive uses will be essential to maintain a rural feeling environment.

#### ***Mixed Use- Medium Commercial/Residential***



The area identified as Mixed Use – Medium Commercial/Residential should follow the principals of a Traditional Neighborhood Development. A Traditional Neighborhood Development includes a variety of housing types and land uses within the same zoning district. The uses allowed should include schools, civic buildings and commercial establishments to be located within walking distance of private homes. These uses should be served by a network of paths, streets with lanes that

are suitable for pedestrians and bicyclists as well as vehicles. This pattern allows





residents to utilize multiple forms of transportation to access goods and services. The areas around Brownsville and Linnville are areas that would be well suited for this type of development. There is already an existing framework of infrastructure in which to re-establish a small town environment especially in Brownsville. The ability to intermix uses of a traditional form is different than the rigid separation of uses that traditional zoning would allow in that area at this time. Brownsville specifically would be a good area in which to develop a solution that would deliver water and sewer services to residents and businesses in that area. Architectural standards reflecting rural values should be considered for these areas.

*Mixed Use – Local Business/Residential*

Much like the Light Commercial land use areas, this land use category will allow local level businesses that serve the needs of residents of Bowling Green Township. These areas will also allow and encourage the integration of residential housing within the development. The businesses that locate in these areas will not be regional in scale (Big Box Stores will not be permitted); they will meet size and aesthetic requirements that are in line with a rural local business district. They will be designed to provide convenience shopping and service delivery for the day-to-day needs of consumers in this planning area.





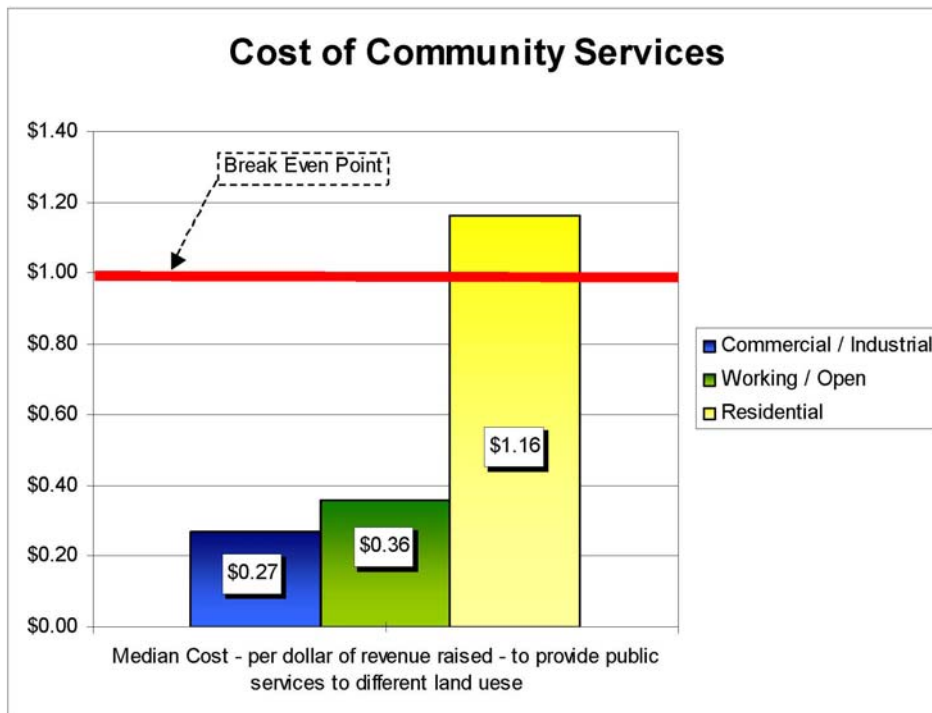


### 13.3. *Plan Concepts:*

The following section describes planning tools and concepts that may be considered when implementing the comprehensive plan. All or some of these concepts may be determined through the township to be a potential solution to a problem faced by the township or as a potential tool to reach a desired goal. Other planning tools may be available or may become available through the effective dates of this document. This list is not intended to provide and explanation of all potential implementation mechanisms, however is included as an opportunity to explain terminology or programs that can assist in building a strong implementation program.

#### *Balance of Land Uses*

An important consideration when developing the future land use map is the cost that each type of land use incurs in terms of community services. It is important for a community to balance the types of land uses that it has within its jurisdiction. Thought should be given to the costs versus revenues for each type of land use. The American Farmland Trust has participated in Cost of Community Services studies in at least 151 communities



since 1980. Over the course of these studies, findings suggest that residential development does not generate as much revenue as it costs a community in terms of services, while industrial/commercial uses, working and open lands have generated a fiscal surplus. They contend that communities pay a high price for unplanned growth and



scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services.

*It is important for us to understand the relationships between residential and commercial growth, agricultural land use, conservation lands and the communities' bottom line.*

*Use as a pull quote*

- American Farmland Trust: Farmland Information Center, Fact Sheet, Cost of Community Services Studies, August 2010.)

While the plan should regulate what development occurs within the township, it should not be so rigid that development in Bowling Green Township becomes unattractive to developers. Township officials should review this document with potential developers, and work with them to create projects that meet the vision and intent set forth within these pages.

This document however should not prohibit the zoning commission, zoning board of appeals and the township trustees from being flexible and creative when working with those who wish to locate businesses and homes within the community. Forming public-private partnerships with developers will be invaluable to the future success of the township. It will be important that future development happens in the way that compliments existing infrastructure and community facilities. Any development that happens within Bowling Green Township should benefit both the community and the developer, with minimal financial and physical consequences to the township and its residents. There will be occasions where deviating from the future land use map will be appropriate and in the best interest of this community. When and if officials choose to deviate from this plan sound reasoning must be employed. It should be shown that school systems have enough capacity, and that adequate infrastructure such as roads and water and sewer services would support additional development.

#### ***Agricultural Preservation***

Landowners in these areas should be encouraged to pursue farmland preservation programs that will keep their land in agricultural production into perpetuity. There are different tools that a landowner can use to do this. In 2002, The Licking County Farmland Preservation Task Force developed a plan called *Agriculture for Tomorrow*. That document outlines strategies and implementation steps that can be utilized in Licking County to preserve farmland. The mission of that project was to protect farmland throughout Licking County, support policies and programs that will enhance the economic viability of agriculture, encourage business and residential developments that are compatible with farmland preservation goals, to educate other citizens about farmland preservation and to assist public officials in finding new tools to meet those goals. Local officials are encouraged to consult this document and educate residents on their preservation options. A few of the programs are listed in the following paragraphs.



***Right to Farm Ordinances/Resolutions***

Right to Farm laws provide a clear message to those moving into a rural area that agriculture is valued and supported by the community. It is recommended that zoning ordinances include an Agricultural Use Notice, and that all new and current residents on any property in or adjacent to an agricultural zone be warned that noise, dust, odors, and sprays may be generated by neighboring agricultural operations.

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. Examples of these tools are listed here.

***Purchase of Development Rights***

A voluntary program where a land trust or governmental agency makes an offer to a landowner to buy the development rights on the parcel. An agreement is made between the landowner and the purchaser. Once agreed upon, a permanent deed restriction, also known as an agricultural easement, is placed on the property that restricts the type of activities that take place on the land in perpetuity. The legally binding guarantee is achieved to ensure that the parcel will remain agricultural or as open green space forever.

***Transfer of Development Rights (TDR)***

A method for protecting and preserving land by removing the development rights from one area or parcel and transferring them to another area or parcel to prevent farmland conversion. TDR programs establish “sending areas” where land is to be protected by agricultural conservation easements and “receiving areas” where land may be developed at a higher density than would otherwise be allowed by local zoning. An agreement to transfer development rights is made between the landowner in a sending area and a developer in a receiving area, generally through the private market. Similar to PDRs, a permanent deed restriction is placed on the property that restricts development and guarantees that the parcel will remain in agricultural use on green space forever. When the development rights are sold on a parcel, a conservation easement is recorded and enforced by the local government. In some cases, the local government may establish a “TDR bank” to buy and sell development rights. The development rights created by the TDR programs are referred to as transferable development rights (TDRs) or transferable development credits (TDCs).

***Clean Ohio Agricultural Easement Purchase Program***

The Clean Ohio Agricultural Easement Purchase Program (AEPP) compensates farmland owners to place an agricultural easement upon their farm with the express goal of preserving Ohio's valuable farmland for future generations. An agricultural easement is a deed restriction that prohibits any future non-agricultural development. The easement allows for agricultural development and the land itself stays under private ownership. Currently the AEPP is funded at \$6.25 million per year; more information can be found at the Office of Farmland Preservation's website: <http://www.agri.ohio.gov/farmland>.



***Ohio Department of Agriculture, Agricultural Easement Donation Program (AEDP)***

In January of 2000, Senate Bill 223 was signed. This important piece of legislation allowed for landowners to donate development rights of their land to the State of Ohio, or local government, to protect productive farmland from conversion to non-agricultural use. Potential donations are evaluated on a case-by-case basis, as certain legal criteria need to be met prior to donation. Landowners find financial benefits in the form of tax deductions for easement donations. Easements will forever keep the land in agricultural production, and thus can be a tool for landowners who wish to protect their family farm from development.

***Agricultural Districts***

An agricultural district provides protection for farmers from nuisance lawsuits such as frivolous lawsuits for odors and noises associated with agriculture. Agricultural districts also defer expensive special assessments on agricultural land until such time that the land is taken out of agricultural use. Additionally, the districts offer state scrutiny of local eminent domain acquisitions. To qualify, landowners must have a minimum of 10 or more acres that generate an average of at least \$2,500 of annual revenue for three years prior to application. Applications are managed through the County Auditor's office, and once approved, districts are in effect for five years. Placing land in agricultural districts establishes agricultural activities as legitimate and somewhat of a priority use in rural areas.

***Agricultural Security Areas (ASA)***

The Agricultural Security Area program provides a legal framework for landowners, townships, and counties to preserve farmland for a period of ten years. The program provides landowners, county commissioners and township trustees to enter into a cooperative agreement affirming each party's intent to protect the designated area from non-agricultural types of development such as residential, commercial or industrial. This includes the construction of new roads, water, and sewer lines. To qualify, the area to be placed in the ASA must consist of at least 500 contiguous acres of farmland. The land may consist of different parcels, but must be contiguous. The land can be owned by more than one property owner, and must be located in an unincorporated area. The land must also be enrolled in an agricultural district and in Current Agricultural Use Valuation (CAUV). Through the ASA program, landowners may receive up to 75 percent exemption on the real property taxes for improvements made to the ASA after enrollment.

***Zoning Resolution***

Zoning is a regulatory tool used by the Township to designate permitted uses of land on mapped zones. Each zone separates one set of land uses from another. Zoning regulates not only the use, but can also regulate building height, lot coverage, and other similar characteristics. The purpose of zoning is to segregate uses that are thought to be incompatible. Zoning is used to prevent new development from interfering with existing



residents or businesses and to preserve the character of a community. In Ohio, zoning is controlled and enforced by the township.

Bowling Green Township's zoning resolution contains four zoning districts: agricultural (AG), medium low-density residential (R-2), integrated use settlement (S-2), and light manufacturing (M-1). Modifications to the existing zoning resolution may be necessary to implement the comprehensive plan. Expanding the zones and further modifying the permitted uses in each zone can be used to implement the recommendations to this document.

#### *Transportation Corridor Overlay Districts*

A transportation corridor overlay district can be created as an overlay of requirements to ensure that existing and anticipated corridor land uses develop in a manner that protects the integrity of the corridor. Sometime these districts are created for safety reasons to maintain the traffic flow and accessibility. These districts can also be used to promote aesthetic design and create visual harmony along a specified corridor. This can be accomplished through uniform signage, screening, buffering, or setback requirements. Bowling Green Township does not have Transportation corridor overlay districts in the zoning resolution, however it may be a tool considered in the future to protect scenic and rural vistas.

#### *13.4. Plan Goals:*

A comprehensive plans goals are the broadest expression of the community's desires. Goals form the framework for the plan as a whole and are generally concerned with the long term. Goals often describe ideal situation that would result if all plan purposes were fully realized. Since goals are value-based, their attainment is difficult to measure. The Bowling Green Township Comprehensive Plan contains goals that fall under one of the following categories:

- Rural and Natural Beauty
- Living Here
- Working Here
- Getting from Here to There

#### *13.5. Plan Strategies:*

Comprehensive plan strategies are broad statements that set preferred courses of action. Strategies are choices made to carry out the goals in the foreseeable future. Strategies need to be specific enough to help determine whether a proposed project or program would advance community values expressed in the goals. Comprehensive Plan strategies are not a one for one concept, meaning, there might be more than one strategy for each goal, or one strategy might accomplish several goals.

#### *13.6. Plan Policies:*

Comprehensive Plan policies are specific statements that carry out a plan in the short term. Policies are measurable benchmarks that can be used to assess incremental



progress in achieving the broader purposes expressed in the plan goals. Similar to strategies, policies may accomplish more than one goal, or implement more than one strategy.

*13.7. Implementing Agencies*

Bowling Green Township will be the main entity in implementing the comprehensive plan. Although this document is created by the township for the township, other agencies may have a partnering role in implementing the policies set forth in this document. The township trustees will be responsible for the creating of committees tasked with individual responsibilities to implement this plan. Other agencies that could be utilized include Licking County (planning commission, engineers), Ohio Department of Agriculture, Ohio Public Works Commission, the Licking Park District and the Licking County Chamber of Commerce.

*13.8. Priority Implementation Items*

The implementation tables in this document outline numerous goals, strategies and policies that the township will need to implement to see this plan to fruition. Although all of these implementation items are relevant and important, some need to be addressed right away, some show up in multiple places and community surveys, and some are pressing issues that should be addressed as soon as possible.

Agricultural preservation, farmland protection and the support of the agricultural and rural characteristics of the township are the top implementation priority.





## 14. Vision Statement



Bowling Green Township, originally settled at the Little Bowling Green prairie, has enjoyed a long proud history as a frontier settlement and later as a vibrant stage town along the National Road. While many changes have occurred in Bowling Green over the years, the residents of this community have always had an appreciation for a rural lifestyle. The sights and sounds of farming, the abundant wildlife, the quiet and peaceful nature of the community, the small town

way of life, a slower pace and friendly neighbors are all included as reasons why residents love to call Bowling Green Township their home. It is important to residents that those ideals are protected and that unplanned growth and development are avoided.

While protection of the rural conditions of this community are important, planning for other uses that can help the community and its residents meet their needs is important as well. A balance of land uses will benefit this community by allowing residents to meet their day-to-day needs while providing an opportunity for the township to raise revenue. Additional development of any kind should be sensitive to existing wetlands, woodlands, water aquifers, streams, creeks and other significant natural resources. Preservation of these features is important, as the surrounding beauty is a major reason that residents choose to live in this area.

Future planning for this community must address the preservation and rehabilitation of Brownsville and Linnville. These are places of historical significance to this community, and continue to serve as the identifiable “town centers” of the township. Every effort should be made to ensure their success into the future. Proper infrastructure installation and neighborhood improvements could be used to achieve that purpose.

Additionally, as the community looks forward, we must identify important services that the township provides presently and those that residents would like to see provided in the future. Providing additional and better services could help attract and retain residents in this community. Bowling Green Township should explore services that are both beneficial and cost effective to the community.

Land use regulations in this community should reflect the independent rural culture that Bowling Green Township residents enjoy. They should not be overly cumbersome or impede a reasonable use of one’s private property. Regulations governing the use of



private property should only serve to improve and maintain the health, safety, well-being and property values of those who live here.

This comprehensive plan is an opportunity for Bowling Green Township residents to shape the future of this community. Residents have spoken against an unguided, sprawling development pattern that has consumed other highway towns. This document will outline strategies to protect the rural environment and way of life, while providing opportunities for the township to grow in a safe and responsible manner. These strategies will serve as the blueprint for development in this community over the next 20 years.

## 15. Implementation Tables

### 15.1. *Rural and Natural Beauty*

Implementation policies have been designed specifically for the preservation and protection of rural and natural beauty. Bowling Green Township has identified the rural character of the township as one of the top assets of the community. The implementation policies in this section represent the course of action to protect the rural and natural beauty of the township. Although Bowling Green Township has not experienced a notable amount of growth pressure, it is situated in a location that could experience growth. The community is highly concerned about protecting the character of the township, and believes the following course of action should be implemented to protect these features.

<b>Rural and Natural Beauty</b>	<b>Goals</b>
<b>NG-1</b>	<i>Maintain a commitment to preserving the rural nature of Bowling Green Township.</i>
<b>NG-2</b>	<i>Recognize agriculture as a vital part of the region’s economy and strongly encourage the retention of the highest quality agricultural lands within this community.</i>
<b>NG-3</b>	<i>Maintain natural areas of aesthetic or scenic significance, wildlife habitats, environmentally sensitive areas, and areas well suited for cropland and grazing.</i>
<b>Strategy</b>	
<b>NS-1</b>	Create <i>Agricultural Security Zones (ASZs)</i> consisting of the top 50 percent of the prime farmland within the Township, limiting such areas to agricultural production or large lot development.
<b>NS-2</b>	Encourage and support townships in the development and adoption of locally acceptable zoning measures such as those outlined in the Licking County Farmland Preservation Plan to preserve lands in Agricultural Security Zones and critical resource areas.
<b>NS-3</b>	The township should encourage and help residents participate in Farmland Protection/Preservation Programs.
<b>NS-4</b>	Maintain natural areas of aesthetic or scenic significance, wildlife habitats, environmentally sensitive areas, and areas well suited for cropland and grazing.
<b>NS-5</b>	Ensure that future development is sensitive to the natural environment
<b>NS-6</b>	Promote environmental awareness and conservation.

	<b>Policy/Action</b>
<b>NP-1</b>	Identify factors that rank which farmland is most important to preserve. Use this information to develop Agricultural Security Zones as well as to develop priority areas for agricultural easements or for purchase of development rights.
<b>NP-2</b>	Update the Township Zoning Resolution to create agricultural zones with specific farmland protection measures based on soil type, extent of services, and prime farmland. Protection measures can include large lot zoning, cluster subdivisions, density bonuses for agricultural easements, and exclusive agricultural zoning.
<b>NP-3</b>	Join efforts with other organizations to educate property owners of Farmland Protection programs. Utilize the Township's website as a source for information on these programs.
<b>NP-4</b>	Create an open space, parks, and recreation zone in the township zoning ordinance to protect significant natural areas.
<b>NP-5</b>	Develop a conservation subdivision development option that allows for density bonuses for natural area dedication.
<b>NP-6</b>	Work with local schools and organizations to educate residents on the importance of land conservation.

15.2. Living Here

The implementation policies in this section pertain to creating and maintaining a livable environment in Bowling Green Township. Maintaining a standard of living currently present in the township is of critical importance to the residents of the township. Quality housing, infrastructure and amenities have been identified as priorities to the residents of Bowling Green Township. The policies presented in this section are intended to help facilitate a safe, healthy, and attractive environment in the township for current and future residents. The preservation of agricultural areas, natural features, and open space has been identified as a priority to the citizens of the township.

Living Here	Goals
<b>LG-1</b>	<i>Provide for and support residential development that results in neighborhoods that are safe, healthy and attractive.</i>
<b>LG-2</b>	<i>Provide facilities and amenities for recreation that will contribute to the well being of township residents.</i>
<b>LG-3</b>	<i>Provide infrastructure and community development services to effectively protect the health and well being of township residents.</i>
Strategies	
<b>LS-1</b>	Encourage innovative planned development and conservation-style techniques that will permit development at higher densities while preserving high-value agricultural lands, natural features, and open space.
<b>LS-2</b>	Direct future development into designated areas where public facilities and services can be efficiently and economically provided in the future.
<b>LS-3</b>	Facilitate home rehabilitation and compatible infill housing
<b>LS-4</b>	Protect the rural and historical assets of the community. Preserve the scenic quality along rural roadways.
<b>LS-5</b>	Use site design techniques that preserve rural character.
<b>LS-6</b>	Maintain, improve and expand township parks and recreational facilities. Provide for recreation facilities that support activities geared toward children and families.
<b>LS-7</b>	Explore the feasibility of getting centralized water and sewer services to areas that have failing septic tanks and water wells.

<b>LS-8</b>	Discourage land uses and styles that are incompatible with adjacent land uses. New development should complement the use, density, setback and scale of existing development. Existing development should be maintained and improved to retain property values and the quality of the neighborhood.
<b>Policies</b>	
<b>LP-1</b>	Incorporate cluster and conservation subdivision design into the zoning resolution. Require open space set-asides.
<b>LP-2</b>	Review the Future Land Use map yearly to reevaluate areas for incompatible development and current land-use trends.
<b>LP-3</b>	Identify properties for potential demolition and rehabilitation, and work with property owners to utilize funding programs to better maintain their property. Well-maintained housing supports neighborhood stability. Building in existing neighborhoods is an efficient use of land. Regulatory and financial assistance should be directed to vacant lots and homes in need of rehabilitation to provide quality housing and maintain the neighborhood's character.
<b>LP-4</b>	Consider impact of scenic areas when reviewing zoning map amendments and updates to the future land use map. Limit development to those areas that have the least impact on scenic areas. Incorporate a Transportation Corridor Overlay District to ensure that existing and anticipated corridor land uses and traffic improvements will be developed in a manner that protects the scenic beauty of identified scenic corridors.
<b>LP-5</b>	Update zoning resolution to promote cluster development, open space set-asides, and buffers which protect the rural character of Bowling Green Township. Encourage the participation of local property owners in Agricultural Easement Purchase Programs, and other land preservation activities.
<b>LP-6</b>	Develop a parks and recreation plan. Identify areas where recreation facilities for organized sports and community events would be appropriate. Work with local agencies to add land to the park system. Expand upon existing bike paths and develop new routes for future expansion.
<b>LP-7</b>	Pursue water and sewer installation in Brownsville in the next 10 years to ensure the health, safety and long-term viability of Brownsville. Explore decentralized sewer systems as a viable alternative to centralized wastewater treatment plants.
<b>LP-8</b>	Participate in and support efforts to create Transfer of Development Rights programs and enabling legislation.



15.3. Working Here

The policies in this section pertain to creating a positive environment to conduct business in Bowling Green Township. Preserving and enhancing small mom and pop businesses as well as providing new opportunities for small service type businesses is important to the citizens of the township. Agribusiness and farming play a large part in the local economy of Bowling Green Township and thus also need to be preserved. The overall goal of addressing business operations in the township comprehensive plan is to ensure the scale of future business development. The citizens of the township prefer small-scale business operations that protect and enhance the rural character of the township. Protecting the rural aesthetic is highly important.



Working Here	Goals
WG-1	<i>Encourage a balanced economy by increasing the tax base through commercial and industrial development.</i>
WG-2	<i>Support existing businesses, protect agri-business, and encourage new businesses that add to the vision of Bowling Green Township</i>
Strategies	
WS-1	Support small business/mom and pop commercial development like restaurants, barbershops, and gas stations.
WS-2	Allow for a mix of commercial and office areas. Support mixed businesses in Brownsville, Linnville and Amsterdam.
WS-3	Mega Farms should not be allowed within Bowling Green Township. The zoning code should be updated to reflect the opposition to these kinds of businesses.
WS-4	Big Box retail should not be allowed within Bowling Green Township.
WS-5	Commercial businesses should be encouraged at highway intersections. Development at those locations should utilize rural aesthetic features within their design.
WS-6	Allow limited industrial development to provide new jobs for township residents, and to expand the tax base in the township.

















<b>WS-7</b>	Promote industrial development that does not harm the environment, uses green technologies.
<b>WS-8</b>	Protect agriculturally designated lands by strictly limiting future industrial and manufacturing enterprises to zones deemed appropriate for them on the future land use map.
<b>WS-9</b>	Encourage alternative energy activities in the township.
<b>Policies</b>	
<b>WP-1</b>	The zoning resolution should be updated to reflect the opposition to big box style retail uses.
<b>WP-2</b>	The zoning resolution should be updated to require increased design requirements at highway intersections.
<b>WP-3</b>	Revise the agricultural zoning districts to more clearly specify permitted and conditionally permitted uses in each zone. Specify where agriculturally related retail and warehousing is permissible and where it is not. Update the zoning code to establish rules and requirements for these types of uses.
<b>WP-4</b>	Meet with business owners regularly to understand what hurdles they may face. Collectively as a township work on low-cost activities which highlight local businesses or signage.
<b>WP-5</b>	Make sure the zoning at highway intersections is in harmony with the areas identified for mixed use in the comprehensive plan.
<b>WP-6</b>	Revised agricultural zoning districts to more clearly specify what types and sizes of farm operations are suitable for different areas of the township.





15.4. Getting From Here to There

Bowling Green Township is situated in a desirable location when analyzing the transportation network. Access exists to a major interstate highway as well as other significant state, county, and township roads. The policies outlined in this section are provided to maintain a complete network of safe and efficient travel ways for the citizens of Bowling Green Township. Maintenance of the existing roadway network is of critical importance as well as developing road access in a way that is least intrusive to the agricultural and rural character of the township.

Transportation	Goals
<b>TG-1</b>	<i>Create and maintain a complete network that provides safe travel corridors for pedestrians, bicycles and automobiles.</i>
<b>TG-2</b>	<i>Plan for increased truck traffic caused by future commercial/industrial development.</i>
Strategies	
<b>TS-1</b>	Maintain a safe, well-connected automobile network
<b>TS-2</b>	Highlight the historical significance of National Road.
<b>TS-3</b>	Identify areas that would be appropriate for the installation of pedestrian and bicycle paths.
Policies	
<b>TP-1</b>	Identify priority transportation projects and work with the Licking County Engineer to secure funding.
<b>TP-2</b>	Create a transportation corridor overlay district.
<b>TP-3</b>	Develop strategic plan for pedestrian and bike path improvement. Develop priority projects for areas that need additional sidewalks, expansion of existing sidewalks, bike paths on new or rebuild roads, and opportunities to connect to regional bike paths.

	Policy/Action	Current Condition	Who's Involved	Timeline	Milestones
NP-1	Identify factors that rank which farmland is most important to preserve. Use this information to develop Agricultural Security Zones as well as to develop priority areas for agricultural easements or for purchase of development rights.	Not begun	 	Immediate (0-3 years)	<ul style="list-style-type: none"> <li>* Determine ranking factors</li> <li>* Develop Agricultural Security Zones</li> <li>* Incorporate Changes into Zoning</li> </ul>
NP-2	Update the Township Zoning Resolution to create agricultural zones with specific farmland protection measures based on soil type, extent of services, prime farmland, and ground water recharge. Protection measures can include large lot zoning, cluster subdivisions, density bonuses for agricultural easements, and exclusive agricultural zoning.	Not begun	  	Immediate (0-3 years)	<ul style="list-style-type: none"> <li>* Township Zoning has been amended to include agricultural preservation measures</li> <li>* Zoning updates are in place, in use, and understandable to the general public</li> </ul>
NP-3	Join efforts with other organizations to educate property owners of Farmland Protection programs. Utilize the Township's website as a source for information on these programs.	Not begun	  	Ongoing	<ul style="list-style-type: none"> <li>* Partnerships are made with preservation organizations</li> <li>* State level farmland protection programs are being utilized widely in Bowling Green Township</li> <li>* Township's website includes information on agricultural preservation</li> </ul>
NP-4	Create an open space, parks, and recreation zone in the township zoning ordinance to protect significant natural areas.	Not begun	 	Mid-Term (3-5 years)	<ul style="list-style-type: none"> <li>* Zone has been created</li> <li>* Significant natural areas are protected</li> </ul>
NP-5	Develop a conservation subdivision development option that allows for density bonuses for natural area dedication.	Not begun	 	Mid-Term (3-5 years)	<ul style="list-style-type: none"> <li>* New development options are incorporated into the zoning resolution</li> </ul>
NP-6	Work with local schools and organizations to educate residents on the importance of land stewardship.	Opportunities exist for education through the Licking County Soil and Water Conservation District.	 	Ongoing	<ul style="list-style-type: none"> <li>* Relationships are formed with land stewardship organizations</li> </ul>
LP-1	Incorporate cluster and conservation subdivision design into the zoning resolution. Require open space set asides.	Not begun	 	Mid-Term (3-5 years)	<ul style="list-style-type: none"> <li>* Opportunities for education are identified</li> <li>* Local programs for education are put into place, as well as partnerships with area schools</li> </ul>
LP-2	Review the Future Land Use map yearly to reevaluate areas for incompatible development and current land-use trends.	Map just completed, will review yearly	 	Ongoing	<ul style="list-style-type: none"> <li>* Yearly meetings are held to review the future land use map</li> <li>* Updates to the future land use map are made as needed</li> </ul>
LP-3	Identify properties for potential demolition and rehabilitation, and work with property owners to utilize funding programs to better maintain their property. Well-maintained housing supports neighborhood stability. Building in existing neighborhoods is an efficient use of land. Regulatory and financial assistance should be directed to vacant lots and homes in need of rehabilitation to provide quality housing and maintain the neighborhood's character.	List has not been created. It should be done yearly	 	Ongoing	<ul style="list-style-type: none"> <li>* Local lists of potential demolition and rehabilitation properties are created and maintained</li> <li>* Rehabilitation funds are granted</li> <li>* Demolitions of blighted properties has occurred</li> </ul>
LP-4	Consider impact of scenic areas when reviewing zoning map amendments and updates to the future land use map. Limit development to those areas that have the least impact on scenic areas. Incorporate a Transportation Corridor Overlay District to ensure that existing and anticipated corridor land uses and traffic improvements will be developed in a manner that protects the scenic beauty of identified scenic corridors.	Transportation Corridor Overlay District has not been created.	 	Long-term (5-10+)	<ul style="list-style-type: none"> <li>* I listing of scenic routes has been mapped and designated</li> <li>* A transportation overlay has been created to protect the impact of development on scenic areas.</li> </ul>
LP-5	Update zoning resolution to promote cluster development, open space set-asides, and buffers which protect the rural character of Bowling Green Township. Encourage the participation of local property owners in Agricultural Easement Purchase Programs, and other land preservation activities.	Updates to zoning have not been created	 	Immediate (0-3 years)	<ul style="list-style-type: none"> <li>* Zoning resolution has been updated to include clustering option, required set-asides and buffers</li> </ul>

	Policy/Action	Current Condition	Who's Involved	Timeline	Milestones
<b>LP-6</b>	Develop a parks and recreation plan. Identify areas where recreation facilities for organized sports and community events would be appropriate. Work with local agencies to add land to the park system. Expand upon existing bike paths and develop new routes for future expansion.	This is an ongoing process. Concerted efforts have been made such as the grant for the new playground.	 	Long-term (5-10+)	* A committee is selected to develop a parks plan. * Areas for future parks and bike paths are designated.
<b>LP-7</b>	Pursue water and sewer installation in Brownsville in the next 10 years to ensure the health, safety and long-term viability of Brownsville. Explore decentralized sewer systems as a viable alternative to centralized waste water treatment plants.	Not begun	 	Ongoing	* Obtain a cost estimate for tapping into Gratiot public water and for a decentralized sewer system * Seek out sources for grant funding for water and sewer
<b>LP-8</b>	Participate in and support efforts to create Transfer of Development Rights programs and enabling legislation.	Opportunity has not been presented.	 	Long-term (5-10+)	* Should the opportunity arise to develop a TDR program or participate in a regionalized effort, the Township should be and active support of the program as well as provide educational opportunities for local land owners to learn more about the program.
<b>WP-1</b>	The zoning resolution should be updated to reflect the opposition to big box style retail uses. Consider design guidelines for commercial development.	Not begun	 	Long-term (5-10+)	* Review and revise the zoning resolution to accurately reflect the style of development suitable to Bowling Green Township.
<b>WP-2</b>	The zoning resolution should be updated to require increased design requirements at highway intersections.	Not begun	 	Long-term (5-10+)	* Review and revise the zoning resolution to accurately reflect the style of development suitable to Bowling Green Township.
<b>WP-3</b>	Revise the agricultural zoning districts to more clearly specify permitted and conditionally permitted uses in each zone. Specify where agriculturally related retail and warehousing is permissible and where it is not. Update the zoning code to establish rules and requirements for these types of uses.	Not begun	 	Immediate (0-3 years)	* The permitted and conditionally permitted uses for agricultural zones will be reviewed and revised as necessary. * If deemed appropriate, agricultural zone will be expanded to two or three different agricultural zones to reflect a distinction in where specific uses are permitted.
<b>WP-4</b>	Meet with business owners regularly to understand what hurdles they may face. Collectively as a township work on low-cost activities which highlight local businesses or signage.	This is an ongoing process. Concerted efforts have been made such as the grant for the new playground.	 	Ongoing	* Activities will be initiated to highlight local businesses. * Local farms and producers will be included in agricultural promotion activities on the local and regional scale. * New opportunities will be available to help expand local businesses or to break down barriers to business enterprise in Bowling Green Township.
<b>WP-5</b>	Make sure the zoning at highway intersections is in harmony with the areas identified for mixed use in the comprehensive plan.	Not begun	 	Mid-Term (3-5 years)	* Review and revise the zoning resolution to accurately reflect the style of development suitable to Bowling Green Township.

	Policy/Action	Current Condition	Who's Involved	Timeline	Milestones
<b>WP-6</b>	Revised agricultural zoning districts to more clearly specify what types and sizes of farm operations are suitable for different areas of the township.	Not begun		Immediate (0-3 years)	* If deemed appropriate, agricultural zones will be expanded to two or three different agricultural zones to reflect a distinction in where specific uses are permitted.
<b>TP-1</b>	Identify priority transportation projects and work with County Engineers to secure funding	This is an ongoing process.		Ongoing	* A list of locally important roadways project should be maintained, updated, and revised based on need.
<b>TP-2</b>	Create a transportation corridor overlay district	Not begun		Mid-Term (3-5 years)	* Criteria have been established for scenic preservation * A transportation overlay has been created to protect the impact of development on scenic areas.
<b>TP-3</b>	Develop strategic plan for pedestrian and bike path improvement. Develop priority projects for areas that need additional sidewalks, expansion of existing sidewalks, bike paths on new or rebuild roads, and opportunities to connect to regional bike paths.	Not begun		Long-term (5-10+)	* Priority projects for sidewalk and bike path improvements has been created. * Opportunities for bike path connectors have been identified * Bike path connections have been made