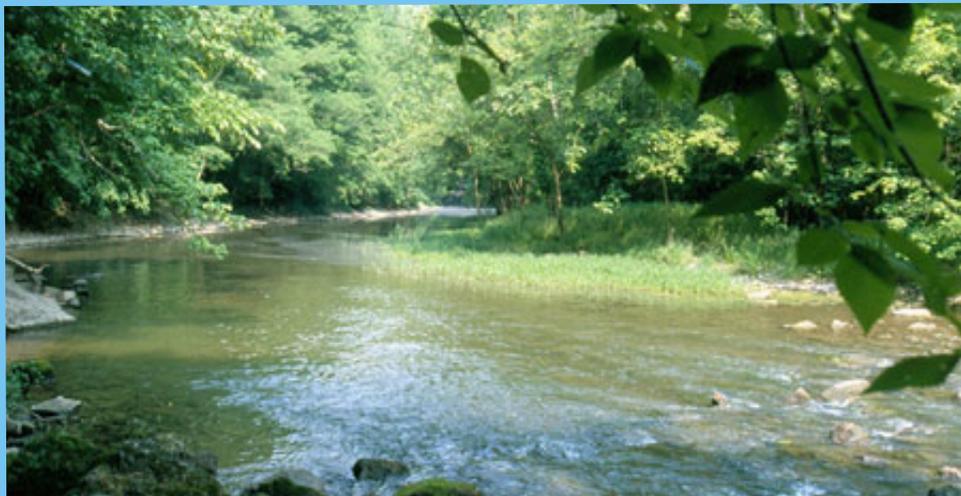
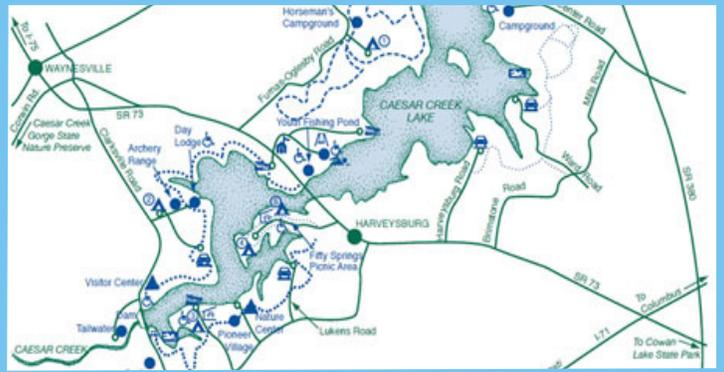


Massie Township Comprehensive Plan *Rural Vision 2030*



Home of Caesar Creek Lake

MASSIE TOWNSHIP COMPREHENSIVE PLAN

Adopted February 3rd 2015
By the Massie Township Trustees

Massie Township Comprehensive Plan

ACKNOWLEDGEMENTS

Creation of the Massie Township Comprehensive Plan was made possible by the cooperative efforts of the Township's elected and appointed officials, its concerned citizens, and staff of the Warren County Regional Planning Commission. The primary objective of any long-range plan is to produce definable and attainable goals with strategies for implementation to achieve a possible future vision of the citizens for which it is prepared that is grounded in the realities of today. The Massie Township Trustees thank the many people, organizations, and departments for their efforts in providing historical data, direction, insight, and constructive criticism throughout the process of preparing this Plan.

SPECIAL RECOGNITION

The Massie Township residents that participated in the plan preparation process, and in particular those listed below that dedicated their time and efforts in serving throughout the entire process in serving on the Citizen's Advisory Committee (CAC), deserve special recognition for caring to make their community the best that it can be by doing so. Special heart-felt honor is given by commemorating this plan to Earl Earnhart, who always gave his all in contributing his service to Massie Township throughout his life residing here, but whom unfortunately passed away soon after volunteering to be a member of the CAC.

Board of Trustees

Darrell McKinney

Dave Crisenbery, President

Mark Dawson

Citizen's Advisory Committee (CAC)

Ed Bees

Paul Gordon

Leroy Sanders

Charles Camp

Tim Guilfoyle

Bill Settlemire

Rob Camp

Susan Huddleson (prior Trustee)

Karen Storm

Jason Carter

Don Jackson

Dick Verga

Betsy Combs

David Liddit

Bill Wallace

Earl Earnhart (in memoriam)

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Sharon Fisher

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Warren County Staff

Regional Planning Commission Staff

Stan Williams, AICP, Executive Director

Robert Ware, Senior Planner

Matt Obringer, Planner

Daniel Geroni, Planner

Zach Moore, Intern

Delaney Bolger, Intern

Duncan McDonel, Intern

Elizabeth Ogg, Intern

Matt Schipke, Intern

Sharon Coffman, Office Manager

GIS Department

Dawn Johnson, GIS Coordinator

Randy Fuson, GIS Technician

Michael DeCock, Cartographer/GIS Technician

Engineer's Office

Neil F. Tunison, P.E., P.S. County Engineer

Kurt Weber, P.E. Deputy Engineer

Water & Sewer Department

Chris Brausch - Sanitary Engineer

Warren County SWCD

Jeff Thomas, District Administrator

Massie Township Comprehensive Plan

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Massie Township Comprehensive Plan

STATEMENT FROM THE MASSIE TOWNSHIP TRUSTEES

Dear Massie Township Residents:

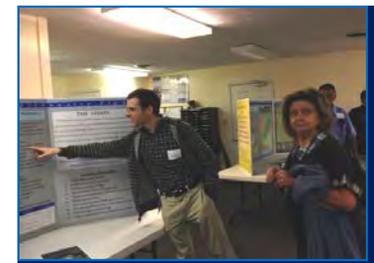
After nearly 2 years of hard work and dedication by all of the participants involved in preparing the Massie Township Comprehensive Plan, the Massie Township Trustees proudly state that we adopted the Plan on February 3rd, 2015 to serve as the official document in providing guidance for future prosperity and growth within the Township. The Township Trustees, land owners, and residents all came together with Warren County Regional Planning Commission staff assistance to develop a Plan that truly represents the ideals and aspirations of the Township. Without the participation from all of the aforementioned, including you the residents, this Comprehensive Plan would not have been possible. Throughout this process we have witnessed first-hand what this Township is made of -- hardworking, honest people that care about the community they live in. The input from residents and land owners at community meetings and from the online survey has been extremely valuable and appreciated.

We look to the Plan to benefit and enrich residents and visitors in many ways, by it outlining measures for: 1) protecting and preserving the natural resources, farmland and rural character of the Township; 2) anticipating and guiding growth of residential land use in a manner consistent with maintaining farming; 3) keeping more intense land uses within the Village service area of Harveysburg; and 4) maintaining school and other community facilities and services that are essential to the desired quality of life in the Township. Toward these goals, the Plan analyzes three different important topic elements which are the focus of the vision for the future of the Township: 1) Quality of Life; 2) Natural Resources and Rural Preservation; and 3) Land Use. The plan goals and strategies for each element are for purpose of achieving the vision stated in the Plan for Massie Township by its citizens.

Implementation of the Plan not only relies on the Township officials, but also on the community members and other organizations as well. This Plan was created for you and, as such, we encourage that you take ownership and pride in it. Remember that this is a long-range (20 year) planning effort and will depend on constant determination and monitoring during that time. With your continued support and participation, the Township will benefit and prosper as planned.

Sincerely,

Massie Township Trustees



Massie Township Comprehensive Plan

EXECUTIVE SUMMARY

Warren County Regional Planning Commission staff and the Massie Township Citizens Advisory Committee (CAC) started in the Spring of 2013 to conduct research, solicit public input, and prepare this Plan. A snapshot of some of the information that was collected about the Township's demographic and housing characteristics which were analyzed in preparing the Plan is presented below.



Massie Township Demographic & Housing Summary (Numbers are based on 2010 Census data)

Population Total:	1,141 in unincorporated area 546 in incorporated area
Population Increase:	256 from 1990-2010 (22.4 % increase)
Population Projection:	1,375-1,480 by 2030
Median Age:	42.8 years
Race/Ethnicity:	96.49% White
Educational Attainment:	90.7% graduated high school 8.9% have bachelors degree
Median Household Income:	\$73,650
Housing Total:	477
Avg. Persons per Household:	2.64
Housing Occupancy:	78.9% owner-occupied
Housing Built Since 1980:	60.5%

(See Chapter 2 Township Profile for full detailed information)

Massie Township Vision Statement

“The majority of land within Massie Township is devoted to agricultural uses, with rural residential scattered throughout the unincorporated area. Our vision is to preserve the beauty, serenity and deep cultural history of the Township, the Village of Harveysburg and Caesar Creek State Park while attracting suitable rural economic development. We support land use practices that preserve and protect our community, strong family values, outstanding schools, effective local services and abundant open space that make Massie Township a desirable place to live.”

The Plan is based on the CAC vision for the Township, as stated above and further discussed in Chapter 2.

The CAC developed and proceeded on the following “Guiding Principles” in preparing the goals and recommendations for the Plan elements based on common themes and viewpoints that were repeatedly expressed by the public throughout the Plan preparation process.

Guiding Principles

- *Well-planned growth*
- *Build a strong Township*
- *Revitalize Harveysburg.*
- *Accommodate quality growth*
- *Protect natural and cultural resources*
- *Value open space*
- *See Caesar Creek State Park is an asset*
- *Ensure quality access to recreation uses*
- *Support agricultural use*
- *Allow rural compatible business*

Massie Township Comprehensive Plan

The Plan is intended to continue the Township's historic growth and prosperity over the next 20 years while maintaining the natural environmental quality and rural character that serve as the basis of the quality of life enjoyed by its residents. Toward this objective, the Plan focuses on the following three (3) elements that are crucial to realizing the vision for the Township:

- **Quality of Life**
- **Natural Resources & Rural Preservation**
- **Land Use**

The Plan contains goals, strategies, policies, and action items that are considered most important for achieving the vision for the Township. All of the plan elements are discussed in the rest of this summary and detailed in Chapters 3, 4 and 5.

QUALITY OF LIFE

Massie Township residents have long appreciated the rural character of the place and are actively engaged in maintaining this quality. They acknowledge the remoteness and rural qualities of their township as an asset. Although there is limited access to jobs, services, healthcare and transportation options, residents see this as a growth management strategy that preserves the rural character and attracts the residents who truly appreciate the rural lifestyle.

While the residents recognize that change is inevitable, they feel that it does not have to be at the expense of the Township's rural character and environmental quality. Their dynamic interaction with the rural character and the land is the driving force that affects virtually every aspect of their lives and their heartfelt support of maintaining a low population density, farming, fishing, and outdoor recreation and limited intensity of related local commerce and tourism.



Massie Township Comprehensive Plan



FOCUS AND GOALS

The plan focus for the quality of life element is to provide a policy framework for supporting community facilities, sustainable rural economic development, infrastructure maintenance and improvements, Township services, and Caesar Creek State Park. This is done by making the necessary connection between economic development, agricultural preservation, natural resource conservation, and the leveraging of existing infrastructure and community facilities. The goals for this element are as follows:

QUALITY OF LIFE GOALS

COMMUNITY FACILITIES AND INFRASTRUCTURE

Education

- Schools as focal points of the community
- Adequate schools capacity
- Balanced and schools sustaining tax base

Caesar Creek State Park

- Recreation activities, services and tourism that complements Caesar Creek State Park
- Cost-effective public services to the Caesar Creek State Park

INFRASTRUCTURE AND PUBLIC SERVICES

Transportation Network

- Improve safety of the roadway system
- Enhance visitor experiences through pedestrian connection to Caesar Creek State Park

Water and Sewer

- Continue the current pattern of rural development

Public Safety

- Efficient, effective fire and rescue service

ECONOMIC DEVELOPMENT

- Support farming and the rural landscape
- Cultivate tourism that relies on farming, rural landscapes and natural resources
- Help the Village of Harveysburg thrive

NATURAL RESOURCES & RURAL PRESERVATION

Massie Township has a mix of urban, suburban, and rural landscapes and exceptional natural resource areas, including large forest blocks, high-quality streams and wetlands, steep slopes, and floodplains. Large farm lands continue as the historic backbone of the local economy and provide quality of life amenities, such as scenic viewsheds, rural character and open space, that continue to define the Township as a farming community.

Over the past 30 years, the Township has been able to maintain its rural character and only a marginal amount of farmland and natural resources has been lost to residential development. Massie Township residents realize that agricultural and natural land are finite and, therefore, the importance of having a plan for protecting and preserving these limited resources. Farming and resource conservation continue to play an important and long-standing role in the environment, heritage, and economy of the Township.



FOCUS AND GOALS

Residents feel it is necessary to support family-farms to preserve the Township's character and maintain its fiscal stability. They want to:

- *increase awareness of the value of farmland within the Township;*
- *reduce economic pressure to develop farmland for other purposes;*
- *enhance continued sustainability for farming; and*
- *direct growth away from natural areas and towards the Village of Harveysburg.*

This will discourage further random dispersed development of non-farm residential uses that would be more costly to public services compared to farms, disruptive to farming operations, and diminishing of natural and agricultural resource lands, rural character, and the farm-based economy.



Massie Township Comprehensive Plan



NATURAL RESOURCES & RURAL PRESERVATION GOALS

AGRICULTURAL RESOURCES

- Stabilize and foster active, productive family farms
- Limit intrusion of new residential uses into agricultural areas
- Mitigate conflicts between agricultural and nonagricultural uses in designated Rural Service Areas
- Reduce the cost of farmland ownership

NATURAL RESOURCES

- Preserve the Township's natural resources, environmental quality, and scenic character



Therefore, the focus of this plan element is to:

- *protect natural and agricultural resources;*
- *direct growth towards Harveysburg;*
- *encourage low impact development that complements Caesar Creek State Park; and*
- *support the rural and farm economy.*

The plan seeks to identify and protect large blocks of resource lands while accommodating suitable locations, forms, and scales of rural development. The goals for this element are as follows:



Massie Township Comprehensive Plan

LAND USE

Massie Township is mostly agricultural, with 49.3% of the Township's land used for that purpose. It is followed by parks and open space, consisting mostly of Caesar Creek State Park inclusive of the lake and nature preserve, which accounts for 38.5% of the Township's land area. The relatively smaller land use areas of the Township are rural residential (large lot, single family homes) at 7.5%: the Village of Harveysburg at 4.5%; and commercial uses outside the Village at 0.2%.

This element of the plan (*detailed in Chapter 5*) analyzes land use and development quantities and patterns within the Township and presents goals and strategies based on public input to maintain appropriate locations, quantities, and relationships for future land uses found acceptable to the CAC. It addresses policy issues for utility expansion and capacity and analyses the relationship between maintaining the desirable low density residential population in the rural area of the Township and locations for other types and intensity of various land uses in the Rural Center Service Area of the Village of Harveysburg.

This plan element also examines the recent development trend of non-farm residential lots created sporadically along roadways in the unincorporated portions of the Township. Lot sizes in these areas are much larger than needed for residential purposes, but too small for farming, and often lack basic services such as public sewer and water. This has resulted in scattered residential use intrusion into agricultural areas, creating problems for farmers. In the past, such residential development has been seen suitable to build the tax base, but more recently the importance of quality of life issues and realization of the true cost of such development support changing location standards for future residential and commercial uses.



Massie Township Comprehensive Plan

FOCUS AND GOALS

The land use element focuses on strengthening location and design requirements for future development. The overarching goal is to maintain the existing rural character and compatibility of future rural residential development with the natural and agricultural resource-based economic uses for farming and outdoor recreation.

Massie Township future land use is based on a suitability analysis that supports the uses it indicates. The analysis included evaluation of road accessibility, sewer and water availability, surrounding compatibility, and natural characteristics of soils, topography, floodplain, aquifer locations, and agricultural productivity. Limited growth of utilities-dependent commercial service and tourism-based uses is seen suitable along State Route 73 within the Rural Center Service Area. Suburban density residential uses are also suitable within that area as well. Surrounding rural areas should consider allowing non-utilities dependent home-based commercial services and tourism related uses that would be compatible with rural residences and maintaining farming. The goals for this element are as follows:

LAND USE GOALS

AGRICULTURAL USES

- Maintain agricultural uses of large farm properties

RURAL RESIDENTIAL USES

- Residential development that preserves the rural character, farming and natural resources

COMMERCIAL USES

- Commercial uses compatible with maintaining rural character

NON-AGRICULTURAL DEVELOPMENT

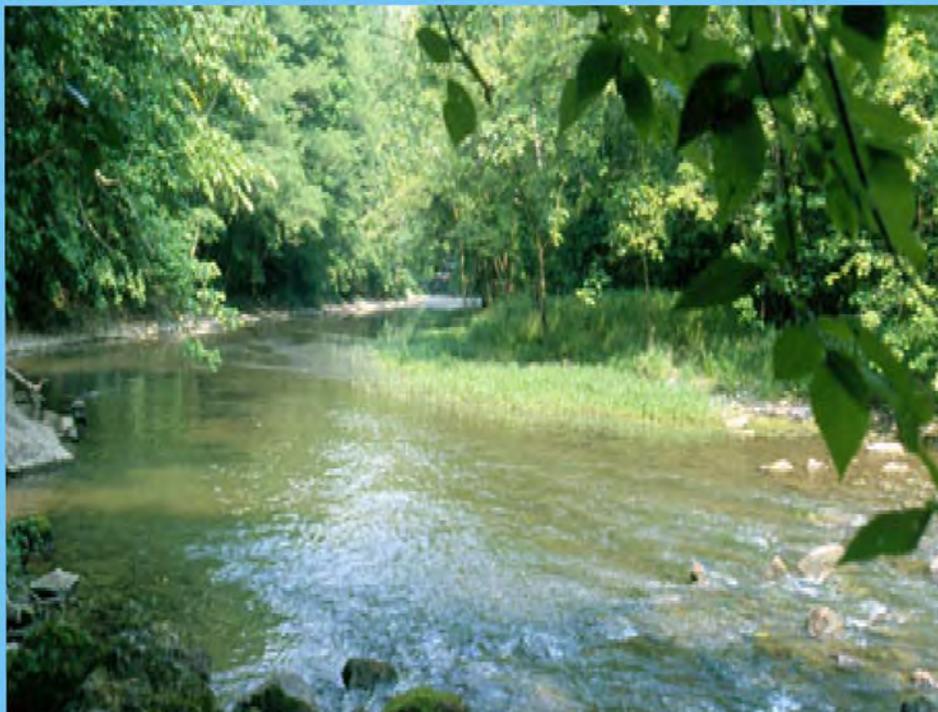
- Development that is concurrent with public services and directed towards Harveysburg



Massie Township Comprehensive Plan



Chapter 1: Introduction



Massie Township Comprehensive Plan

CH. 1: INTRODUCTION

DESCRIPTION

The Massie Township Comprehensive Plan portrays a vision of how the Township can grow and prosper over the next 20 years while maintaining and enhancing the rural character and quality of life favored by the residents. It proactively develops goals, objectives, strategies, and actions for guiding and managing growth and preserving rural qualities in order to achieve desired outcomes. It identifies the means by which the Township can address future growth in a rational, cost-effective, and equitable way. In doing so, the Plan underscores the necessity of preventing undesirable land uses where inappropriate.

The Comprehensive Plan contains six chapters, described below:

AUTHORITY

The Comprehensive Plan for Massie Township was prepared and approved in accordance with provisions per Ohio Revised Code (ORC) Title 6, Chapter 29, which specifies that township trustees may adopt a comprehensive plan for future land use, which includes a map and vision of what the community wants for its future.

Chapter 1-Introduction & Summary: The contents of the Massie Township Comprehensive Plan and the planning process by which the Township prepared the Plan are described throughout this chapter. It explains the authority for the Plan, key words used, the planning process, schedule, tasks that were completed, and the means by which the public participated and contributed their input in preparing the Plan.

Chapter 2 — Township Profile & Vision: This chapter describes Massie Township - its evolution, its people, and a vision for the future of their Township. Historical highlights about the Township are presented followed by information about the past and present population, housing, employment, and projection of estimated future population.

Chapter 3 — Quality of Life: This chapter provides a policy framework for sustainable rural economic development, infrastructure maintenance and improvements, Township services, and Caesar Creek State Park. This is done by making the critical connection between economic development, agricultural preservation, natural resource conservation, and leveraging of existing infrastructure.

Chapter 4 — Natural Resources and Rural Preservation: This chapter describes the locations, characteristics and condition of the Township's natural resources, inclusive of agricultural lands. It in turn defines issues, goals and objectives regarding the quality and extent of these crucial resources and recommends strategies for maintaining and preserving them as desired into the future.

Chapter 5 — Land Use: This chapter describes development patterns within the Township and identifies strategies necessary to maintain desired land uses. It addresses policy issues for utility expansion and capacity and analyses the relationship between population density and the location of utilities. The goals and strategies are recommended for future land use location, intensity, quality, and quantity. A map depicts future land uses.

Chapter 6 — Plan Implementation: This chapter summarizes strategies and initiatives for tasks and actions that must be accomplished in order to achieve the vision. It indicates the respective time frames and key entities responsible for implementing each of the listed tasks and actions. This chapter also recommends how the Plan should be regularly re-evaluated.

Massie Township Comprehensive Plan

PURPOSE & INTENT

In Ohio, a comprehensive plan is the key document upon which zoning and subdivision regulation effect and influence property use and development. The Plan is intended as a basis for making long and short term decisions that will shape the future use and development of the Township by providing a broad perspective and assessment of the needs and desires of the Township in helping to clarify related problems and priorities in making such decisions.

This is the Township's first comprehensive plan. However, the Township has a strong history of planning. In 2000, a land use study and report resulted in a Township Land Use Plan. Prior planning efforts also include the 1974 Land Use Plan. The primary purpose of this planning process is to provide a truly comprehensive plan for the Township. Its process was commissioned by the Massie Township Trustees in March 2013 and includes assistance of the Warren County Regional Planning Commission (RPC); guidance from the Citizens Advisory Committee (CAC); and the participation of Township leaders, private residents and land owners.

The process has been equally purposeful in providing the opportunity for Township residents and landowners to voice their concerns and preferences on land use and development and to share their thoughts together in an open dialogue about the future for their Township.

The Plan will be used to implement the Township's core values and vision and guide the decisions of Township Trustees, Zoning Commission, elected and appointed officials, developers, and residents. The Plan should be used to evaluate development and regulatory policies and to ensure that decisions are made consistent with the Plan. Landowners and developers will likewise be guided by it for appropriate use and development of their properties.

The Plan provides the vision and framework for a desirable future by managing growth, preserving natural resources, providing for appropriate rural economic development, addressing increasing demands for public services and facilities, and improving residents quality of life.

In summary, the Plan is intended to be:

- 1. A reflection of residents' values, aspirations, and shared vision. The Plan begins by understanding the place and the people — what they want the Township to be, their expectations and direction for the future.** During the comprehensive planning process, many residents expressed candid views about the Township – its present strengths and weaknesses, as well as future opportunities and threats. After listening to what residents had to say, a broad consensus emerged about the kind of township they see and want to continue. These common values and aspirations about Massie Township provided the basis of the shared vision.
- 2. A guide for the management of change.** The Plan positively and deliberately influences growth and change. To accomplish this it establishes a framework through which decisions are made, priorities are established, and actions are taken to implement the vision. While the Township Trustees over time will take a leadership role in this effort, the Comprehensive Plan also calls on the RPC, residents, businesses, churches, civic organizations, institutions, and government to coordinate their efforts with a shared sense of direction and spirit of partnership.
- 3. The foundation for policies, strategies, and actions.** The goals, objectives, and strategies for each element of the Plan (described in Chapters 3, 4 and 5) are based on a comprehensive evaluation of past and present conditions and policies in relation to the vision articulated by the Township. While goals and objectives are presented specific to each plan element, many are related and designed to work together to achieve the vision.
- 4. The playbook of tasks and actions for implementing the vision.** The Plan's influence on the future of Massie Township will be a product of the shared vision for the Township being effectively applied in completing the tasks and actions specified (detailed in Chapter 6). The vision will not be achieved simply because residents agree with the sentiments it expresses. Rather, it will be realized by steady progress in making consistent decisions over time.

Massie Township Comprehensive Plan

PREPARATION PROCESS

The five phases of the process are described below and illustrated in *Figure 1.1*.

Phase 1

Project Setup:

Organizational tasks including assembling the Citizen Advisory Committee (CAC) and prepare a public participation plan.

Phase 2

Data Gathering and Analysis:

In this phase, information from the public and other data sources about past and present conditions of the Township was gathered and analyzed. Projections were then made based upon recognized trends.

Phase 3

Visioning, Goals and Objectives:

Public input received from prior phases helped the CAC in developing the vision, goals and objectives. This included the issues and ideas expressed at the first Community Forum and from the Community Survey.

Phase 4

Plan Conceptualization:

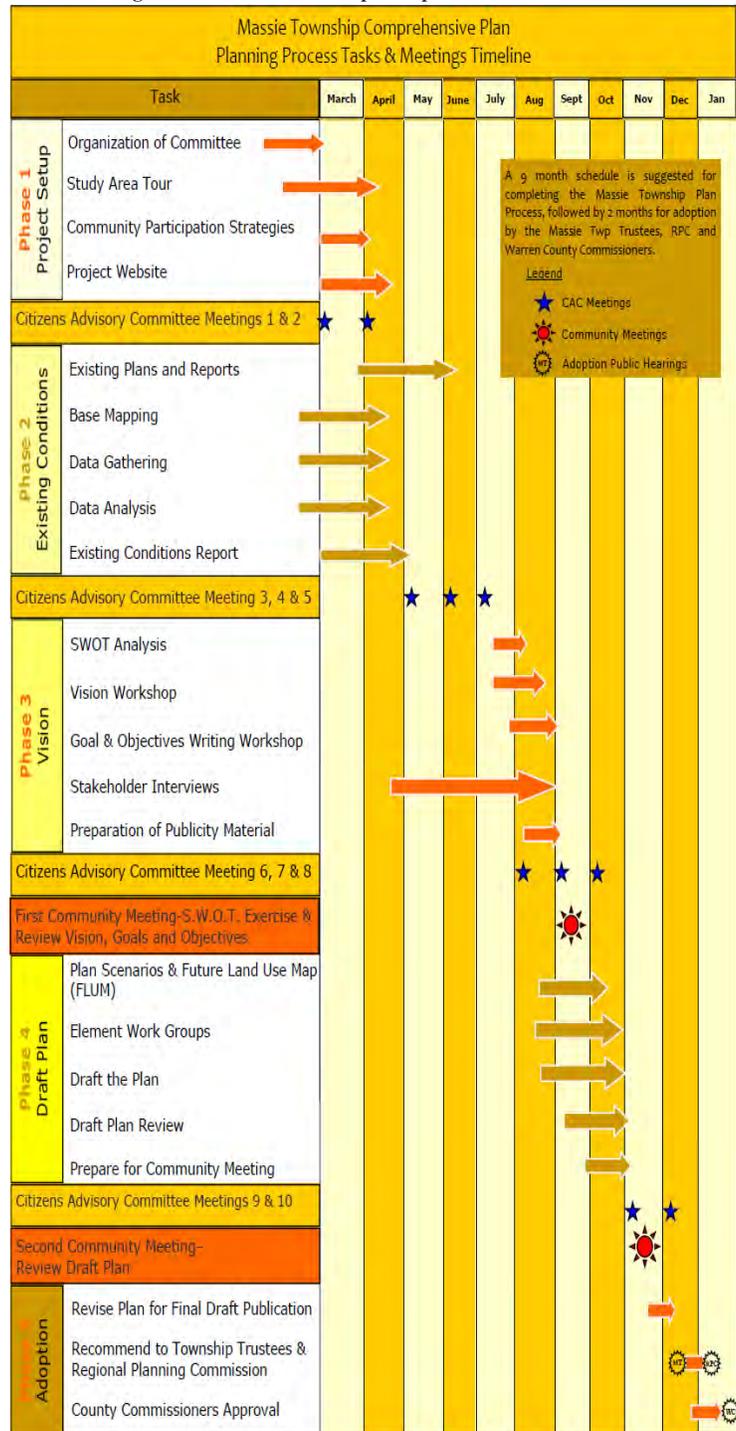
The components and content for the draft Plan were conceptualized by the CAC in this phase. Their consensus on the Plan was in turn reviewed by the public at the second Community Forum. The draft contents and direction at that point were reviewed and discussed to confirm acceptance for finalizing preparation of the Plan.

Phase 5

Plan Finalization:

The Plan chapters were reviewed and refined by the CAC. The finalized Plan was then presented at the Township Trustee's public hearing for adoption.

Figure 1.1: Massie Township Comprehensive Plan Process



Massie Township Comprehensive Plan

PUBLIC PARTICIPATION PROVISIONS

The public participation provisions that were utilized to gain their input in preparing the Plan are described as follows:

PROJECT WEBSITE

The website was made available as a convenient way to keep Township residents, business owners, and public officials informed about the Plan. The website provided maps, an existing conditions analysis, information on the next meetings, how residents may participate, and background on issues and strategies. It also included a community survey (shown to the right) to give residents an additional opportunity to provide their input to the CAC.

COMMUNITY SURVEY

To obtain public input in the planning process, the RPC staff and the CAC created a community survey that was available online and distributed at community meetings. The community survey asked several questions concerning residents' preferences towards growth, development, and the Township's image and quality of life. The survey results (in Appendix B and summarized by Table 2.11 in Chapter 2) provided insight about what is important to residents.

The screenshot displays the website for the Massie Township Comprehensive Plan. The header includes the township name and the slogan "Home of Curious Creek Life". A navigation menu on the left lists items like Home, Plan Meeting Agendas, and Maps. The main content area is titled "MASSIE COMMUNITY SURVEY" and contains a survey form with various categories and Likert-scale questions.

Do Not Agree/ Not Important/ No Improvement Needed	Agree/ Very Important/ Improvement Needed
<input type="radio"/> 1	<input type="radio"/> 5
<input type="radio"/> 2	<input type="radio"/> 4
<input type="radio"/> 3	<input type="radio"/> 3
<input type="radio"/> 4	<input type="radio"/> 2
<input type="radio"/> 5	<input type="radio"/> 1

Quality of Life:

- Preserve rural feel and lifestyle
- Maintain low population density
- Maintaining historical and cultural heritage
- Reduce crime
- Sufficiency of community services
- Recreational activities and events
- Farmer's market provisions
- Availability of medical services and household goods

Land Use:

- Maintaining agricultural use
- Maintaining historic sites
- Maintaining natural resources and environmental quality
- Housing diversity and availability for all ages, family sizes, and incomes
- Provide areas for commercial use
- Provide areas for mixed residential and commercial uses

Community Facilities & Amenities:

- Difficulty accessing
- Additional and additional touring and gathering facilities
- School facilities sufficiency
- Public sewer and water service sufficiency
- Natural gas service availability
- Collaboration with Harveysburg and adjacent Townships
- Basic maintenance and improvement

Recreation:

- Parks for community residents
- Recreation facilities (ball community pool, playgrounds, sports fields, etc.)
- Provide a community recreation center
- Provide walking/biking/trailing/trails
- Collaboration with Harveysburg and adjacent Townships
- Recreational programs and activities for all age groups

Economic Development:

- Attract more businesses to provide more products and services to residents
- Attract residents' business and investments
- Allowance and promotion of farm-based and other types of recreational tourism

COMMENTS AND SUGGESTIONS:

Please indicate other issues and concerns you feel should be addressed in planning for Massie Township.

Thank You

Your input is valued and appreciated for use in updating the Massie Township Comprehensive Plan!

You CARE about Massie Township! COME PLAN for its future!

YOU ARE INVITED TO A COMMUNITY FORUM to GIVE YOUR INPUT and SHARE YOUR VISION for YOUR COMMUNITY!

WHEN: Wednesday, December 11, 2013
6:30 p.m. to 8:30 p.m.

WHERE: Massie Twp. Government Center
10 North Harveysburg Road
Harveysburg, OH

BY: Massie Twp. Comprehensive Plan Citizens Advisory Committee (CAC)
and Warren County Regional Planning Commission (RPC)

COMMUNITY FORUMS

Community forums were held twice at the Massie Township Government Center to engage residents in discussions about the Township. The forums allowed residents to express issues and ideas.

SWOT ANALYSIS EXERCISE

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was conducted by the RPC staff at the first community forum. Through this process, residents shared their knowledge and opinions. The analysis (listed in Table 2.12 on pages 18 and 19 of Chapter 2) helped to assess the Township's existing conditions and focus on issues and concerns to be addressed in the Comprehensive Plan

Massie Township Comprehensive Plan

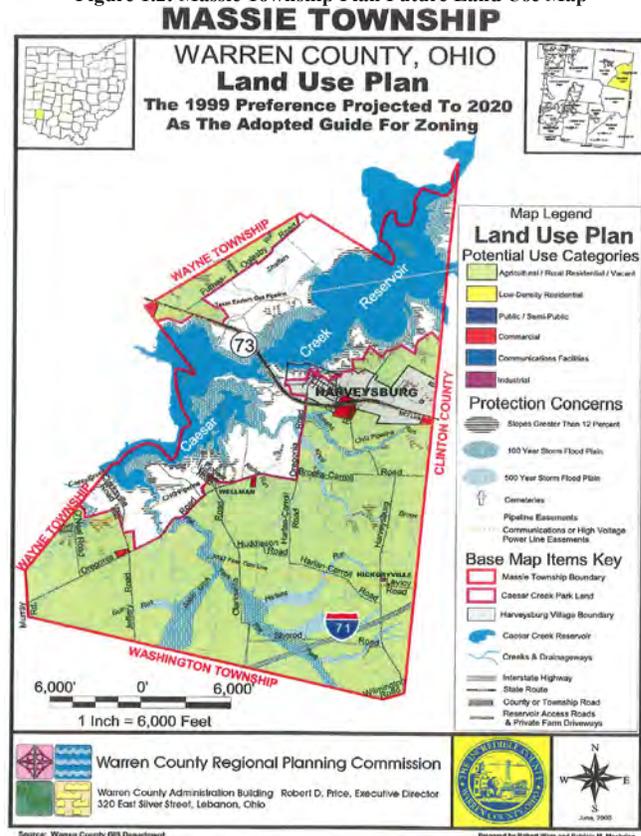
BUILDING ON PAST PLANNING EFFORTS

The 2001 *Land Use Plan and Report*, contains information about the capabilities of the Township's natural resources and infrastructure to support land uses and growth policies that remain relevant to the current issues faced by Massie Township. The Future Land Use Map from that report is shown below. Therefore, the CAC, in recognizing the importance of building on the information and recommendations of that prior report, included the following listed relevant policies from it in helping to guide preparation of this Plan:

RELEVANT 2001 POLICIES

- Preserving natural resources, environmental quality, and maintaining rural character continue to be of primary importance for the Plan to emphasize and achieve.
- Adhering to an Urban Service Boundary to guide and contain development intensity remains appropriate, wherein provision of necessary infrastructure and services are determined acceptable, with mindful adjustment when found desirable and necessary, as the way to accommodate additional growth.
- Continuing recognition that the Caesar Creek Lake, Park and Nature Reserve are a foundation for furthering economic growth and the recreational quality of life in the Community.
- Continuing to expand the trail system proposed in the Warren County Parks, Recreation, and Open Space Plan.
- Maintaining fiscal responsibility in providing public services and infrastructure is recognized essential to the continuing success of the Township, such that new residential and business growth needs to generate revenue adequate to pay for the costs of providing increased services and infrastructure, so that existing residents and businesses do not bear a disproportionate share of the growth cost.
- Acknowledging that even though the Township is only one of many players in the region that influence development and the provision of supporting services and infrastructure, it is crucially important that they recognize their distinct abilities and perform their key role to manage their own destiny and establish working relationships and agreements with other jurisdictions and agencies that contribute to the quality of life, not just for the Township, but for the region as well.
- Striving to balance social, economic, environmental, and private property rights, by integrating all of these basic concerns with broad public participation into all development decision-making, in being paramount for achieving and continuing the desires of the Township citizens.
- Applying the broad considerations and awareness required for comprehensive planning are important for continuing the success of the Township into the future, recognizing that more detailed land use studies and planning will be necessary to further define development appropriate in certain areas.

Figure 1.2: Massie Township Plan Future Land Use Map



Chapter 2: Township Profile and Vision



Massie Township Comprehensive Plan

CH. 2: TOWNSHIP PROFILE AND VISION

LOCATION

Massie Township is approximately 40 miles from Cincinnati, 20 miles from Dayton and 10 miles from Wilmington, as shown in *Figure 2.1*. State Route 73 is a primary arterial roadway that

provides east and west connections through the Township. State Route 73 passes across Caesar Creek State Park and through the Village of Harveysburg, as shown in *Figure 2.2*.

Figure 2.1: Massie Township Location

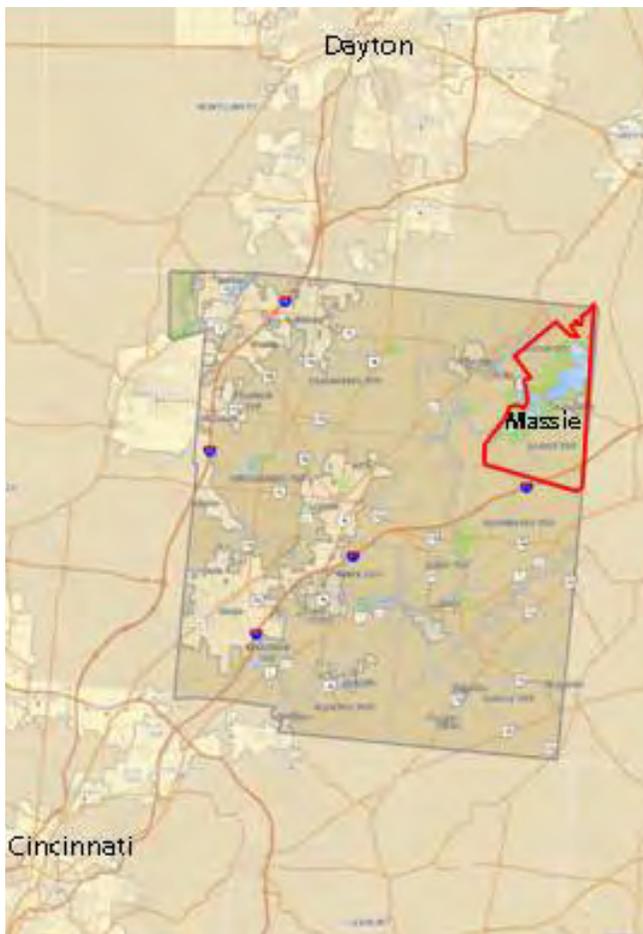
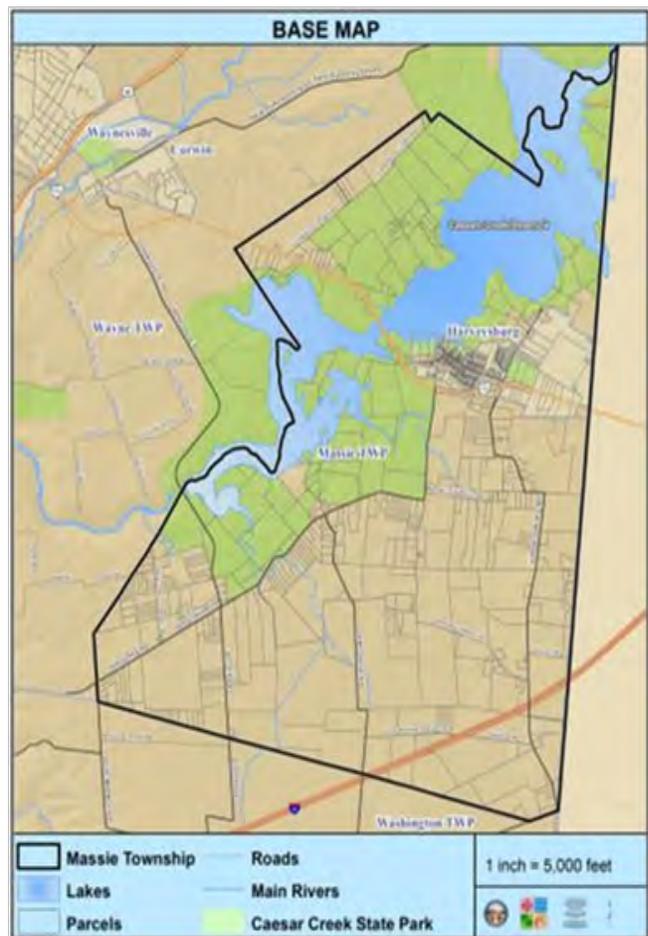


Figure 2.2: Massie Township Map



Massie Township is located in the northeast corner of Warren County. Adjacent townships are Wayne and Washington in Warren County

and Adams and Chester in Clinton County. The Township contains 22.9 square miles of which 4.3 square miles is Caesars Creek Lake.

Massie Township Comprehensive Plan

HISTORY

Massie Township is named for General Nathaniel Massie, who was one of the most extensive surveyors and largest landholders in Ohio. General Massie was given the responsibility by law to survey and enter property records for that land area. Warren County was created by an act of the First General Assembly of Ohio on March 4, 1803. Massie Township was created much later on October 10, 1850, from portions of Wayne, Washington and Eaton Townships. Soon after the Township was created, an area once inside its original western boundary was restored to Wayne Township on June 11, 1851, to what has remained its current boundary.

Before Massie Township was created, Bullskin Trace, a prehistoric and historic transportation route extending from Kentucky into Michigan, passed through the Township. It ran between the Harveysburg Road intersection of George Road at the Warren County line and essentially followed Harveysburg Road north past State Route 73 and Caesar Creek Lake to the intersection of Brimstone Road in Clinton County. The Trace was initially established by Indian tribes and was travelled by large game animals as well. In the early 1800's it provided accessibility for military troops between Fort Washington (later Cincinnati) on the Ohio River and Fort Miami on the Maumee River in northern Ohio, which was of especially critical importance during the War of 1812. Evidence of the original Trace still exists.

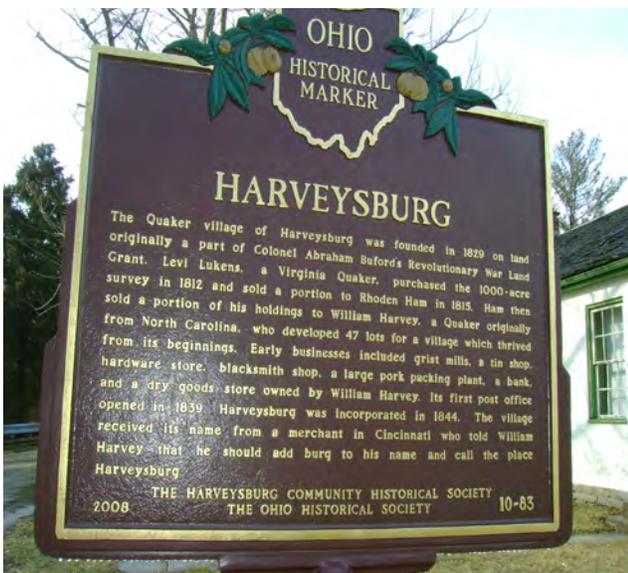
Caesar Creek, a tributary of the Little Miami River, traverses the Township from northeast to southwest. The first bridge was built across it in 1846 at the location of Waynesville Road and the Wilmington Turnpike Road. The bridge was covered, weather boarded, and painted by the County in 1848, but was soon thereafter washed away in 1850.

That same year, a new iron arch bridge was built with a 120 foot span. However, in 1876, the bridge was burned down by incendiaries. A new iron bridge was then built, which has since been replaced by the Caesar Creek Lake dam, constructed as the key element of the reservoir and flood control project the U.S. Army Corps of Engineers began in 1971.



Massie Township Comprehensive Plan

The Township was settled by many Quakers who moved to Ohio from Maryland, North Carolina, and South Carolina. Early churches included the Society of Friends Grove Meeting House, United Brethren Church, and the Beech Grove Freewill Baptist Church. Being abolitionists and pacifists by nature, one of their primary interests was to help slaves escape to free territory. As a result, Harveysburg became an important station along the underground railroad during the Civil War.



Harveysburg, the first and only settlement in the Township was established in 1828, along the east bank of Caesar Creek. The Town Plat, consisting of 47 lots, was filed on January 3, 1829. Among the first settlers were William Harvey (farmer and businessman), Dr. Jesse Harvey (physician and businessman), Jesse Paskill (wagon-maker), and William Ham (the first blacksmith), who was a son of the original proprietor of the land on which the Town was built. Early industries included a sawmill, gristmill and a carding factory, in addition to the blacksmith, tinsmith and copper shops.

Massie Township Comprehensive Plan

The first schoolhouse was built in 1817, about 1-1/2 miles north of Harveysburg. Later, additional schools were established, from which the Township gained a reputation for excellent education, notably including Ohio's first Free Black School, established in 1831 by Elizabeth Harvey in Harveysburg, over 31 years before the Civil War. Stephen Wall, a wealthy North Carolina plantation owner, provided funding to relocate eight slave children and their families to Harveysburg for their education at the school. Ordindatus S.B. Wall, oldest son of Stephen, later thereafter became the first regular commissioned African American captain in the U.S. Army during the Civil War.



The school closed in 1909 when classes became too small to continue. The white brick one room school house for educating Blacks, and Native Indians, still exists at its original location in the Village. In 1976 the Harveysburg Bicentennial Committee purchased and restored it in becoming a museum open to the public as a symbol of freedom through education. Soon thereafter, the Harveysburg Community Historical Society, founded in 1977, had the school placed on the National Register of Historic Places on November 17, 1977.



Massie Township Comprehensive Plan

DEMOGRAPHIC & SOCIOECONOMIC CHARACTERISTICS

This section presents population, socioeconomic conditions, housing, and economic characteristics of Massie Township. When applicable, data for adjacent townships are included to enable relevant comparisons and evaluations in relation to the County and regional trends. Data was obtained from various sources, but primarily consist of information collected and compiled by the U.S. Census Bureau. Other data sources include the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) and the Warren County Regional Planning Commission (RPC). The information provided is intended to profile Massie Township and to guide development of the plan.

GROWTH HISTORY

Historical U.S. Census population figures over the past 50 years for Massie Township and the Village of Harveysburg are compared to Warren County in Table 2.1. The table illustrates that Warren County experienced significant population increases in 1970 (30.1%), 2000 (39.0%) and 2010 (43.6%).

During the same period, Massie Township population fluctuated; declined in 1970 (-31.6%) and 1980 (-25.2%), but grew in 1990 (10.4%), 2000 (19.9%), and 2010 (7.5%). Although, the township's growth pattern is significantly different from the county's, much of the Township's population decline is attributed to the loss of housing during the development of Caesar Creek Lake in 1976. Despite recent population increases, the Township still has not attained the population level experienced prior to development of Caesar Creek Lake. This is also true for Harveysburg, though the Village's population did not decline as severely in the 70's and 80's. In 2010 the Village population was higher than its 1960 population.

In short, the growth and decline of population experienced by both the Township and Village over the last 5 decades has resulted in a combined decrease of 41 people—unincorporated Massie Township population declined by 73 residents and the Village had a net gain of 114 residents. The percentage of residents living in the unincorporated area versus the Village has remained fairly stable at approximately 50% over the past 6 decades, as illustrated in *Figure 2.3*.

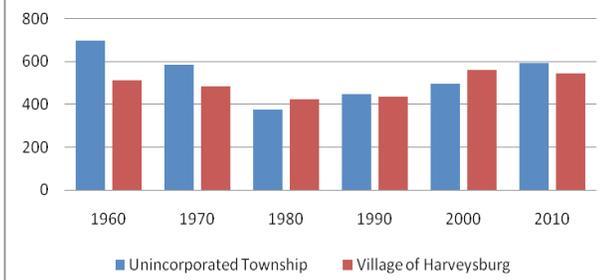
Table 2.1: Population Trends (1960-2010)

Year	Warren County		Massie Township		Village of Harveysburg	
	Population	% Change	Population	% Change	Population	% Change
1960	65,711		1,214		514	
1970	85,505	30.1	1,072	-11.7	486	-5.4
1980	99,276	16.1	802	-25.2	425	-12.6
1990	113,927	14.7	885	10.4	437	2.8
2000	158,383	39.0	1,061	19.9	563	28.8
2010	212,693	34.3	1,141	7.5	546	-3.0

Source: U.S. Census Bureau 2010 Census

Massie Township Comprehensive Plan

Figure 2.3 Historical Distribution of Township Population



AGE CHARACTERISTICS

In 2010, the median age of Massie Township residents was 42.8 years. This is higher than that of Ohio (38.8 years) and Warren County (37.8 years). However, it is similar to neighboring Wayne Township and only slightly higher than Washington Township (41.3 years). This is expected to continue as school age children grow up and move out of the Township. In year 2010, 41% the Township's population was between 45 to 74 years of age; this represents a 11.8% since 2000. This trend is reflected in *Table 2-2*.

In the same time the senior population increased and the younger population decreased. From 2000 to 2010, the Massie residents 44 years of age and less decreased by 12.9%. This was a significant

decline in what was the major part (66.5%) of the township's population in 2000. Decreases in residents 44 years of age and under were also experienced in Warren County (6.8%) and Ohio (5.9%). However, the Massie decrease of that age group is nearly the same as what occurred in adjacent Wayne Township (12.8%) and only slightly more than the decrease in Washington Township (10.7%). The decrease of that age group was nearly uniform for both genders, as illustrated in *Figure 2.4*. The Township average age by gender is 52.8 years for male and 47.2 years for female.

If these trends continue, the Township's ability to finance public services and community facilities could be diminished.

Table 2.3: Population Percentage by Age Group

Age Group	Warren County	MASSIE	Washington	Wayne
Under 25 Years	34.2%	29.4%	31.7%	30.7%
25-64 Years	55.0%	58.2%	58.1%	54.6%
65 Years & Older	10.8%	12.4%	10.2%	14.7%

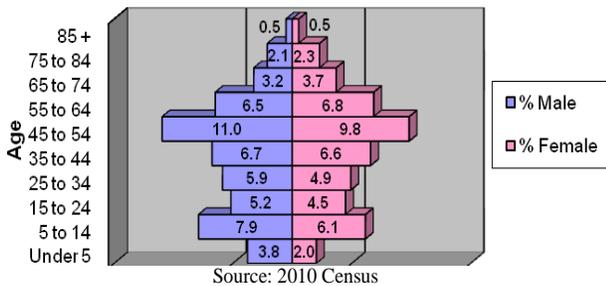
Table 2.2: Massie Twp. Population Change by Age Group (2000-2010)

Age Group	2000		2010		Increase or Decrease in Percentage
	Population	% of Population	Population	% of Population	
Under 5	85	8.0	66	5.8	-2.2
5 to 24 years	288	27.1	270	23.7	-3.4
25 to 34 years	131	12.4	123	10.8	-1.6
35 to 44 years	202	19	152	13.3	-5.7
45 to 54 years	168	15.8	237	20.8	+5.0
55 to 64 years	85	8.0	152	13.3	+5.3
65 to 74 years	57	5.4	79	6.9	+1.5
75 to 84 years	37	3.5	50	4.4	+0.9
85 years and over	8	0.8	12	1.0	+0.2
Total	1,061	100%	1,141	100%	

Source: U.S. Census Bureau 2010 Census

Massie Township Comprehensive Plan

Figure 2.4: Population by Gender Age Group (2010)



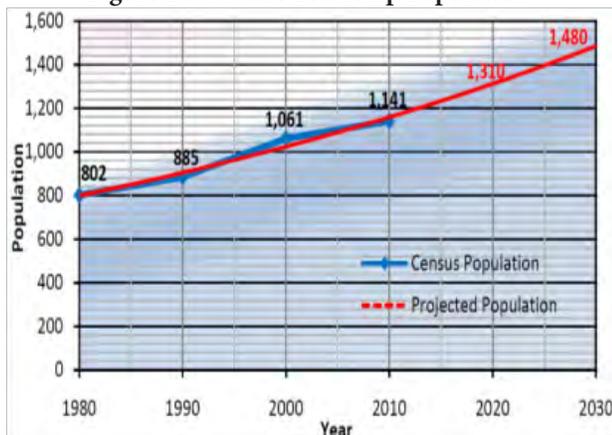
RACIAL AND ETHNIC COMPOSITION

The racial and ethnic make-up of Massie Township population is displayed in Figure 2.6 and enumerated in Table 2.4. The illustration indicates 96.5% of the Township’s population is “White”, which is slightly higher compared to the County’s percentage of 91.9%. The minority population of the Township consists of 40 people and 7 white Hispanics, for a total of 47 people or 4.2% of the Township’s population.

POPULATION PROJECTION

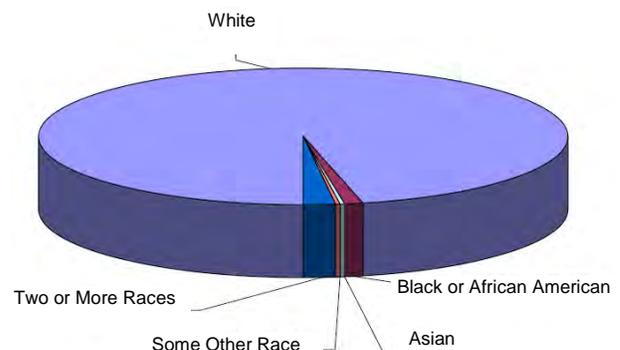
Population projections are an important component of the long range planning process. There is a variety of methods available for generating population projections, all of which rely to varying degrees upon historical trends. The exponential method used for projecting Massie’s population growth, as shown in Figure 2.5, assumes a constant rate of growth, in forecasting a 2030 population of 1,480 persons in the unincorporated part of the Township.

Figure 2.5: Massie Township Population



The Township’s building permit history (shown in Figure 2.10 on page 15) was also used to provide a comparison projection. This method projected a smaller increase in population of 1,375 residents by the year 2030. This assumes 4.47 new single-family dwellings being added each year, at the annual average rate between 1995 through 2012, and 2.62 persons per household.

Figure 2.6: Racial and Ethnic Composition of Massie Township Population (2010)



Source: U.S. Census Bureau 2010 Census

Table 2.4: Racial and Ethnic Composition of Massie Township Population (2010)

Race	Population
White	1101
Black or African American	13
American Indian and Alaska Native	0
Asian	3
Native Hawaiian & Other Pacific Islander	0
Some Other Race	1
Two or More Races	23

Massie Township Comprehensive Plan

EDUCATION

Table 2.5 lists the educational attainment of Massie Township residents. Approximately 90.7% of the Township's population over age 25 have a high school degree, and 8.9% have a bachelor's degree or higher. In 2013, the Clinton-Massie School District, which serves the Township, had an average daily enrollment of 1,823 students; a graduation rate of 95%; a high performance index of 101.8 (rated from 0-120 points) and an "Excellent" rating from the Ohio Department of Education.

Table 2.5: Education Attainment Comparison

Educational Level	Warren County	Massie Township	Wayne Township	Washington Township
High School Graduate or Higher	92.4%	90.7%	88.4%	85.1%
Bachelor's Degree or Higher	37.9%	8.9%	26.8%	24.3%

Source: U.S. Census Bureau 2007-2011 American Community Survey

The Township has an excellent school system and a highly educated work force. The District is also hailed for its athletic success, the high school football team having won the State Championship the past two years in 2012 and 2013.

Figure 2.7: Football Team Logo & State Champions Ring



INCOME

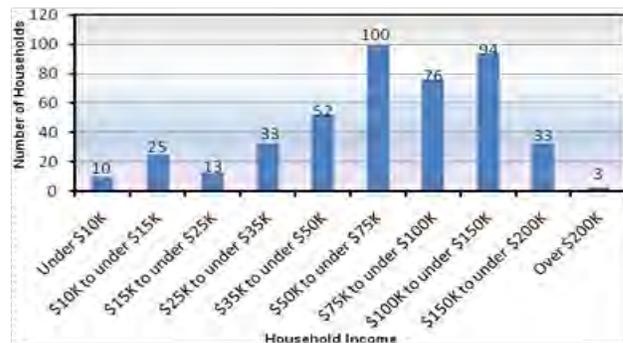
As shown in Table 2.6, Massie Township had a 51.4% increase in the median household income between the 2000 and 2010 estimates, which was significantly greater than the rates experienced statewide and by the County. The Warren County 23% median household income increase was primarily due to increases in the City of Mason and Clearcreek, Deerfield, and Hamilton Townships. But it was also partly due to increases in Massie Township households. Figure 2.8 shows that the income of most Massie Township households in 2010 was more than \$50,000 per year.

Table 2.6: Median Household Income Change

Jurisdiction	2000	2010*	% Change
Warren	\$57,952	\$71,274	23.0%
Massie	\$48,654	\$73,650	51.4%
Clearcreek	\$72,013	\$95,165	32.1%
Washington	\$61,888	\$75,509	22.0%
Wayne	\$52,898	\$59,747	12.9%

Source: U.S. Census Bureau *ACS 5 Year Estimates

Figure 2.8: Household Income Distribution



EMPLOYMENT

The employment sectors of Massie Township residents are indicated in Table 2.7. Sales and Office sector, at 24.3%, represents the largest percentage of the labor force. Agricultural employment (1.6%), a subset of natural resources sector, comprises the smallest part of the labor force. The greatest differences in employment by sector for males and females are in the production, transportation, and material moving sector, in which positions are predominantly held by males, and in the education, health, and social services sector, which is largely employed by females.

Table 2.7: Massie Twp. Labor Force Occupations

Occupation	Percent of Labor Force
Management, business, science, & arts	21.3%
Service	9.8%
Sales & office	24.3%
Natural resources, construction, and maintenance	21.8%
Production, transportation, and material moving	22.9%

Massie Township Comprehensive Plan

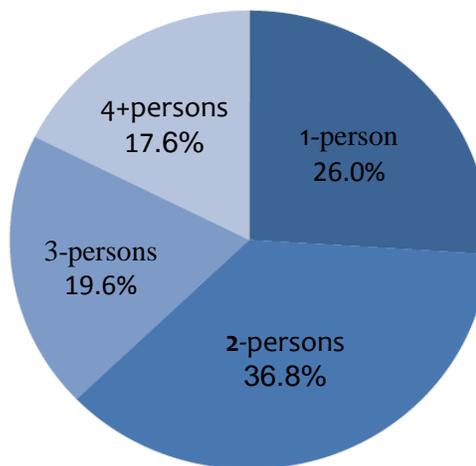
HOUSEHOLD AND HOUSING CHARACTERISTICS

HOUSEHOLD COMPOSITION

The household composition of Massie Township in year 2010 was 74.5% family households and 25.5% percent non-family households which represents an increase in non-family since 2000. The average persons per household decreased from 2.88 in year 2000 to 2.64.

Growth policies, development controls, and land made available for new homes will impact growth. Persons per household is depicted in Figure 2.9.

Figure 2.9: Massie Township Household Size



Source: U.S. Census Bureau 2010 Census

Table 2.8: Massie Household Data 2000 & 2010

Households Information	2000	2010	% Change
Total Households	369	432	17.1%
Family	305	322	5.6%
Non-Family	64	110	71.9%
Average Household Size	2.88	2.64	-8.3%
Average Family Size	3.16	3.06	-3.2%
Total Housing Units	393	477	21.4%
Occupied	369	432	17.1%
Vacant	24	45	87.5%
Homeowner Vacancy Rate	1	1.1	10.0%
Rental Vacancy Rate	10.4	8.4	-19.2%

HOUSEHOLD OCCUPANCY

Over the past decade the percent of vacant housing units within the Township has increased from 5.6% to 8.6% in 2010. The Township's vacancy rate is higher than the County's, as shown in Table 2.9. Although, from a market perspective, it is good to have a percentage of homes unoccupied, this provides homes for people seeking to move to the township. Communities that approach market saturation offer limited housing choices, which makes it difficult for homebuyers to find a home that meets their budgetary objectives and expectations. In general, it is preferable to have five to seven percent of the housing stock as unoccupied. Vacancy rates below five percent means that the market is saturated, requiring new home construction, while vacancy rates over 10 percent are highly undesirable.

Table 2.9: Housing Occupancy in Massie Twp. and Warren County

Housing Units	Warren County	Massie Township
Total Housing Units	80,750	477
Occupied Housing Units	76,424 (94.6%)	432 (90.6%)
Vacant Housing Units	4,326 (5.4%)	45 (9.4%)

Massie Township Comprehensive Plan

Table 2.10: Occupancy and Age of Residential Structures

Residential Structures Occupancy & Year Built	Warren County		Washington Township		Wayne Township		Massie Township		Village of Harveysburg	
	Number	%	Number	%	Number	%	Number	%	Number	%
Owner occupied	59,595	78.5%	719	81.9%	2,654	83.7%	367	78.9%	150	62.8%
Renter occupied	16,280	21.5%	159	18.1%	516	16.3%	98	21.1%	89	37.2%
Total	75,875	100%	878	100%	3,170	100%	465	100%	239	100%
Built since 1980	48,839	64.4%	500	56.4%	1,618	50.5%	286	61.5%	144	60.3%
Built 1940 - 1980	23,139	30.5%	278	31.7%	1,223	38.6%	61	13.1%	34	14.2
Built before 1940	3,897	5.1%	100	11.9%	329	10.4%	118	25.4%	61	25.5%

Source: U.S. Census Bureau

OCCUPANCY AND AGE OF RESIDENTIAL STRUCTURES

As shown in *Table 2.10*, Massie Township owner and renter occupancy is similar to Warren County's, though it is slightly lower than in neighboring Wayne and Washington Townships. However, Massie Township has a significantly higher percentage of housing built since 1980. The greatest difference is that Massie Township and the Village of Harveysburg have a much higher percentage of dwellings built before 1940.

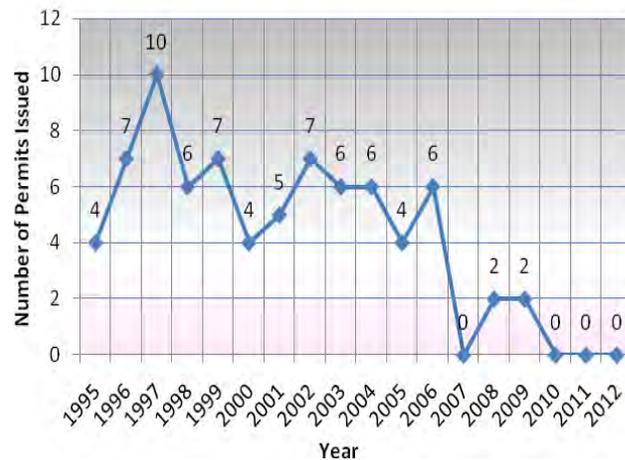
HOUSING TYPES

According to 2007-2011 American Communities Survey estimate, the most prevalent type of housing within the Township, inclusive of the Village of Harveysburg, is single-family detached, which account for 489 (92.4%) of the total 529 housing units. This is followed by duplexes (4%), attached single-family units (3%), and mobile homes (0.6%). Most (286 units or 54.1%) of the housing stock was built from 1980 or sooner. Most of the housing stock (166 units or 31.4%) were constructed before 1939 and only 77 units (14.6%) were built between 1940 and 1979.

Seventy-six building permits were issued for new houses between 1995 through 2012. This represents the smallest number of permits among other townships, accounting for 0.4% of county permits issued during that time.

The Township's building permit history (*Figure 2.10 below*) shows that the number issued peaked at 10 in 1997 and was typically between 4 to 7 through 2006, then declined greatly since 2007 when the housing bubble burst. But, that is not believed as being the main reason for the decrease. This historical trend is anticipated to continue, due mainly to resident land owners desire to maintain the overall rural character of the Township, such that few or no new building lots are created, nor land made available to sell for development of residential subdivisions.

Figure 2.10: Massie Twp. Building Permit History



Source: Warren County Building Permits Department

Massie Township Comprehensive Plan

EMPLOYMENT FLOW

The majority of the Township's labor force (99.6%) are employed outside of the Township. Only a small number of the Township's labor force live and work in the Township. Approximately 89.5% of the labor force drive to work alone; 5.5% car-pool, and 1.3% use public transit. The mean travel-time to work is 31.1

minutes. As such, Massie Township is clearly what is called a "Bedroom Community" due to nearly all of its employed residents working outside of the community in which they live. *Figure 2.11* depicts employed outflow and inflow relative to Massie Township.

Figure 2.11: Massie Twp. Employment Inflow and Outflow



Source: U.S. Census

Massie Township Comprehensive Plan

COMMUNITY SURVEY RESULTS

The Community Survey provided the CAC with insight on what residents find important and on how to improve the Township. The questions asked in the survey are listed in *Table 2.11* summarized according to the ranking of responses in order of importance. The responses

were applied by the CAC in preparing the vision statement, goals, and implementation strategies of the Plan for the Community, which are presented and discussed throughout the rest of this document.

Table 2.11: Massie Township Community Survey Results

Question Number	Order of Importance (Rank)
Top Issues	
1	<ul style="list-style-type: none"> Preserve rural feel and lifestyle
3	<ul style="list-style-type: none"> Maintaining historical and cultural heritage recognition
19	<ul style="list-style-type: none"> Collaboration with Harveysburg and adjacent Townships
4	<ul style="list-style-type: none"> Reduce Crime
High Priorities	
2	<ul style="list-style-type: none"> Maintain low population density
7	<ul style="list-style-type: none"> Farmer's market provisions
9	<ul style="list-style-type: none"> Maintaining agricultural use
10	<ul style="list-style-type: none"> Maintaining historic sites
11	<ul style="list-style-type: none"> Maintaining natural environmental resources quality
12	<ul style="list-style-type: none"> Housing diversity and availability for all ages, family sizes, & incomes
14	<ul style="list-style-type: none"> Provide areas for mixed residential and commercial uses
21	<ul style="list-style-type: none"> Park(s) for community residents
24	<ul style="list-style-type: none"> Provide walking/hiking/biking/horse trails & connection to others
Medium Priorities	
5	<ul style="list-style-type: none"> Sufficiency of community services
6	<ul style="list-style-type: none"> Recreational activities and events
16	<ul style="list-style-type: none"> School facilities sufficiency
17	<ul style="list-style-type: none"> Public sewer and water service area sufficiency
20	<ul style="list-style-type: none"> Roads maintenance and improvement
25	<ul style="list-style-type: none"> Recreational programs and activities for all age groups
26	<ul style="list-style-type: none"> Attract more businesses to provide more products and services
Secondary Priorities	
8	<ul style="list-style-type: none"> Availability of medical services and household goods
13	<ul style="list-style-type: none"> Provide areas for commercial use
22	<ul style="list-style-type: none"> Recreation facilities (add community pool; playgrounds; sports fields; etc.)
23	<ul style="list-style-type: none"> Provide a community recreation center
27	<ul style="list-style-type: none"> Rural residence business use allowances
28	<ul style="list-style-type: none"> Allowance and promotion of farm-based and other recreational tourism

Massie Township Comprehensive Plan

SWOT ANALYSIS

What is a SWOT Analysis?

Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis is a method that was used to identify and prioritize internal and external factors, issues, viewpoints, and concerns of the Township. It provided a fairly rapid and thorough evaluation of what township

residents feel is important to the community. The analysis was also useful for understanding and rating assets and liabilities, wants and needs, and likes and dislikes. SWOT results are summarized in *Table 2.12*.

Table 2.12: SWOT Analysis Results

Strengths	Opportunities
• Rural atmosphere and lifestyle	• Safe quiet location inviting for family raising
• Friendly neighbors and good sense of community	• Vacant dwellings available for re-occupancy (to help maintain property values)
• Good environment to raise a family	• Outdoor recreational tourism businesses potential
• Safe community and good police presence	• Lake and Marina support businesses potential
• Great schools	• Agritourism businesses potential
• Low population density	• Walking/hiking/biking trails network & connections
• Low property taxes	• Equestrian trails expansion possibilities
• Having our own zoning	• Campground businesses potential
• Great Fire/EMS services	• Good access for businesses to I-71 and I-75
• Good roads and highway access	• More local businesses in and near Harveysburg
• Easy access to I-71 and I-75	• Increase local businesses, income, and jobs
• Close to Dayton, Cincinnati, and Columbus	• Farmer's Market potential
• Caesar Creek Lake and upcoming marina	• Floating restaurant on the Lake
• Abundant open space and natural environment	

Massie Township Comprehensive Plan



Table 2.12: SWOT Analysis Results

Weaknesses	Threats
<ul style="list-style-type: none"> • Lacking local businesses for employment & tax base 	<ul style="list-style-type: none"> • Traffic congestion management
<ul style="list-style-type: none"> • No control of development on the lake property 	<ul style="list-style-type: none"> • Fire/EMS service to marina w/o compensation
<ul style="list-style-type: none"> • Limited or no ability to get marina support revenue 	<ul style="list-style-type: none"> • House renters versus home owner residents
<ul style="list-style-type: none"> • Township and Village not working together 	<ul style="list-style-type: none"> • Further vacant structures in the Village
<ul style="list-style-type: none"> • No say in Village development allowances 	<ul style="list-style-type: none"> • Water pollution from septic systems
<ul style="list-style-type: none"> • Lack of cooperation with Twps. of the school district 	<ul style="list-style-type: none"> • More annexation by the Village
<ul style="list-style-type: none"> • No way to prevent Village or Lake overdevelopment 	<ul style="list-style-type: none"> • Younger farm family members moving out
<ul style="list-style-type: none"> • No say on control of traffic congestion problems 	<ul style="list-style-type: none"> • Deceased farm owners families selling for development
<ul style="list-style-type: none"> • No natural gas service 	<ul style="list-style-type: none"> • Fear of change preventing planning for future
<ul style="list-style-type: none"> • Limited sewer service area 	<ul style="list-style-type: none"> • Increasing taxes
<ul style="list-style-type: none"> • Strengths in the Village are a weakness to the Twp. 	<ul style="list-style-type: none"> • No control of growth by adjacent jurisdictions
<ul style="list-style-type: none"> • Lack of groundwater to support wells 	<ul style="list-style-type: none"> • Increased trash and litter
<ul style="list-style-type: none"> • Limited tax base to support public services 	<ul style="list-style-type: none"> • Population increases destroying rural feel
<ul style="list-style-type: none"> • Volunteer fire department 	

Massie Township Comprehensive Plan

THE VISION

PURPOSE & PREPARATION

What is a Vision Statement?

The vision stated for the Community is an expression of what the residents hold dear about where they live and what they value with utmost importance to perpetuate into the future. The vision encompasses those particularly valuable and wonderful aspects of the Community character and lifestyle that are noteworthy to maintain for generations to come. It states in the present tense what is good about Massie Township in the future.

Why the Vision Statement is important?

The vision stated for the Community is used to evaluate all endeavors contemplated for the Community. It serves as a guide post to see if the goals and objectives for the Community are consistent with the vision. Every planning endeavor sought for implementation in the Community should complement achievement of the vision for the Community. Those that are contrary to the vision should be rejected. The vision is important to apply to any and all matters of the Community, such as rezonings, proposed developments, changes in land use, environmental policies, transportation improvements, and other similar or related concerns. In short, planning without the vision would be aimless and could be misleading and counter-productive.

Vision relation to the Plan

The vision is perhaps the most important part of any comprehensive plan. The vision is essentially the basis upon which all other components of the Plan are prepared and evaluated. It serves in giving the Plan its aim and direction, by stating “This is what we want for our Community.” It also serves as a yardstick for measuring the effectiveness of implementing the Plan’s strategies over time in achieving the vision. Further, the vision is at

risk of not being realized without the Plan and the Plan would be uninspired without the vision.

Vision Statement Guiding Elements

The SWOT analysis and Community survey results were useful for understanding what the Community sees important and wants for its future. These were particularly helpful to the CAC in identifying the strengths that were included in creating the vision statement for the Township, around which the goals and objectives for each element of the Plan were subsequently oriented.

Answers to the following questions on strengths of the Township were highlights included in the vision statement for the Township.

- *What makes Massie Township unique?*
- *What do you like about Massie Township*
- *What are positive attributes of the Community?*
- *What are advantages of the Township?*
- *What does the Community do well?*
- *What do people see as the Township’s strengths?*

The vision strives to express the values and concerns of Massie Township as the Community looks to the future. The vision addresses new and potential emerging issues such as population growth, increasing demands on natural resources, economic growth, quality of community facilities and services, and a variety of other factors that affect the quality of life in Massie Township.

The Vision Statement

Massie Township’s vision statement is presented in *Figure 2.12* on the following page. The vision is rooted to the Township’s history, scenic beauty, natural resources, agricultural base, and outdoor recreation. The vision also acknowledges the Township’s greatest asset-- its residents.

Figure 2.12: Massie Township Vision Statement

THE VISION

“The majority of land within Massie Township is devoted to agricultural uses, with rural residential scattered throughout the unincorporated area. Our vision is to preserve the beauty, serenity and deep cultural history of the Township, the Village of Harveysburg and Caesar Creek State Park while attracting suitable rural economic development. We support land use practices that preserve and protect our community, strong family values, outstanding schools, effective local services and abundant open space that make Massie Township a desirable place to live.”

Massie Township Comprehensive Plan

Today, many of the Township's recreational activities, quality of life, and business opportunities were derived from the area's scenic beauty, historic preservation, and abundant natural resources. These should be preserved and protected for future generations. Educational quality is another top priority.

This Plan portrays a vision of how the Township can grow, prosper, and enhance the quality of life of its residents in the next 20 years. The Plan proactively developed goals, objectives, strategies, and actions that will deliberately shape the future of Massie Township that are in line with the stated vision. The Plan also identifies the means by which the Township can effectively address and manage future growth in a rational, cost-effective, and equitable way, while also being done in the spirit of regional cooperation.

GUIDING PRINCIPLES

A number of common themes and viewpoints surfaced repeatedly from the start of and throughout the planning process in preparing the stated vision. They have been recognized and assembled as "Guiding Principles" and serve as the foundation for drafting the goals and objectives found in the subsequent Chapters. Twelve guiding principles of the Massie Township Comprehensive Plan are listed as follows:

- 1. Well-Planned Growth:** Acknowledge that all policy and regulatory decisions have interconnected social, environmental, and economic consequences that must be carefully considered and weighed to preserve the rural environment. New growth should be gently placed within the township in a manner that preserves waterways, open space, scenic views, farms, and natural resources. In general, non-residential development should be directed towards sites within the Village.

Further, land use and development decisions should be coordinated to ensure that growth is targeted to areas where public utilities and services exist and by avoiding the extension of those utilities into areas that are identified for low density development.

- 2. Build A Strong Township:** Support development of strong families and social diversity by promoting some local employment and housing opportunities, civic involvement, public safety, and quality educational and recreational facilities. Excellent schools, community facilities, and other services will be provided at the highest economically possible level. This will promote a sense of well-being, safety, and security for the residents of Massie Township. The Township has a vision to develop and maintain a state of the art educational system that is planned and constructed to accommodate anticipated student growth and serve to maximize public funds and the functionality of public facilities.

- 3. Build A Strong Village:** Encourage development that supports improvement of the Village of Harveysburg and established businesses. Enhance the historic and human orientation of Downtown Harveysburg as the center of township life. This principle allows for the efficient use of land, infrastructure, and resources by containing new growth in the Urban Service Boundary and the Village. Some ways to accomplish this include:

- a. Clearly defining the Urban Service Boundary appropriate for growth and new development;
- b. Maximizing infill within the Village.

Massie Township Comprehensive Plan

- 4. Accommodate Quality Growth:** Growth that respects the unique character of the Township promotes economic opportunities where appropriate and protects natural resources: The Township's natural resources, including rivers, creeks, wildlife habitat, and groundwater recharge areas, will be preserved. Furthermore, these specific areas will be mitigated from the potential negative impacts of growth and development. Residential growth outside of the Urban Service Boundary is to be limited to low-density, single-family dwelling development and encouraged in accordance with conservation design principles.
- 5. Protect Natural and Cultural Resources:** This includes natural areas, water resources, scenic resources, and historic sites and districts: Clean water, scenic resources, and natural areas are essential to Massie Township's economic future as well as the health and well being of its residents and visitors.
- 6. Value Open Space:** Residents value open space and the native landscape and topographical features naturally occurring throughout our township as an integral part of the township's agricultural and rural feel and will take advantage of opportunities for its enhancement and preservation.
- 7. Recognize Caesars Creek State Park is an Asset:** Build on the presence of Caesars Creek State Park by providing linkages to the park and allowing complementary land uses. Identify potential synergies between the township and the park and recognize the park as a strong part of the township's identity.
- 8. Ensure Quality Access to Recreation:** Provide the public with access to formal and informal open spaces, within Township and surrounding jurisdictions. Encourage bike and pedestrian connections to Caesar Creek State Park, Little Miami River, the Little Miami Trail and the Village. The development of new trails and linkages to the Caesars Creek Nature Preserve network of trails will provide opportunities for passive and active recreation and alternative modes of transportation. The improvement of existing parks and recreational centers is a primary focus.
- 9. Support Agriculture:** Protect agricultural lands as a resource base for the township's agricultural industries and for related benefits they contribute towards the township's rural character, scenic quality, natural environment, and fiscal health.
- 10. Allow Rural Businesses:** Support home businesses, cottage industries, agro and ecotourism and agricultural support service. These uses should be properly scaled and utilize existing infrastructure. The uses allowed should complement the Township's goal of a revitalized Village of Harveysburg. Thus a careful balance of the uses permitted and their impact on the Village must be acknowledged.

These guiding principles should be accomplished through coalitions with stakeholders and engagement of Township residents. To gain public confidence and credibility for the planning and implementation process, engaging the public is a key component of success. A greater understanding of the goals, policies, and strategies of this Plan will help alleviate fears and create a dialogue that can build an understanding of divergent points of view.

Massie Township Comprehensive Plan

GOALS PREPARATION AND ATTAINMENT STRATEGIES

Definition and Description

Goal can be defined as a desire towards which efforts are aimed in striving to attain.

Strategy can be defined as the action or means by which to attain a targeted outcome or result aimed at attaining a desired goal.

The degree to which a goal is attained is a measurement that can be derived from completion of the strategies specified to achieve it. For instance, the goal for safe roads could be measured from employing a strategy to reduce the number of accidents by implementing actions to eliminate hazardous conditions at high accident locations.

Relation to the Plan

Goals and objectives, as well as strategies and actions intended to achieve them, are prepared for purposes of realizing a desired outcome. The goals and objectives were prepared for the following elements of the Massie Township Plan:

- **Quality of Life**
- **Natural Resources & Rural Preservation**
- **Land Use**

The goals and objectives of the Massie Township Plan are listed as *Table 2.13* on the following pages 25 and 26. The details of their respective application to each of the above listed Plan elements are described in the subsequent chapters on each element.

The goals and objectives for the Plan elements served as the guidance for specifying the actions to be implemented in completion of tasks to make and keep the plan stated vision for the Community a reality. All tasks and actions specified in the plan for implementation are recommended to achieve the goals and objectives for each elemental concern of the Community and were evaluated for consistency with the stated vision for the Community.

Every planning endeavor sought for implementation specific to a certain community element is rooted in the goals and objectives specified to achieve the vision for the community. Like the vision statement, the goals and objectives must be applied to any and all matters that affect the community, such as proposed rezonings, new developments, infrastructure improvements, changes in land use, environmental policies, and other similar related concerns. In short, consistent application of the goals and objectives is essential to the success of the Plan in realizing the vision for the Community.

Guidance for preparation

The goals and objectives are always aimed at achieving the stated vision sought for the Community. Some goals and objectives prepared for each element of concern are intended to address issues and problems identified in the Community by its citizens. Others are intended to promote and capture benefits from acting on opportunities available to the Community based on its strengths.

Massie Township Comprehensive Plan

Table 2.13: Massie Township Comprehensive Plan Goals By Plan Element

QUALITY OF LIFE GOALS
<i>COMMUNITY FACILITIES</i>
<u>Education</u>
<ul style="list-style-type: none"> • Schools as focal points of the Community • Adequate school capacity • Balanced and sustainable tax base within the School District
<u>Caesar Creek State Park</u>
<ul style="list-style-type: none"> • Recreation activities, services and tourism that complements Caesar Creek State Park • Cost-effective public services to the Marina and Park
<i>INFRASTRUCTURE AND PUBLIC SERVICES</i>
<u>Roads</u>
<ul style="list-style-type: none"> • Improve safety of the roadway system • Enhance visitor experiences through pedestrian connection to Caesar Creek State Park
<u>Water and Sewer</u>
<ul style="list-style-type: none"> • Continue the current pattern of rural development
<u>Public Safety</u>
<ul style="list-style-type: none"> • Efficient and effective fire and rescue service
<i>ECONOMIC DEVELOPMENT</i>
<u>Agriculture</u>
<ul style="list-style-type: none"> • Support farming and the rural landscape
<u>Home-Based Businesses & Adaptive Reuse</u>
<ul style="list-style-type: none"> • Encouragement and support of home-based businesses and adaptive reuse of historic iconic places
<u>Agritourism</u>
<ul style="list-style-type: none"> • Cultivate tourism that relies on farming, rural landscapes and natural resources
<u>The Village of Harveysburg</u>
<ul style="list-style-type: none"> • Help the Village of Harveysburg thrive as the rural center of the Community

Massie Township Comprehensive Plan

Table 2.13: Massie Township Comprehensive Plan Goals By Plan Element (cont.)

NATURAL RESOURCES & RURAL PRESERVATION GOALS

AGRICULTURAL RESOURCES

- Stabilize and fostering active, productive family farms
- Limit intrusion of new residential uses into agricultural areas and maintain agricultural use on most of a farm property from which new residences are created
- Mitigate conflicts between agricultural and nonagricultural uses in designated Rural Service Areas
- Reduce the cost of farmland ownership

NATURAL RESOURCES

- Preserving the Township's natural resources, environmental quality, and scenic character

LAND USE GOALS

AGRICULTURAL

- Maintain agricultural use of large farm properties

RURAL RESIDENTIAL

- Residential development that preserves the rural character, farming and natural resources

COMMERCIAL USES

- Commercial uses compatible with maintaining rural character

DEVELOPMENT AND USE MATTERS

- Development concurrent with public services and directed towards Harveysburg



Chapter 3: Quality of Life

*Massie Township
residents have long
appreciated the rural
character of the place and
are actively engaged in
maintaining this quality*

Massie Township Comprehensive Plan

CH. 3: QUALITY OF LIFE

BACKGROUND

This chapter provides a policy framework for supporting community facilities, sustainable rural economic development, infrastructure maintenance and improvements, township services, and Caesar Creek State Park. This is done by making a critical connection between economic development, agricultural preservation, natural resource conservation, and leveraging of existing infrastructure.

Massie Township residents acknowledge the remoteness and rural qualities of their township as an asset. Although this results in limited access to jobs, services, healthcare and transportation options, residents see this as a growth management strategy that preserves the rural character and attracts the residents who truly appreciate the rural lifestyle. Residents recognize that change is inevitable, but that it does not have to be at the expense of the rural character.

The Township shares one key characteristic: a strong interaction between the land and its residents. This dynamic interaction with the rural character and the land is the driving force that affects virtually every aspect of residents' lives and it supports farming, fishing, recreation, tourism, and local commerce.

The recommendations of this chapter strive to preserve these fundamental qualities while capitalizing on new ideas and resources in creative ways. The goals and strategies are framed within the context of preserving the current quality of life.

COMMUNITY FACILITIES

This section contains an overview of the Township's facilities from two perspectives:

- *What is the current state of the facility? and*
- *What changes are expected over the next ten to twenty years?*

Further, it is the goal of this Plan to aid the Township in anticipating changes over the next few years and to establish priorities for facility improvements during that period.

EDUCATION

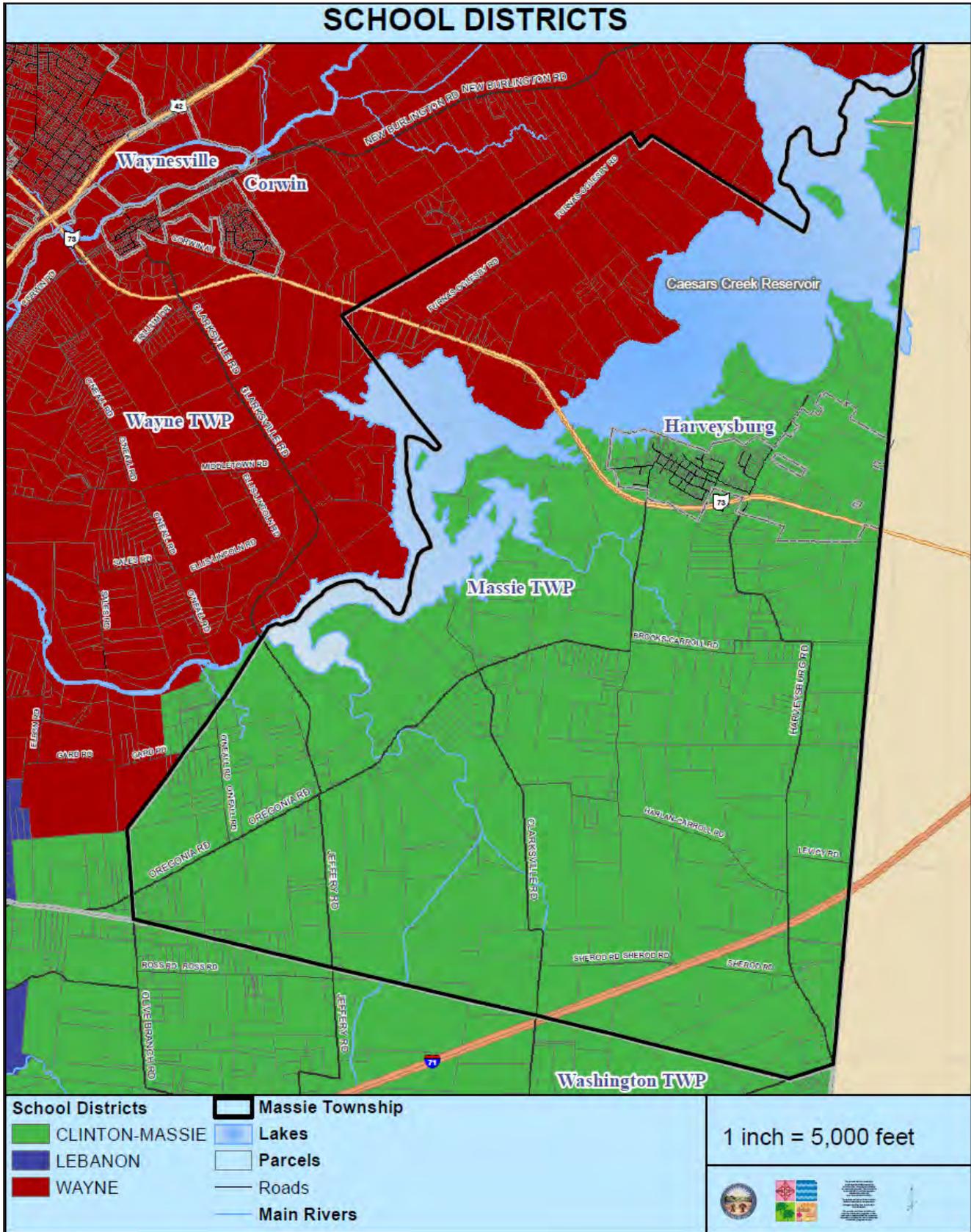
Except for a small area at the northwest boundary of the Township that is in the Wayne Schools District, the Clinton-Massie School District has the greater responsibility of providing the public education system for nearly all of Massie Township's school children. The district's consolidated school joined four schools: Adams Township, North Kingman, and Clarksville in Clinton County and Harveysburg in Warren County (see *Figure 3.1*). Clinton-Massie holds a rating of excellent with distinction. The School District has 1,823 students and its growth during the past few decades has resulted in changes in the local educational system.



In 2009, the District completed a two-phased District-wide construction program, in partnership with the Ohio School Facilities Commission. Phase one consisted of constructing a two-story, 108,000 square foot high school addition to the K-12 campus in Clinton County, (*Figure 3.2*). Phase two included a new 103,000 square foot elementary school and renovations to the middle school.

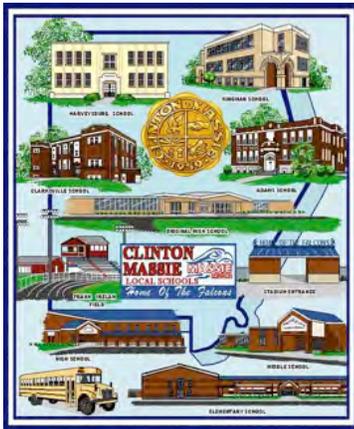
Massie Township Comprehensive Plan

Figure 3.1: Parts of Wayne and Clinton-Massie School Districts in Massie Township



Massie Township Comprehensive Plan

Figure 3.2: Clinton-Massie High School



The new facilities were planned to accommodate fifteen to twenty years of growth. Total student capacity is 728 in the high school, 514 in the middle school and 947 in the elementary. Enrollment has been remarkably stable over the past ten years going from 1,602 students in 2000 to 1,823 students in 2012. It is projected current trends will continue for the balance of the decade. Thus, the current facility should suffice for the foreseeable future.

The School District is an important part of residents' lives and the image of the Township. Since the improvements in 2009, there has been a significant increase in the use of school facilities by community groups and area organizations. Overall, the school district intends to maintain a quality educational product for Massie Township children and continues to have an enviable reputation for high education standards.

The School District recently conducted a survey of parents, which concluded that it should "develop open dialogue and communication with the Community regarding levy facts". Effort to improve dialogue about future school plans and funding should continue.

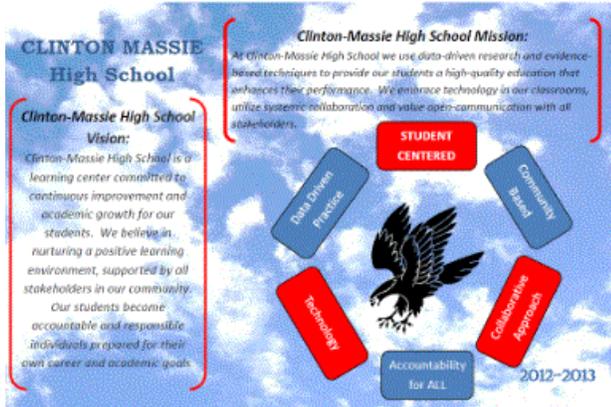
Clinton Massie Schools are an integral part of the Community and strong collaboration with the School District can strengthen students, their families, and the Township. The Clinton–Massie schools are focal points of the Community— Township residents use the school facility after school hours and participate in school activities. This has strengthened the Township's sense of ownership of the school and

willingness to support it. The strategies below offer a community oriented approach to schools and try to reach multiple community goals-educational, social, and fiscal.

Public school enrollment and taxes are directly related to Township-wide growth and are of critical importance. Simply put, educational services are the major set of local expenditures facing taxpayers. The School District spends \$7,524 per year per student but has re-organized and reduced staff in order to be more efficient. Through this re-organization, they have cut over \$1.7 million for a cumulative savings of over \$4.7 million dollars.

In Massie Township 100% of the growth is residential development. As of 2010, median price of a house in Clinton-Massie School District is \$178,000, which is higher than the state average of \$134,400. Homes in the Township are newer than the State average and thus form for a good residential base of taxes. Nevertheless, the Township's current development pattern of primarily single family housing on larger lots does not achieve a balanced tax base for funding future school related capital projects and operating cost. Based upon the 2013 taxable real property assessment for the Township, 90.3% of the Township's taxable assessment was from residential development and only 0.2% was from commercial development. The existing tax base is an important source of revenue for funding school expenditures, and property taxes are the primary source of local revenue. Therefore, a residential tax base can be a source of constraint—especially during tough economic times, as taxpayers become

Massie Township Comprehensive Plan



more intolerant of rate increases. Improving the tax base, to support school improvements and operation while balancing rural growth concerns, could be addressed by attracting non-residential development in appropriate areas of the school district—outside of unincorporated Massie Township—such as the Village of Harveysburg and the Village of Clarksville. Approximately 30 percent of the school district funding is generated from local revenues.

Maximizing use of School District facilities is a recurrent theme as it is far more cost-effective to open school facilities to community use than to build new community facilities. It also helps the School District to be part of the Township and provide potential benefits to the Community, for example, through the shared use of the existing public sector broadband network. Using these facilities after school hours, on weekends and during holidays should be explored.

Goal: Schools as focal points of the community

Strategy: Establish a process for collaboration and communication. The Clinton-Massie School District should continue to encourage broad community involvement in school needs and facility planning and provide the township with updates to the school district's facility master plan.

Strategy: Share facilities through joint use or co-location. Work with the Clinton-Massie School District and the parks department (Warren and Clinton County) to encourage community use of the school facility after school hours for activities that foster greater community interaction, engagement, and pride.

Strategy: Explore co-location options with the school district, government or community services, or organizations that offer recreational or cultural opportunities and that bring residents of all ages and socioeconomic backgrounds together.

Goal: Balanced and sustainable tax base within the School District

Strategy: Work with incorporated areas of the School District to create a business-friendly environment supportive of small local businesses. Coordinate with the villages of Clarksville and Harveysburg to share resources, exchange ideas, and forge partnerships to build and access planning capacity.

Goal: Adequate school capacity

Strategy: The Township should provide to the School District, on an annual basis, a report on growth and development trends for the preceding calendar year for the School Board's consideration in allocating the projected student enrollment.

Strategy: The Massie Township Zoning Code should be revised to include development review standards that ensure that new major residential subdivisions (development generating over 50 peak hour trips) will be approved by the Township only when it can reasonably be expected that adequate public school facilities will be available to accommodate such new developments. Subdivision and site plan applications should be circulated to school district for review to determine if there will be classroom space to serve the new development. If adequate capacity does not exist, the developer should identify possible mitigation or phasing options.

Massie Township Comprehensive Plan

Caesar Creek State Park

The Caesar Creek Lake project was authorized by Congress as part of the Flood Control Act of 1938. As shown in the photo below, construction on the 165 foot tall, 2,750 foot long earth and rock dam began in October of 1971, and the lake was impounded over six years later in January of 1978. The 2,830 acre lake furnishes flood protection to the Little Miami River and reduces flood stages at all points downstream along the Ohio River. The lake is the deepest lake in Ohio, with a normal water depth of 115 feet near the dam.

Figure 3.3: Caesar Creek Lake Dam



The park provides for general recreation and fish and wildlife activities. The lake is located on Caesar Creek, a tributary of the Little Miami River. The lake and surrounding areas encompass parts of Clinton, Greene, and Warren counties. It is readily accessible from both interstates 71 and 75 by State Route 73.



The Corps of Engineers holds title to 10,548 acres of land and water that make up the Caesar Creek project. 9,471 acres are leased to the State of Ohio, Department of Natural Resources (ODNR). This leased area is administratively divided between the Division of Parks and Recreation and the Division of Wildlife. The Division of Parks and Recreation is responsible for 4,585 acres of land, and the Division of Wildlife is responsible for 2,060 acres of land;

both have jurisdiction on the 2,830 acres of water. The Corps coordinates and monitors State activities in the entire leased area. The State maintains campgrounds, a day lodge, beaches, boat ramps, horseback riding, mountain biking and hiking trails, fishing and hunting areas, wildlife viewing area, picnic areas and Pioneer Village historic site.

The Marina

In 1994, the United States Army Corps of Engineers (USACE) approved an overall master plan for Caesar Creek, which included the development of a marina. Ohio Department of Natural Resources (ODNR) sought to advance the initiative of developing a marina at Caesar Creek and a series of studies were completed between 2008 and 2010.

Massie Township Comprehensive Plan

Alternative marina sites, multiple marina sizes, and numerous configurations were considered from these alternatives. The preferred location for the new marina was selected, and a preliminary development program for the marina was established. Marina opening is targeted for mid-year 2015. Development of the Caesar Creek Lake marina will be accomplished through a public-private partnership and concessionaire agreements with third parties. Funds for the marina infrastructure

Cost of Services

Community leaders have expressed concerns about the impact of federal land ownership for Caesar Creek State Park on the Township's tax base and the cost of services that the Township provides, particular to the new marina. Private development at Caesar Creek State Park, including the Marina, are exempt for taxes. The park offers a tremendous service and possibly reduces local government spending for parks and recreation amenities, but at the same time impose a cost on the Township by consuming public services, such as fire and emergency services.

Figure 3.4: Marina Consensus Master Plan 1



(roads, parking, utilities, marina basin, etc.) will come from the Waterway Safety Fund – user fees derived from boaters (boat registration and titling fees, a portion of the state gasoline tax and boating safety grant dollars). This investment of funds will generate revenue that will be used to leverage investment from a private partner. The terms of the public private partnership are currently being developed and a competitive process will be used to evaluate, negotiate terms and select a suitable partner. The State anticipates that the selected concessionaire will be responsible for management of all marina operations. The planned location for the 450 boat slip recreational marina is near the northeastern side of State Route 73 and the dam.

One approach to addressing this issue is to attempt to recoup part of this cost through payments in lieu of taxes (PILOTs). These are payments made voluntarily by a private entity operating in the Park, as a substitute for property and sales taxes. Perhaps the most basic reason to expect the Marina's private businesses to make PILOT contributions is that these businesses directly benefit from the public services provided by the township and thus should make payments to offset their cost. One way for the township to determine an appropriate level of PILOT contributions is to distinguish between public services that directly benefit the Marina, as opposed to services that benefit specific residents or the township as a whole. The township may also simply extend its current call for emergency services fee to users of the Marina. This however may not adequately cover the cost of service.

Massie Township Comprehensive Plan

NATURAL, HISTORIC & EDUCATIONAL RESOURCES

Caesar Creek has many physical properties that make the park unique. One of the most important scenic resources is the hydrological areas including streams, lakes, ponds, and other wetlands. .

Historical Sites located around the park:

- 1) Fifty Springs mineral springs
- 2) Mill site at Flat Fork
- 3) Luken's Cabin at Pioneer Village
- 4) New Burlington Meeting House at Pioneer Village
- 5) Stone Wall Cemetery near Haines Boat Ramp
- 6) Bunnell Mound at Campground
- 7) Routes of Underground Railroad (Bullskin Trace)

Pioneer Village, shown below, is a collection of log cabins maintained by a non-profit group that restores and preserves these cabins for educational purposes to promote a deeper understanding of the history of Southwestern Ohio Frontier.

Ponds:

There are 22 ponds located throughout the park. The most observed ponds are located near the group camps, the campground, Clarksville Road, Northpool Boat Ramp, Fifty Springs picnic area and the Youth Pond near the beach. Many of these ponds have become filled to create a shallow wetland, providing habitat for many breeding amphibians, reptiles, and migratory insects.

Waterfalls:

1) Flat Fork Gorge-

- a) Upper Horse-shoe Falls by Mill site / Swinging Bridge
- b) Lower Horse-shoe Falls

2) Old Grist Mill Falls- down stream of Horse-shoe Falls

3) Jonah's Run- Crawdad Falls- off Old Lukens Rd near wooden bridge



Massie Township Comprehensive Plan

Goal: Recreation activities, services and tourism that complements Caesar Creek State Park

Strategy: *Identify land uses that are complementary to the Marina and Park, that could take advantage of adjacencies to the park, without detracting from the rural character. These uses should be low-impact uses that preserve the township's character and support economic growth. Uses may include campsite, cabins, bed and breakfasts, outfitters, and outdoor recreational use. The zoning code should be revised to allow these uses in appropriate locations. The vast majority of residents (long time and newcomers) feel a strong attachment to the landscape and character of the township. They want a sustainable economy, but not at the expense of their natural surroundings.*

Strategy: *Work with the Village of Harveysburg to brand the Township and Village as the gateway to Caesar Creek State Park. This strategy should also be coordinated with Warren County Visitors Bureau to maximize the economic, environmental, and heritage, benefits of being a gateway community.*

Strategy: *Work with the Village of Harveysburg to revitalize downtown, creating a vibrant center where both residents and visitors can enjoy local restaurants, lodging, and shopping.*

Goal: Cost-effective public services to the Marina and Park

Strategy: *Collaborate with State to ensure that the cost to the Township for providing Fire/Rescue services to the Caesar Creek Lake Marina and other ancillary development will be paid by the management of those uses. Encourage the operators of the Marina to utilize strategies that reduce calls for township services such as training marina staff for minor incidents.*

Strategy: *Continue participation in cooperative emergency service and public safety agreements with other local jurisdictions.*

INFRASTRUCTURE AND PUBLIC SERVICES

Roads

Massie Township's road network (see *Figure 3.5*) is anchored by State Route 73, which connects the Village of Waynesville to Wilmington. Running east to west through the Township, S.R. 73 provides the area's only link to the interstate system. S.R. 73 is the Township's only arterial road. Interstate 71 traverses the lower portion of the Township; however, there are no interchanges within the Township. The closest interchange is approximately 3 miles away to the east on S.R. 73 outside of the Township in Clinton County. The remainder of the Township's road network is composed of local roads and minor collectors, owned and maintained by the Township and Warren County.

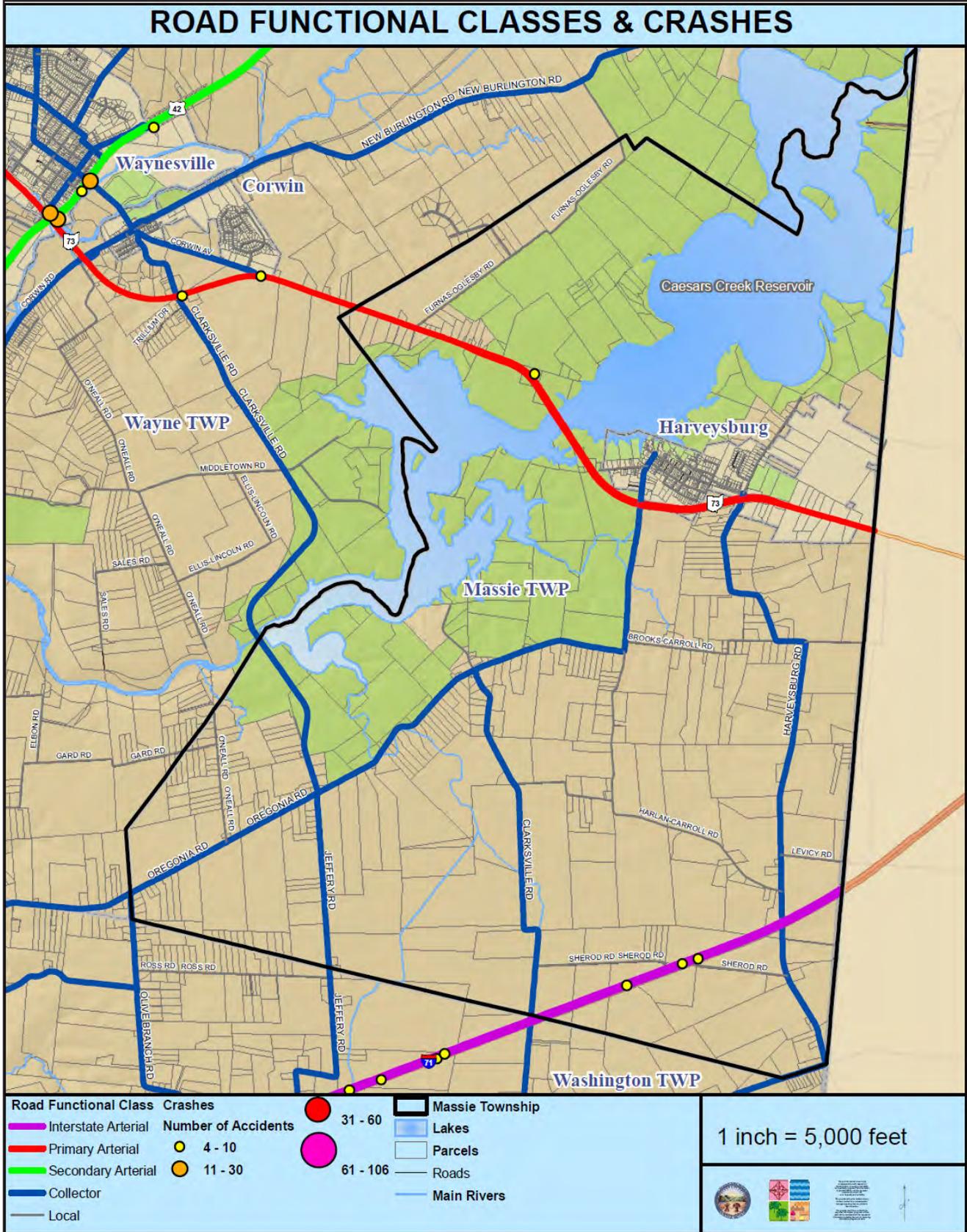
The Massie Township Road Department's main priority is to provide prompt and efficient services while maintaining public safety. The Township is responsible for over 10.6 miles of roads. The Road Department routinely inspects the Township roads to ensure that they are in good condition and oversees all road repair and road improvement projects. In addition, the Road Department handles roadside mowing, spraying of ditches, replacement of road signs, and plowing of snow.

Roadway improvements are primarily funded through the Ohio Statewide Transportation Improvement Program (STIP). Major improvements are also funded through the Ohio Public Works Commission.



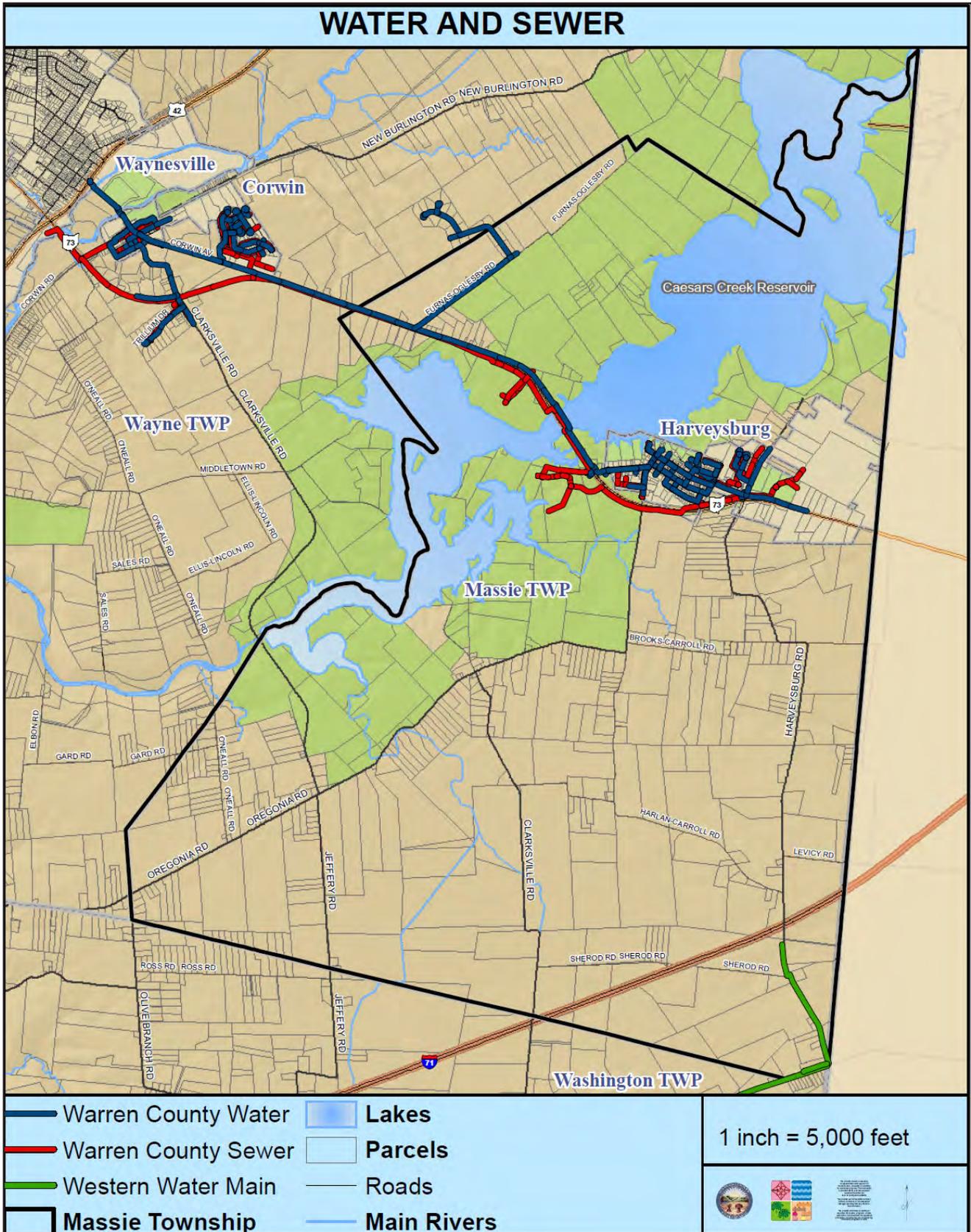
Massie Township Comprehensive Plan

Figure 3.5: Road Functional Classes and Accident Locations



Massie Township Comprehensive Plan

Figure 3.6: Public Sewer and Water Systems Lines



Massie Township Comprehensive Plan

Goal: Improve safety of the roadway system.

Strategy: Review traffic accident statistics and prioritize the highest-risk roadways and their causes, and working with the County Engineer's Office and the Township Road Department to implement identified safety improvements.

Goal: Enhance visitor experiences through pedestrian connection to Caesar Creek Park

Strategy: Work with the Department of Natural Resources (ODNR) to identify and improve pedestrian connection to the Park.

Water and Sewer

Due to the rural nature and low population density of the Township, there is very limited public water and sewer service (see *Figure 3.6*). Most residents rely on private wells and septic systems. Local subdivision and health department law does not currently discourage the use of these systems.

Residents get their drinking water from groundwater sources, whether from a deep well or a shallow well. Given this fact, it is extremely important that septic systems be properly designed and constructed to eliminate contamination of groundwater resources that are also used for drinking water. Nevertheless, residents favor limits on both and feel that water and sewer service should be limited to areas adjacent to the Village of Harveysburg.

The provision of public water and sewer service is viewed as an inducement to development because it eliminates a primary development constraint. Consequently, the location of sewer lines is a critical factor in shaping the township's development patterns. Residents stated that limiting the extension of the sewer service can effectively preserve the rural development pattern of the township. Furthermore, extension of these systems is often cost-prohibitive.

Goal: Continue the current pattern of rural development

Strategy: Evaluate locations for extending sewer and water services for development of more intense residential uses that are deemed desirable to attract and retain seniors.

Strategy: Monitor and give input on development and operation of central sewer and water systems to ensure they are environmentally sensitive and limited to incorporated areas of the township and adjacent areas. Convey the Township's policy of discouraging sewer and water services beyond identified areas to OKI and sewer and water service authorities.

Strategy: Revise the Township Zoning Code to ensure that minimum residential lots are sized to adequately accommodate on-site septic systems.

Public Safety

Fire and rescue service is provided by the Massie Township Volunteer Fire Department. The primary mission of the Fire Department is to provide a full range of services designed to protect the lives and property of the Massie Township and the Village of Harveysburg citizens from the adverse effects of fires, medical emergencies, or exposure to danger.

The Department, founded in the mid 1940's, is located at the corner of State Route 73 and North Harveysburg Road (see *Figure 3.7*) and employs 1 part-time paid fire chief and has a volunteer firefighter force of 25 members, all 25 being active.

The station is equipped with one pumper truck, one ladder truck, an ambulance, a rescue truck, and a rescue boat. It is equipped to respond to any type of medical emergency and/or fire and rescue call. The Fire Department covers an area of 21.2 square miles (16.9 land and 4.3 water) for primary response and has secondary response commitments to Wayne and Chester Townships. Dispatch services are handled by Central Dispatch from the City of Lebanon and The Warren County Sheriff Department provides police protection within the unincorporated areas of the Township. The department's financial needs are primarily supported by the township's budget. Emergency response is a significant issue in Massie Township because of the presence of Caesar Creek State Park and the many visitors and boaters the park attracts. Future park growth will eventually require additional services for the department.

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The increase in call for services coupled with rising costs and increasing service expectations could put a strain on the Massie Township Fire and Rescue department. The quest to improve performance while achieving savings usually involves complex financial, political, and service issues. To address this issue, the Township has implemented a fee for service program. The fees for fire and rescue services are set by the Township Trustees and can change each year. This fee is used to offset the cost of the service and is assessed whenever fire and rescue personnel are called out to do a medical assessment, even if the patient isn't transported to a facility. A bill for the services is usually mailed to the patient's insurance company.

Goal: Efficient and effective fire and rescue service.

Strategy: Collaborate with State to ensure that the cost to the Township of providing Fire/Rescue services to the Caesar Creek Lake Marina and other ancillary development will be paid by the management of those uses. Encourage the operators of the Marina to utilize strategies that reduce calls for township service such as staff training for minor incidents.

Strategy: Analyze the current Cost-for-Services Program, attempting to balance service expectations and limited fiscal resources. Determine the impact of the Park and the true cost of services. Review bill collection and levels of reimbursement. Examine the factors that can influence the level of reimbursement, including payer mix, price increases, and billing processes. Amend program to capture the impact of the Park or possibly negotiate a PILOT Program with the Park. Ensure the funds received for these services are placed in a fire and rescue service designated account.

Strategy: Explore the need to expand readiness capability and training for EMS and other first responders. Conduct a critical task analysis using an historical review of fire response data and consideration of the impact of the Park to determine effective/efficient crew size and additional equipment needed.

Figure 3.7: Massie Twp. Government Center & Fire/EMS Station



ECONOMIC DEVELOPMENT

Massie Township would like to maintain farmlands, natural landscapes, small-town traditions, and rural character while still benefiting from limited and strategic development. The Township is largely defined by its relationship to the agricultural and natural landscape, so conserving the natural lands is a key strategy for protecting quality of life and the long-term economic viability. Farms, the Little Miami River, Caesar Creek State Park, and natural and historic resources all have economic value. Innovations in agriculture can expand local and regional markets for agricultural products, resulting in a more diverse and resilient economy.

This section focuses on four categories of economic development that if properly implemented could complement the township's rural character. The goal is to strengthen the local economy, provide better quality of life to residents and farmers, and build on assets such as agriculture, natural amenities and Caesar Creek State Park.

The Township's iconic rural landscapes are defined by farmsteads, historic barns, and working agricultural structures—visual representations of township's agricultural traditions. Adapting old structures for new purposes will strengthen the agricultural character of the township while contributing to renewed economic vitality.

Massie Township Comprehensive Plan

and private investments should be directed to the Village of Harveysburg where such investments can revitalize infrastructure and spur new economic opportunities. These assets can be the foundation for place-based economic development that promotes rural wealth creation. This type of redevelopment can support economic vitality without sacrificing the beauty and utility of the surrounding landscape.



Agriculture

The Township's uniquely rural and agricultural resources are best protected when there is a supportive economic climate that values working lands and a development climate that promotes the conservation of the natural landscape. When the agriculture and amenity-driven economies are encouraged to prosper, there is less pressure to convert land to developed uses in a haphazard manner.

Goal: Support farming and the rural landscape.

Strategy: Create an economic climate that enhances the viability of working lands and conserves natural lands by revising the densities of the zoning code and communication that the agricultural lands within Massie Township are not in holding for development.

Strategy: Inform farmers and large land owners about the Clean Ohio Land Conservation Program. The program allows voluntary purchase of development rights and places a conservation easement of the property—restricting the type of activities that may take place. In this way, a legally binding guarantee is achieved to ensure that the parcel will remain agricultural land. This tool allows the landowner to continue to own and use the land and to sell it or pass it on to heirs. There are tax advantages to landowners for donating conservation easements, including both immediate property tax and inheritance tax benefits.

Strategy: Encourage the process of creating value-added farm and forest products. Work with the Agricultural Extension Office to encourage the processing of raw agricultural products. By processing raw food and fiber into value-added products, farmers can supplement their income beyond simply selling the raw materials. Value-added products include furniture, flooring, construction materials, soaps, candles and paper; value-added food products include ice cream, fruit preserves, cheese, processed meats, baked goods, and wine. The Ohio revised code exempts agriculture and food processing from zoning codes. However, these products could be developed through producer-owned cooperatives and local manufacturing plants and can also provide work for other residents in the township. Revise the zoning code to allow these uses within established limits perimeters.

Strategy: Promote direct marketing of agricultural products to consumers. Landowners can increase their profits by directly marketing their farm products to consumers or markets. Community Supported Agriculture (CSA), for example, facilitates a creative partnership whereby, in exchange for purchasing shares during planting, CSA programs provide shareholders with regular, farm-fresh produce during the growing season. Shareholders often reside in urban areas. Local examples of CSAs are the Green Bean Farm in Turtlecreek and the Kruthaup Family Farm in The Village of Morrow. Encourage the Clinton-Massie School District to buy locally sourced produce.

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Strategy: Work with the Agricultural Extension Office, the Warren County Farm Bureau and local farmers to develop a sustainable agriculture plan. The plan should examine the issues and propose solutions, including how farmers may respond to new markets and consumer preferences to remain profitable. Today there is greater awareness that the quality of the environment is a key determinant of health. Concerns about genetic modification of foodstuffs, chemical pollution and contamination of food, and the desire for freshness have seen resurgence in their popularity. Township farmers should be prepared to respond to these preferences.

Strategy: Collaborate with Ohio Agricultural Extension Office and the Warren County Farm Bureau to identify how an online rural products atlas or a “Grown in Massie” app can become an effective information and marketing tool.

Home-Based Businesses & Adaptive Reuse

Goal: Allowance and support of home-based businesses and adaptive reuse for commercial uses that are compatible with maintaining rural character and quality of life

Broadband is important. It enables businesses to function away from towns, allows township residents to work from home, and reduce, the need for travel. Information technology represents the best hope of stimulating the rural home-business economy because it enables businesses to be located in rural areas.

Throughout the township, historic rural sites such as barns could be creatively reused in a way that preserves their historic significance while modern needs and uses such as office space, parking, or administrative centers and low-impact non-residential uses could be allowed. Federal and state tax credits can help make such projects financially feasible.

Strategy: Investigate the opportunities offered by new technologies and faster broadband. Ensure that continued broadband improvement remains a priority and that this service is extended throughout the Township.

Strategy: Encourage and allow flexibility in the development of home-based businesses within the zoning code. Home-based businesses include business or commercial activity conducted on a residential property, which is accessory to the residential use of that property. In addition, the zoning code should be updated to include thresholds to allow for approval of small-scale rural home-based businesses through administrative review and other mechanisms appropriate to the size, intensity, and impacts of such businesses.

Strategy: Use the Warren County Rural Zoning Code, Adaptive Reuse of Historic Structures as a model for reusing and preserving historic and iconic structures. A variety of non-residential uses, compatible with the rural environment, should be allowed within the township’s zoning code.

Tourism

For many farmers, the draw of embarking on an agritourism business is to add much-needed income to a small farm operation. The balance between agricultural tourism and the preservation of rural character is tricky. Nevertheless, agritourism and ecotourism zoning standards can be an effective way to manage this growing trend. These types of tourism takes many forms, including traditional roadside stands, country stores, and bed-and-breakfast inns, or more innovative enterprises such as festivals, corn mazes, game preserves, garden centers, general stores, specialty shops, rural resorts, corporate retreats, farm stays, educational classes, and tours. The key component in preserving rural character is that tourism businesses must be subordinate to farming operations.

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The Township's current Zoning Code allows farming and farming-related uses but does not recognize tourism as an agricultural or related use. This is a problem for farmers wanting to open agritourism businesses, even if the tourism use is incidental to the farming operation.

Goal: Cultivate tourism that relies on farming, rural landscapes and natural resources.

***Strategy:** Amend the Zoning Code to allow agritourism enterprises as accessory use. Agritourism enterprises should be located on parcels that are at least 100 acres or vary depending on the type and intensity of the use. As an extra incentive for preserving farmland, agritourism should also be allowed on any size parcel that is subject to a conservation easement. The tourism use must be subordinate to and support the agricultural use. The Zoning Code should include requirements for parking, traffic control, and hours of operation and require that the operator of the tourism use must also be the owner, operator, or occupant of the farm on which located.*

The Village of Harveysburg

The Township should employ a “fix-it-first” approach towards redevelopment in the Village of Harveysburg. A fix-it-first approach means that development and infrastructure is directed to the Village, before building new infrastructure, in particular water and sewer, in the unincorporated areas of the township. This approach can encourage and attract development to the Village making the downtown more vibrant and saving on future maintenance costs.

Goal: Help the Village of Harveysburg thrive

***Strategy:** Work with the Village to enhance the distinctive characteristics of downtown and to create a place that is vibrant, connected, attractive and walkable. This is achieved through corporative planning, investing in public infrastructure, marketing, developing gateways and streetscape improvements, and utilizing the Main Street concept. The Village revitalization should be built on providing services (small bed-and-breakfasts, cafés, restaurants, outfitters, and local craft stores,) for both residents and visitors.*

***Strategy:** Adopt a policy to locate all major township governmental services and offices in the areas immediately adjacent to the Village of Harveysburg to take advantage of existing infrastructure and support the vision of a revitalized Village.*



Chapter 4: Natural Resources & Rural Conservation



CH. 4: NATURAL RESOURCES & RURAL PRESERVATION

BACKGROUND

Massie Township is composed of a mix of urban, suburban, and rural landscapes. Farm lands form the historic backbone of the local economy and provide quality of life amenities, such as scenic viewsheds, rural character, open space and define the Township as a farming community. Over the past 30 years, the Township has been able to maintain its rural character and only marginal resources have been lost to residential development.

Farming and resource conservation continue to play an important and long-standing role in the environment, heritage, and economy of the Township. This is the result of residents who understand the critical connection between economic development, agricultural preservation, natural resource conservation, and quality of life. High levels of environmental awareness are reflected in the input received and the creative and sustainable strategies residents proposed. They have declared that rural character and family farms are important to their identity and future. They have articulated a vision of continued sustainability for farming and have directed growth away from natural areas and towards the Village of Harveysburg. The preservation of family farms and natural resources were expressed in terms of township needs and problems — the need to preserve rural character/open space and the diseconomy in building costly infrastructure to serve scattered suburban development. During the public participation process, when residents spoke of preserving township values, they framed it in terms of holding onto and promoting farming and natural resources, in addition to traditional values of family, community, independence, responsibility, self-government, conservation, entrepreneurship, and strong work ethic.

Massie Township residents realize that agricultural lands and natural resources are finite and, therefore, it is important to have a plan for protecting and preserving these limited resources. Preserving agricultural resources will ensure that future

farming is possible and that the Township retains its rural character. Residents feel it is necessary to support family-farms while preserving the Township character and maintaining fiscal stability. Their goal is to increase awareness of the value of farm land within the Township and reduce the economic pressure to build on these lands.

Over the past 30 to 40 years the development trend in unincorporated areas of the Township, immediately adjacent to the Village, was distinguished by segregated and dispersed residential homes on large lots (relatively low suburban densities — large residential lots that are too small for farming) diverging from the pattern and character found within the Village. This pattern also occurs along several of the Township's major roadways where two acre lots with two hundred feet frontage have been developed. Continuation of this development pattern will be costly for township government to serve. Agricultural lands (whether growing corn in the field or plants in greenhouses) make minimal demands on township services. The opposite is true for this type of dispersed residential development. In addition to fiscal strain, this development condition has created concerns for its impact on natural and agricultural areas. Residents noted this trend as undesirable because it compromises the rural character of the Township and the agricultural industry.

The guiding principles of this chapter are to protect natural and agricultural resources, focus growth towards the Village of Harveysburg, and encourage low impact development that complements Caesar's Creek State Park; and support the rural and farm economy. This chapter seeks to establish a network of natural areas, conservation lands, and working landscapes. The natural areas element, similar to the agricultural element, looks to identify and protect large blocks of resource lands while accommodating suitable forms of rural development at appropriate scales. The next sections detail recommended goals and strategies.

Massie Township Comprehensive Plan

NATURAL RESOURCES

The Township has exceptional natural resource areas, including large forest blocks, high-quality streams and wetlands, steep slopes, and floodplains, *as shown on maps for each in Figures 4.1 and 4.2 and in Appendix A*. During the planning process participants expressed concern that outsiders often look at the Townships resources as holding areas for future expansions and growth. The public, outside of Massie Township, yearns for rural quality of life, but may not understand the realities of working farms — of the productive, resource-based rural economy, as opposed to the consumptive uses of land and natural resources found in a typical suburban community. Thus it is critical to develop a plan that addresses these issues.

This Plan designates limited areas immediately surrounding the Village as the Village Fringe Areas. Other areas are designated as Rural Service Areas for long-term rural use, whether agricultural or resource areas. This connotes a sense of permanence in both policies and actions.

AGRICULTURAL RESOURCES

The challenges facing the family farm in Massie Township are varied. These challenges range from the realities of an aging workforce, to the allure of instant riches for those who abandon farming in favor of non-agricultural development. As development pressures increase for surrounding townships, it will be difficult to plan, organize, or manage farming operations that can compete with the observed marketplace demand for development land. Thus, if agriculture is to remain a vital and important component of the economic and land use mosaic, specific actions and steps will be required. Three factors loom large in this regard and must be addressed in a forthright and deliberate manner:

- 1) Agriculture must either be economically sound and farmers must be able to realize a return on investment or returns to the farm families must be supplemented to offset the promise of higher returns from development,

- 2) Land use policies must be in place which direct growth away from (and even actively preserve) land that is well suited for agricultural use and that is important for preserving the rural character. Such policies will help to reduce the pressures for non-agricultural development on the best lands for farming.
- 3) Development standards must be established and enforced to control where non-agricultural uses can be located in the Rural Service Areas and to determine what non-agricultural uses will and will not be allowed.

In order to meet this challenge, a synergistic and multi-faceted approach will be required. The wish that a single strategy might resolve the questions being posed is not realistic. The selection, design and implementation of strategies capable of securing a future for the family farm must, by necessity, reflect the issues, needs and nuances unique to Massie Township.

CONSERVATION GOALS AND STRATEGIES

Subdivision and zoning standards significantly impact the conservation of natural resources, the viability of farming and preserving the rural character. One approach is to require that all new subdivisions outside designated urban areas be designed based on the characteristics of the specific site and avoid critical resources. Designs should be consistent with applicable principles including preservation of rural character, protection of sensitive natural areas, and neighborhood compatibility. These designs should emphasize the natural patterns of the landscape first, to ensure that sensitive natural areas are not considered as building sites and farming could be allowed in open spaces. The public may not immediately see how zoning and subdivision regulations can lead to land use patterns that convert rural character into sprawl. Where we site public buildings, and the locations of roads, sewer, water, and other infrastructure, can all have unintended consequences.

Massie Township Comprehensive Plan

AGRICULTURAL LAND

This section addresses the issues facing local agriculture and presents a coordinated, comprehensive approach to farmland protection by listing specific strategies to conserve critical agricultural lands and ensure the economic viability of farms. There is a desire to see the Township proactively plan for the future of agriculture and to maintain a strong agricultural presence. The Township acknowledges that one way to preserve rural character and heritage is to take a stronger role in stabilizing and fostering active, productive family farms and by developing policies that strengthen the connection between preserving rural lands and a prosperous agricultural sector.

One of the first steps is to identify agricultural resources and farms with GIS mapping. Existing agricultural lands should also be identified to guide future conservation efforts. Areas currently being used or managed for agriculture purposes (CAUV) are shown on *Figure 5.3*. Other resources that should be considered are agricultural support businesses. The goal is to identify areas where long-term sustainability of agriculture as a thriving economic enterprise can be maintained.

Although little development activity has occurred in the unincorporated Township over the past two decades, growth patterns of adjacent townships suggest that Massie Township will become susceptible to loss of farmland and conflicting land uses. This could be counteracted by the strategic use of Clean Ohio Funds. These State provided funds are used for the purchase of development rights related to quality farmland. Farmers who participate in this program commit their land to remain agricultural and benefit financially without needing to sell their farmland for retirement money or to pay increased property taxes as nearby development increases property values.

This section establishes the goals and strategies that support the needs and practices of agriculture as the highest priority in areas designated for agricultural use. If future technology of the agriculture industry requires alternative and yet unforeseen policies and implementation mechanisms, those should be

consistent within the Township's commitment to encourage the maintenance of a healthy agriculture sector. The goals below take steps towards making Massie Township more farm friendly, and as a consequence, make an important contribution in preserving the Township's rural character.

Goal: Stabilize and fostering active, productive family farms.

Like other small business operators, farmers need to be able to make money to support their families and pay their property taxes. Farm profitability means owners of farm land can keep their farm undeveloped. When farmers go out of business or sell their farm to move to an area with less development pressure, the Township is affected by the potential conversion of the land. Encouraging family farms and farm-based business activities go a long way toward preserving rural character and open space, the hallmark of Massie Township's quality of life.

Strategy: *Develop a township-wide soils map indicating the presence of soils designated as 'prime farmland' and 'farmland of statewide significance' (areas that are uniquely suited for agriculture). A map of the Township's soils agricultural potential is shown in Figure 4.2 at the end of this chapter. The map should be used in conjunction with Warren County Soil and Water Conservation Office to prioritize Purchase of Development Rights and the uses of Clean Ohio Funds. The Township should also use this map to consider existing and future land use policy in relation to agriculture and natural resources.*

Strategy: *Review the Zoning Code to minimize barriers to agricultural and related enterprises. Participation by the local agricultural community, farmers, and experts on the needs and concerns unique to farming, including OSU Extension staff, should be considered to amend the zoning code.*

Strategy: *Revise the composition of the Township Zoning Boards to include, at a minimum, one active farmer. There are few better ways to incorporate agricultural concerns into the code and site plan reviews than having farmers serve. This helps the boards keep a broad perspective.*

Massie Township Comprehensive Plan

Strategy: *Coordinate agricultural planning activities across Township and County lines.*

Goal: Limit Intrusion of New Residential Uses into Agricultural Areas

The current Township zoning has permitted small residential lots to be plotted along road frontage; allows multi-family housing; and small lot sizes that determines the density of the site. This type of zoning withdraws land from agricultural production, exposes a large perimeter area to conflicts, and threatens the interior areas. The township density should be decreased to a figure that encourages agricultural production and where residential uses are unlikely to conflict with farming operations. This combined with large lot zoning could effectively preserve the township's character and agricultural industry.

In considering subdivision of lands within the Rural Service Area, a second option is to implement cluster zoning. This option should be limited to the fringe of the Village and used as a transition zone to the Rural Service Areas. Creation of a limited number of small lots on marginally productive land leaves the largest parcel available for farming. As long as the number of small lots is kept to a minimum, conflicts may not be severe. These clustered parcels may be as small as one and one-half acres but should be no larger than two acres. No future subdivision of these small parcels should be permitted. Wherever practical, where clustered subdivision is permitted, natural features such as ridge tops, creeks, and substantial tree stands should be used to separate the small parcels from the farming areas. To the extent allowed by law, cluster subdivisions should have an agricultural easement in perpetuity on the residual farming parcel(s) at the time that the subdivision occurs. This easement may be conveyed to the township, a homeowners association, the county or other appropriate nonprofit organizations.

Further options include agricultural zoning that establishes policies that maintain parcels in Rural Service Areas predominantly in sizes that farmers would be willing to lease or buy for farming. Developing an agricultural zoning district would designate areas where farming will be encouraged and conflicting land uses discouraged. Similar zoning exists in the County where the density is set at one unit per forty-one acres. In the Rural Service Area the maximum density should be set at one unit per twenty acres. These densities should be maintained in order to relate development intensity to the natural capacity of the land to handle septic infiltration, stormwater run-off, water quality, and other environmental impacts of development.

The agricultural zoning district should restrict residential density and authorize commercial agricultural activities, such as agritourism that adds to farm profitability. Agricultural zoning can stabilize the agricultural land base by keeping large tracts of land free of non-farm development, allowing the Township to conserve contiguous agricultural land. In developing the density and minimum lot size standards, careful consideration should be given to ensure that lots are not of a size that wastes land by carving large parcels of productive land into large house-lots and spreading development over a larger area. Effective agricultural zoning includes:

- 1) an allowance for the expansion of agricultural support structures and businesses;
- 2) a broad definition of agriculture to allow for evolving diversity of agricultural support operations; and
- 3) exclusion of uses that conflict with agriculture (e.g. should not allow for subdivision at a scale that fragments agricultural lands).

The future of agriculture in the Massie Township will largely depend upon factors that are external to the agricultural production enterprises. Sustaining agriculture and rural character will require channeling future growth to areas that will not compete with agriculture.

Massie Township Comprehensive Plan

Strategy: Develop soil-based residential density zoning regulations that reduce the total number of houses that can be developed in a subdivision on prime agricultural soils. In addition, the allowable density should also reflect the ability of the physical environment to accommodate wastewater disposal and to supply adequate and wholesome underground water supplies.

Strategy: Amend the zoning code to limit densities in the Rural Service Areas to one unit per twenty acres and one unit per seven acres in the Village Fringe. The code should also be amended to allow cluster subdivision in the Village Fringe and delete multi-family housing as an allowable use within the unincorporated areas of the Township.

Strategy: Allow for the agricultural use of open space land created by cluster and other innovative residential subdivision designs. Ideally, such land should be the most valuable agricultural land, be big enough for commercial agricultural purposes, and specifically allow long term agricultural use. Smaller plots of set aside land could accommodate community gardens. Land set aside for open space can stay productive agricultural land and at the same time contribute to the ecological health and scenic quality of the Township.

Goal: Mitigate conflicts between agricultural and nonagricultural uses in designated Rural Service Areas.

Both on the Village Fringe and in the midst of agricultural areas, parcelization has occurred which has resulted in residential use being the primary use of the land. Complaints about noise, odors, flies, spraying and similar “nuisances” attendant to agricultural practices may discourage and sometimes prevent farmers from managing their operations in an efficient and economic manner. Not only do residents complain about aspects of farming operations, but residential areas often directly affect the operations. Massie Township residents who are tolerant and understanding of the gritty side of agriculture reap many benefits. Open land that farming maintains

does more than provide soothing views. Farm lands absorb and filter water, protecting ground and surface water quality; provide habitat and travel corridors for wildlife. Clear policy is needed to minimize these conflicts.

Strategy: Require substantial buffers for new non-agricultural development from existing or potential farm locations to prevent or minimize negative interaction. New development should not place the burden on existing farms to give up boundary land as a buffer zone between agricultural and residential uses. New residential development should provide for its own buffer zone and/or landscape plantings for screening when necessary.

Goal: Reduce the cost of farmland ownership.

Strategy: Conduct Purchase of Development rights outreach to farmers and explain the benefits of such programs. That may be done in conjunction with the Ohio Extension Office. Promote the use of conservation easements or PDR, particularly on farms that have valuable agricultural and natural resources.

Purchase of Development Rights

Purchase of development rights (PDR) is a voluntary program in which a land trusts or other agency buys the development rights to a parcel from the landowner. The landowner is free to turn down the offer or try to negotiate a higher price. Once an agreement is made, a permanent deed restriction is placed on the property restricting the type of activities that may take place on the land in perpetuity. In this way, a legally binding guarantee is achieved to ensure that the parcel will remain agricultural land or as open space forever. This is because the agency involved retires the development rights upon purchase. This strategy has become increasingly popular using Clean

Massie Township Comprehensive Plan

Strategy: Conduct agricultural assessment and lease agreement outreach to existing and new farmers.

Strategy: Allow off-site signs to attract and direct customers to farms and farm stands. Farming is a seasonal business that needs to capture potential sales at harvest time. Signs that give directions to farms and let customers know what's available (such as strawberries, corn, apples, activities, or services) are vitally important.

Strategy: Assist farmers with strategies to stabilize land lease agreements. As surrounding townships become more developed, Massie Township's remaining parcels of farmland will increase in value to local farm enterprises that need more land, or for start-up farming opportunities. Access to additional land can be critical to the viability of farms.

Strategy: Amend the zoning code to allow sideline enterprises and home-based occupations. The current zoning code restricts home-based occupations and mixed uses. This may conflict with the traditional rural economy, and with farmers' needs to supplement income through agriculture-related sideline businesses (e.g., agritourism, farm-stays). Farms may also be supported in part by providing nonfarm-related services. Sideline home-based businesses and cottage industries (e.g., light manufacturing of supplies or equipment used in agricultural production in an old barn, or other alternative uses of farm buildings) have an important role in supporting farm families so they can maintain their farm. Such mixed uses are typical of the traditional rural economy. Limited agricultural service uses, tourism and home occupational uses should be allowed in the Rural Service Areas. Permit a wide range of farm-based enterprises by allowing home-based business or other subordinate or accessory farm activity.

Strategy: Encourage agriculture-related businesses to locate in the Township, for example those supporting farms such as equipment, feed and seed, and other supply and service providers.

Strategy: Identify inactive agricultural lands that could be utilized by agricultural operations.

Strategy: Support renewed funding of the Clean Ohio Program to preserve important agricultural land through the purchase of development rights or conservation easements and seek support from other communities in the region.

Strategy: Work with local land trusts to help secure conservation easements, provide technical assistance, and explain to farmers the process and the benefits they might realize from pursuing a conservation easement.

Strategy: Support the currently established farm market, or a new farmers' market in the Village to help in the distribution of locally grown agricultural products. Develop online marketing for products from Massie Township. Local farmers markets provide a festive flavor of rural traditions and create opportunities for members of the Township to gather and to support local farmers and craftspeople. Farmers markets can also serve as incubators of new, small farming enterprises. A visible, convenient location is critical to farmers' market success. A strategy to sell produce to park visitors, particularly campers, should be developed.

Strategy: Develop creative marketing programs to make people aware of the value and availability of local agricultural products and identify significant local outlet opportunities (e.g. the schools, Caeser Creek State Park, restaurants and hotels). This may simply be an additional webpage linked to the Township's website or forms of direct local marketing. This strategy is important to efforts to maintain farming and to generate significant contributions to farm family incomes.

Massie Township Comprehensive Plan

NATURAL RESOURCE AREAS

Primary among the goals of this Plan is the protection of important natural systems and resources that help define Massie Township. Efforts in this area should be coordinated with agricultural conservation strategies, amendments to the zoning code, State regulatory programs, improvements of Caesar Creek State Park, and with the Village.

Goal: Preserve Township's Natural Resources

Strategy: Implementation of policies to promote natural resource conservation and environmental quality.

Strategy: Develop a resource protection master plan and adopt it as part of the comprehensive plan. Map areas to protect, or conduct surveys to determine boundaries for protection areas.

Strategy: Increase support for the preservation of natural resources. The Comprehensive Plan Future Land Use Map depicts preferred development areas and describes clearly the uses desired, design principles, and the key features desired for each. This helps to communicate the Township's intent to preserve select areas.

Strategy: Coordinate regionally with adjacent township governments to adopt supportive plans and designated growth areas. Incorporate a communication and outreach plan that explains to community members how supportive plans can be implemented, what tools are available to support it (such as The Clean Ohio Funds), and what benefits can accrue to all communities in the region.

Strategy: Participate in regional and statewide programs to monitor the quality of surface water, groundwater and regional watershed initiative.

Strategy: Work with Warren County RPC to develop rural subdivision design standards. These standards would be incorporated in the county's subdivision code and applied to other rural areas and townships.

Strategy: Develop zoning standards for the identified Village Fringe Areas (VFA) and Rural Service Areas (RSA). This makes it easier to preserve the open space, agricultural lands, and natural resource areas that are critical to rural character and rural economies. This also creates predictability and guidance for private developers to match the Township vision.

Strategy: Revise the zoning code to include development and design standards for resource protection. Development regulations should encourage approaches to land development that take natural features such as soils, vegetation, wildlife habitat, topography, natural drainage, and open views into account in the process of site design. Revisions should include the following:

- 1) Regulations that subtract areas of natural resources prior to calculating the density for a site, similar to Warren County Rural Zoning Code's Resource Protection Factor;
- 2) Slope protection standards;
- 3) Detailed and encompassing vegetative buffering requirements;
- 4) Streamside setback standards (development setbacks from rivers, streams, wetlands) and the retention of a natural vegetation strip along water bodies, drainage ditches, and wetlands. Warren County has enacted similar protective regulations;
- 5) Measures through site plan review that help prevent surface and groundwater pollution; and
- 6) Tree protection standards to prevent the unnecessary removal of trees and other forms of vegetation during development and subdivision.

Massie Township Comprehensive Plan

Strategy: Enhance stream buffers in order to mitigate adverse water quality impacts and reestablish natural vegetation by using volunteers and assistance from the OSU Extension Service and the Warren County Soil and Water Conservation office. The Extension Service may also make educational materials available for river corridor pesticide and herbicide management.

Strategy: In considering the protection of significant environmental features, a number of environmental attributes should be identified and evaluated. These include forested areas, watercourses, floodplains, steep slopes, hydric soils, aquifer areas, wetlands, and soils agricultural potential. (as shown on the maps in Figure 4.1a and b). These features should be considered when identifying areas for protection and conservation within the Township.

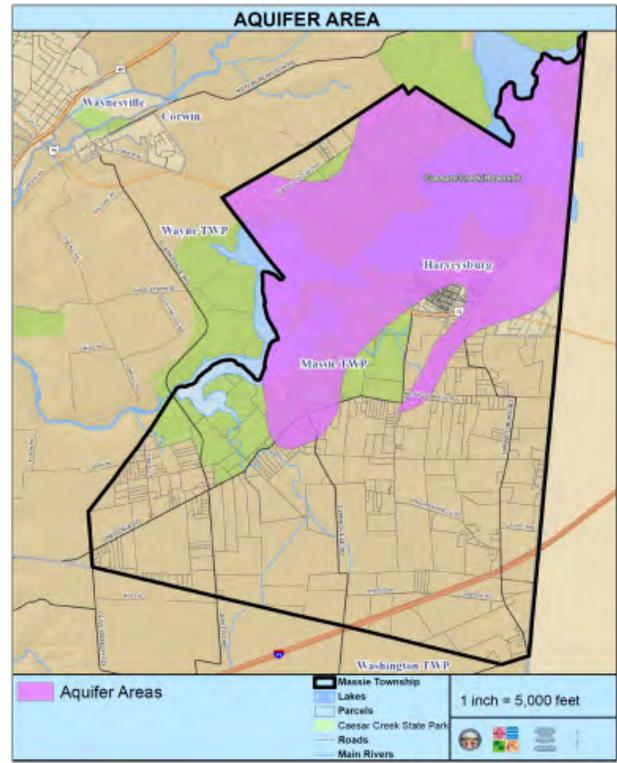
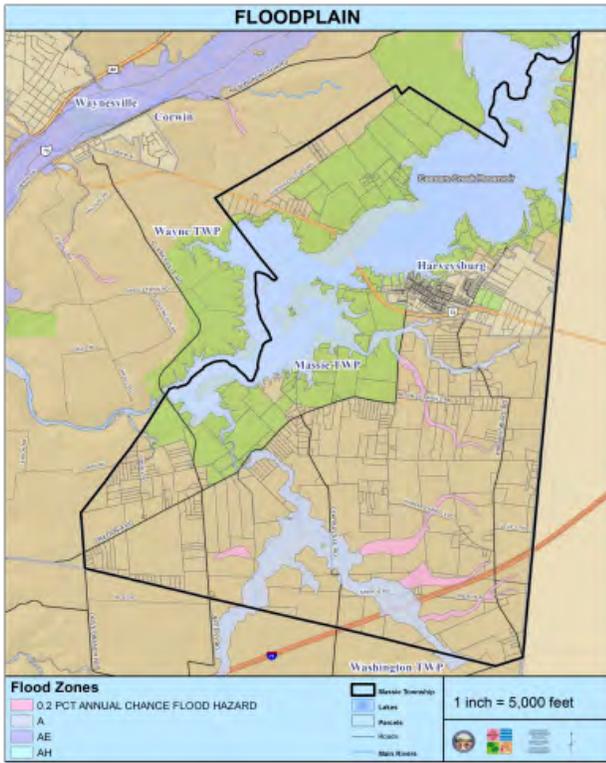
Strategy: Implement land use codes and policies that encourage concentrated development in select area immediately adjacent to the Village of Harveysburg.

Strategy: Septic System Management - Although there has been no indication of widespread septic failures or problems, improperly operating septic systems are a potential threat to water quality and public health. The Township should encourage programs to educate property owners about proper septic operation and maintenance. If problems arise in the future (especially in sensitive areas like the lake watershed), Massie Township should consider adopting regulations that require septic tanks to be pumped and inspected periodically.

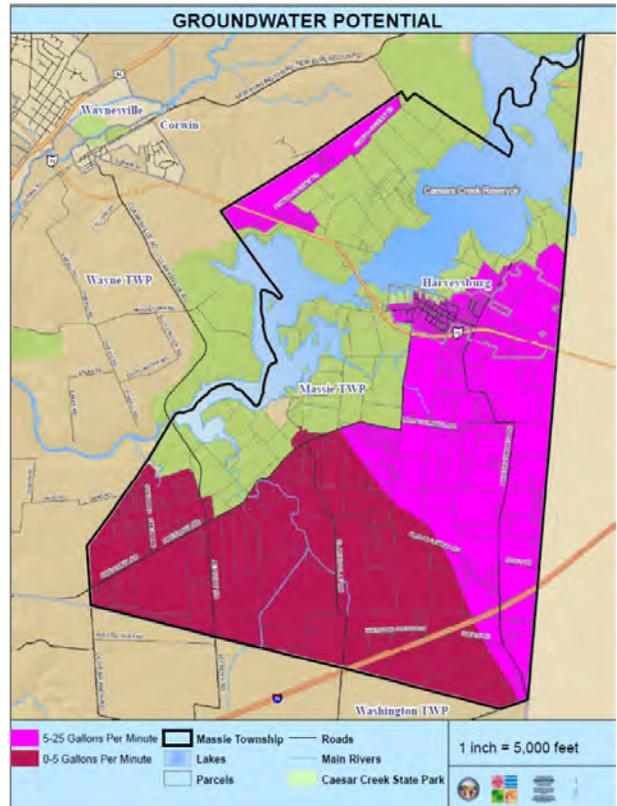
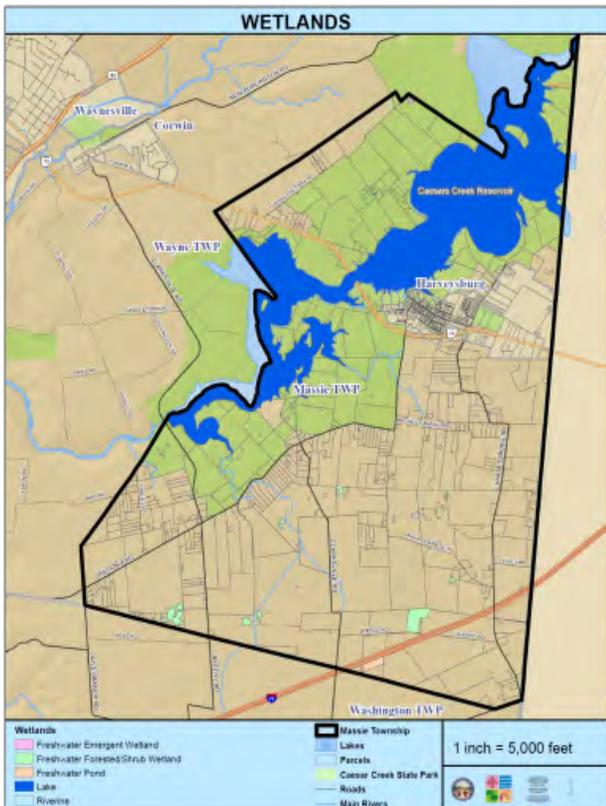
The overarching goal is to protect Massie Township natural resources in addition to entire landscapes through a holistic approach to conservation.

Massie Township Comprehensive Plan

Figure 4.1: Massie Township Floodplain, Aquifer Area, Wetlands, & Groundwater Potential Maps

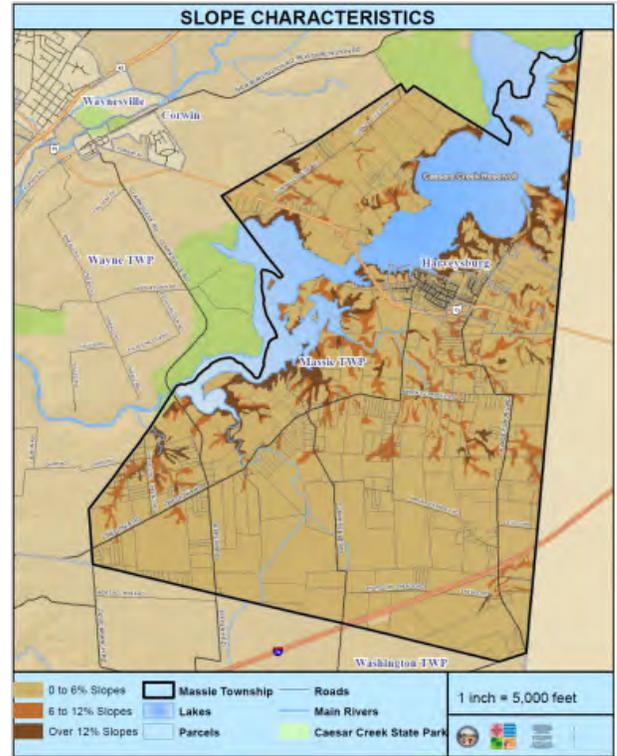
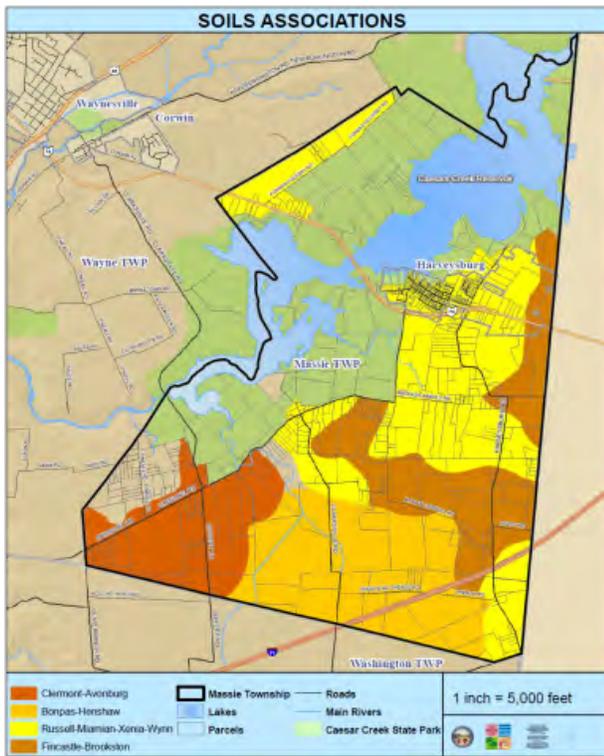


(See Appendix A for page-size of each map.)

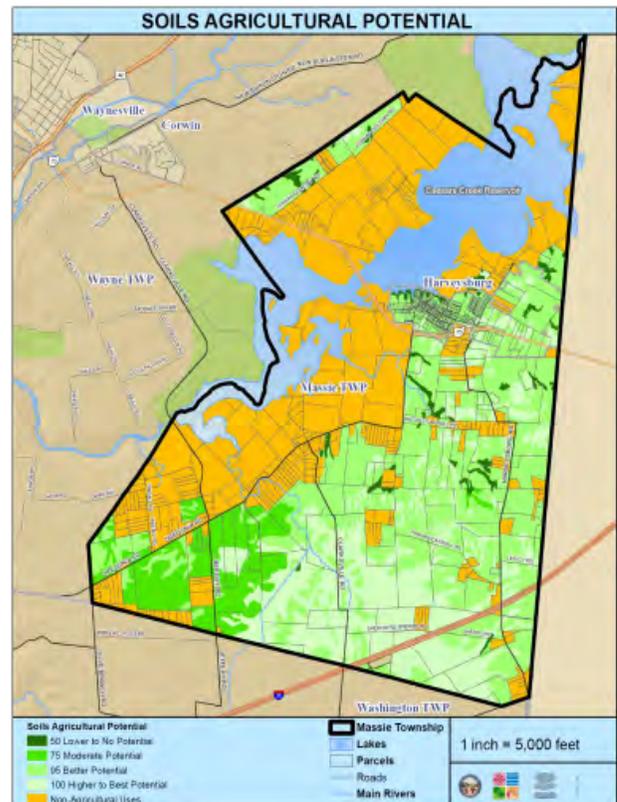
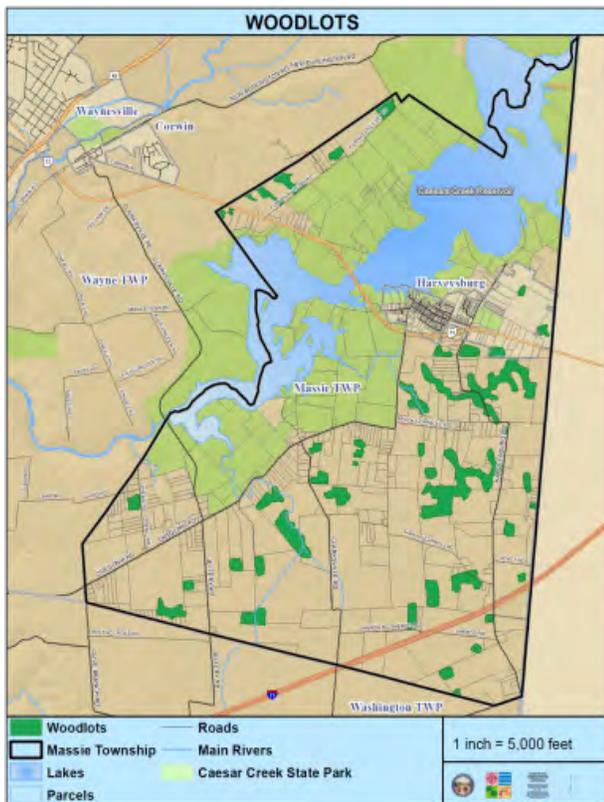


Massie Township Comprehensive Plan

Figure 4.2: Massie Township Soils, Slopes, Woodlots, & Soils Agricultural Potential Maps



(See Appendix A for page-size of each map.)



Massie Township Comprehensive Plan

Chapter 5: Land Use



Massie Township Comprehensive Plan

CH. 5: LAND USE

BACKGROUND

This chapter presents existing land use, identifies desirable future land uses, and provides strategies to achieve expressed goals.

Massie Township residents enjoy a rural lifestyle and value the remoteness and rural qualities of the Township. They overwhelmingly supported growth management approaches and rank rural and resource protection in the top tier of township priorities. They likewise favor efforts to concentrate growth adjacent to the Village of Harveysburg, while restricting development and infrastructure extension within the unincorporated portions of the Township. This strong connection with the land and the rural character frames their choices for preserving farming and conserving natural resources.

EXISTING LAND USE CATEGORIES & QUANTITIES

This section documents existing land uses—the categories and quantities of land uses, as well as the locations, pattern, and character. Map *Figure 5.2*. (on the opposite page) shows the pattern and distribution of each land use category.

The extent of two major land uses that impact the Township’s quality of life and character — agriculture and parks, in particular Caesar Creek State Park — are indicated in *Table 5.1* and *Figure 5.1*. Agricultural includes large properties that are used for farming and undeveloped properties, which may be used for farming. Current Agricultural Use Valuation (CAUV) properties are shown on map *Figure 5.3*.

Parks are the second largest land use within Massie Township. Caesar Creek State Park accounts for 96.7% of parks and open space lands and 40.3% of the land within the unincorporated Township.

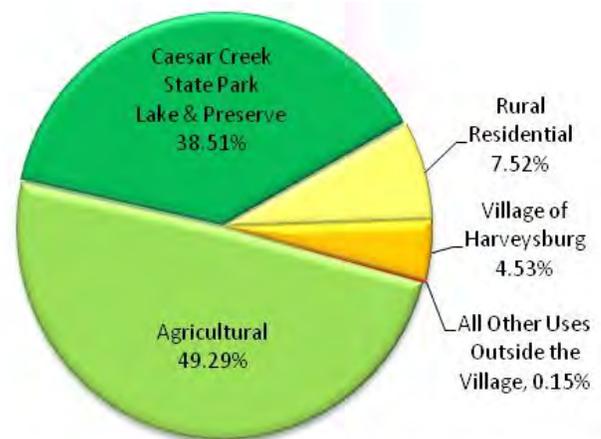
Rural residential uses and the Village of Harveysburg comprise a relatively smaller area of Massie Township, at 12.05% collectively.

Table 5.1: All Massie Main Land Use Elements

Land Use	Acres	Percent
Agricultural	6,889.26	49.29%
Caesar Creek Lake, Park & Preserve*	5,381.77	38.51%
Rural Residential	1,051.08	7.52%
Village of Harveysburg	633.62*	4.53%
Subtotal	13,955.73	99.85%
All Other Uses Outside the Village	19.7	0.15%
Grand Total	13,975.43	100.00%

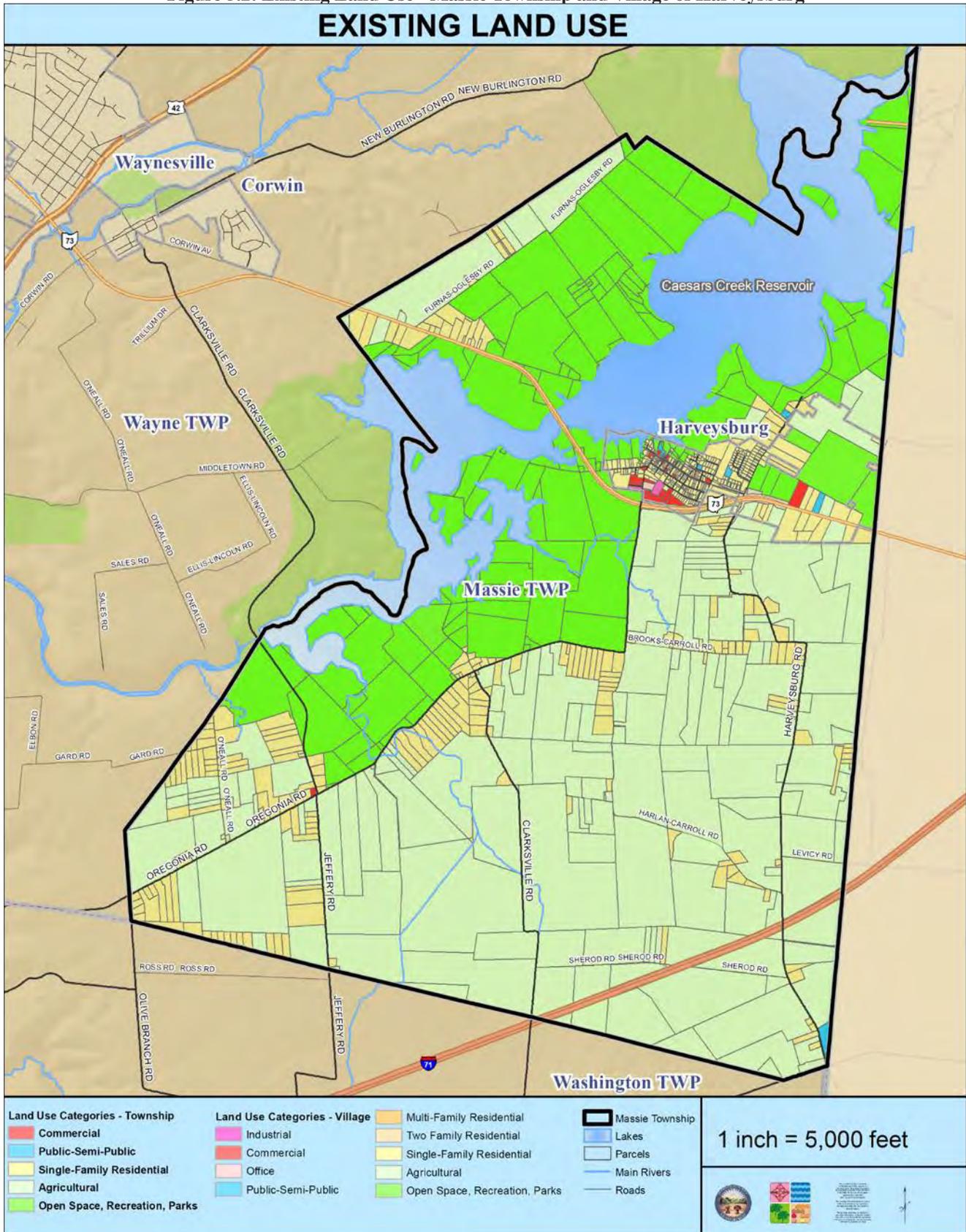
* Another 47.12 acres are in the Village

Figure 5.1: Massie Township Land Use



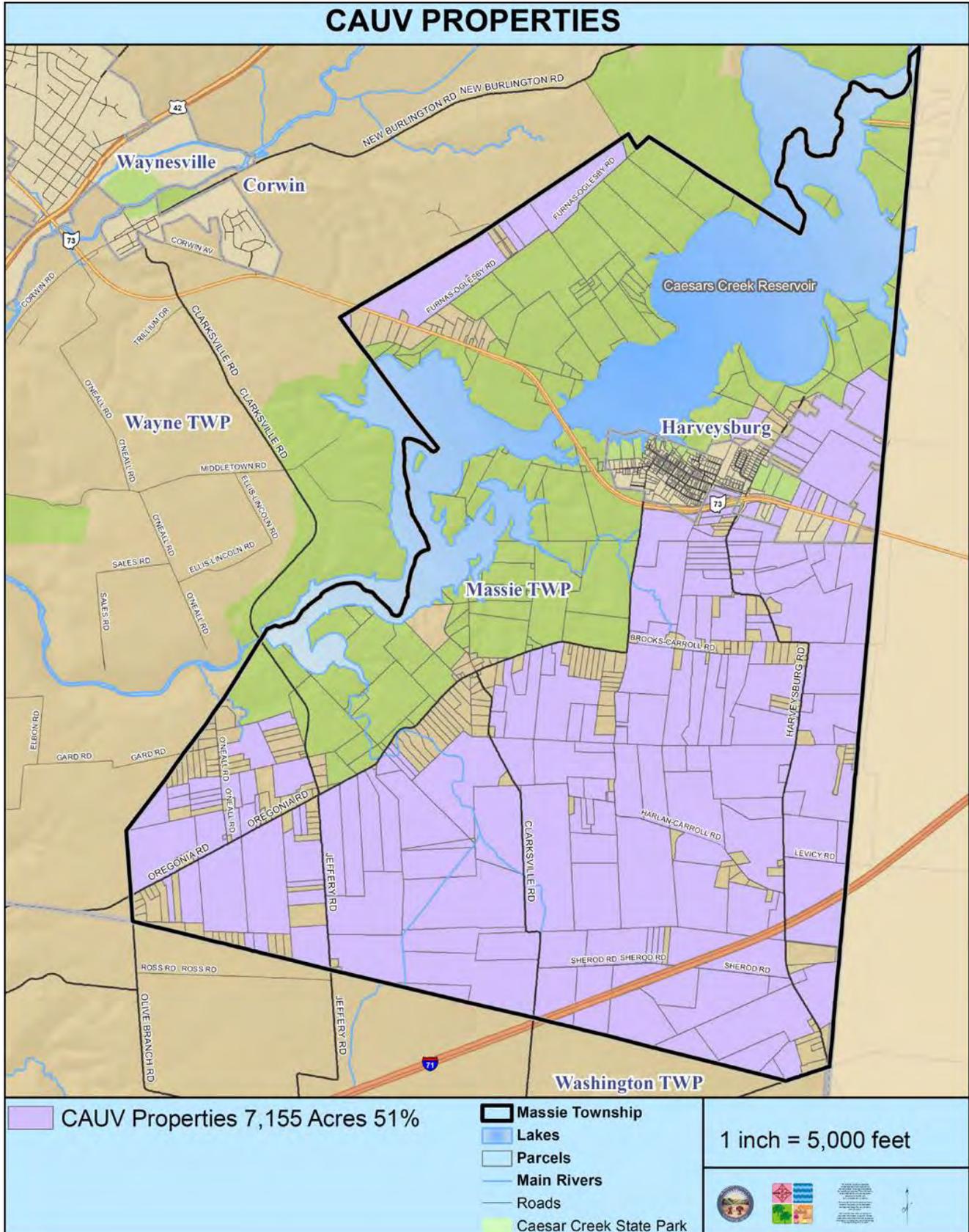
Massie Township Comprehensive Plan

Figure 5.2: Existing Land Use - Massie Township and Village of Harveysburg



Massie Township Comprehensive Plan

Figure 5.3: Massie Township C.A.U.V. Properties



Massie Township Comprehensive Plan

LOT SIZES, LOCATIONS, AND CHARACTER

The desire to preserve the rural character, conserve natural resources, and maintain a rural quality of life has been a long held value for Massie Township residents. In spite of these values, the Township continues to experience fragmentation of rural areas and the loss of critical natural resources and farmland. A map showing the sizes of lots within the Township (*Figure 5.4 on the next page*) indicates the correlation between the land use (*shown map Figure 5.2*) and zoning (*on map Figure 5.8*).



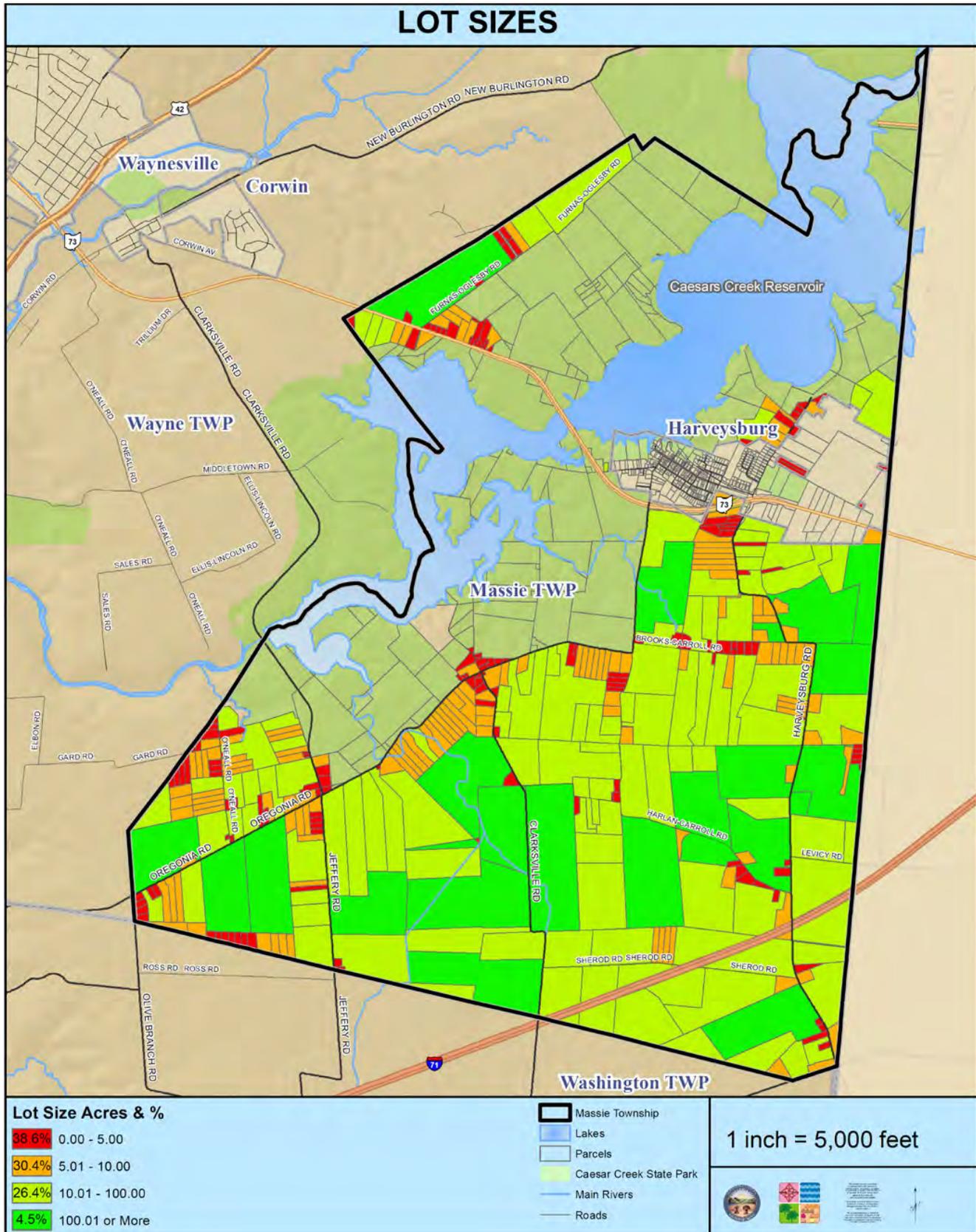
Agricultural-Vacant

Most agricultural uses occur on lots that are greater than ten acres in size and primarily within the areas southeast of Caesar Creek State Park and the Village of Harveysburg. Large agricultural properties, particularly in southeastern Massie Township, form a cohesive area of agricultural use and provide the open vistas that characterize the Township.



Massie Township Comprehensive Plan

Figure 5.4: Massie Township Lot Sizes



Massie Township Comprehensive Plan

Rural Residential

Most lots, 10 acres or less, although used for single-family rural residences, are not served by central sewer or water. These lots are sometimes farmed, to gain the CAUV tax status. Lots 5 acres or less may include some farming, but most are mainly frontage lots created and sold for residential purposes.

Beyond the Village and the fringe areas, residential uses are mainly concentrated along:

- Oregonia Road from the southwest corner of the Township and to its intersection of Harlan-Carroll Road;
- Murray Road, Jeffery Road, Clarksville Road, Huddleson Road, and Harlan-Carroll Road near their intersections of Oregonia Road;
- Brooks-Carroll Road near Harveysburg Road;
- Gard Road and O'Neal Road;
- Harveysburg Road north and south of the Village; and
- State Route 73 west of Caesar Creek Lake State Park and east of the Village.

Rural residential home sites are the result of adjacent farm owners subdividing lots along the road frontage of their farms. Certain road frontages are completely subdivided and have resulted in strip residential development.



Massie Township Comprehensive Plan

Caesar Creek State Park

The permanence of the Park assures that significant amounts of natural and environmental resources and open space will be preserved. In addition, the park provides numerous outdoor recreational opportunities that are unique to Warren County and the region and serves as a foundation for the local tourism sector.

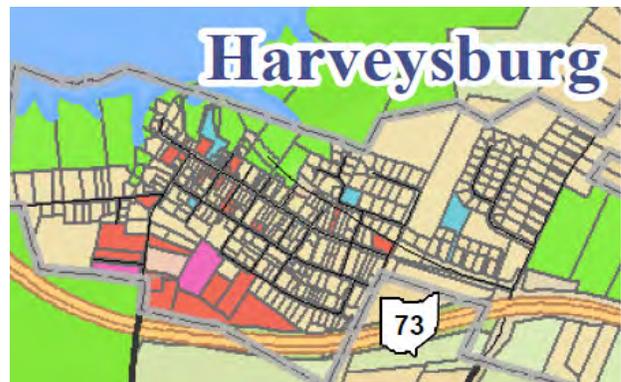


Massie Township Comprehensive Plan

Village of Harveysburg

The majority of development in the Village dates back to its inception in the 1800's. More recent development has taken place in the annexed area south and east of the original town. Single-family residential subdivisions have been developed along the west side of North Harveysburg Road, across from Hatton-Lukens Community Park. Service uses and light industrial uses have developed along the north side of State Route 73.

The character, condition, and lot sizes of the land uses in the Village vary greatly due to the understandably contrasting differences of the older and newer developed areas. The Village is fortunate to have many historic structures. The original post office still operates as one of the oldest in America. Other civic structures and most housing built in the 1800's also remain occupied. The Village's historic structures afford a unique character and provide a rich historical and cultural backdrop. These historic structures provide for unique adaptive reuse opportunities. Reuses of these structures are enhanced by the Renaissance Festival, Caesar Creek Lake State Park, and the Hatton-Lukens Park.



Massie Township Comprehensive Plan

FUTURE LAND USE

The issues associated with each land use element were expressed by the Massie Township residents and CAC members over the course of preparing the Comprehensive Plan. Residents' comments were used to formulate goals, recommend strategies, and prepare the future land use map (FLUM), shown as *Figure 5.5*. The capabilities of the man-made infrastructure systems and the natural characteristics of the land and water resources to support the locations of uses the FLUM designates were also taken into account, as recognized and described in the prior Land Use Plan and Report of 2001.

The overarching goal is to maintain the existing rural character and compatibility with residential development and resource-based economic uses, such as farming and recreation. This is reinforced by identifying the Village as the most appropriate location for nonfarm related development. Future nonfarm related development — residential, commercial and government services— should be within the Village rather than the rural portions of the Township. Towards this effort, this Plan includes a Rural Center Service Boundary where development

may occur if it meets basic service levels and is designed to be compatible with other comprehensive plan policies.

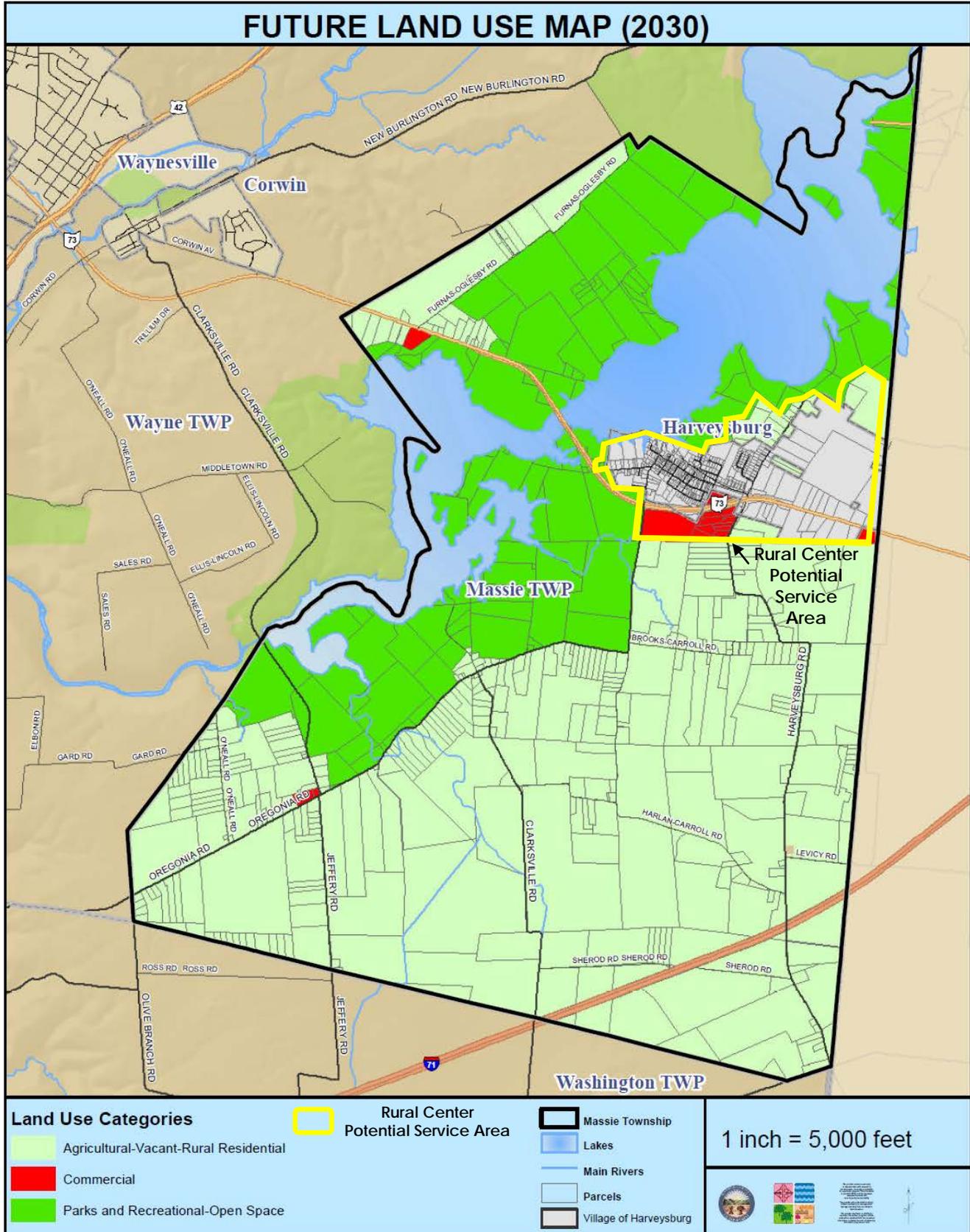
This Chapter also includes a discussion of recent development trends for new lots created in the unincorporated portions of the Township, primarily along major roadways. Average lot sizes in these areas are much larger than needed for residential purposes but too small for farming, and often lack basic services such as public sewer and water. The resulting development patterns create enclaves of residential development within the agricultural areas, creating problems for the farmers. In the past, scattered development of this type has sometimes been approved in order to build the tax base. More recently, the importance of quality of life issues and the realization of the true cost of scattered development have supported reinforcing location standards for all new residential and commercial uses. This Plan contains principles for strengthening requirements for all new development and directs growth to the Village.

FUTURE LAND USE DESIGNATIONS

- 1. Rural** This designation applies to all unincorporated areas outside the Rural Center Service Area that are not publicly owned parks and open space. The purpose of this designation is to respond to the Township's longstanding planning objectives to conserve rural character, retain farmland for agricultural use, and protect surface waters, woodlands and environmentally sensitive lands. Intense land uses should be directed away from these areas. Uses considered appropriate include agriculture as well as low density residential. Future residential is to be developed at 1 unit per 20 acres or more. Fringe Cluster developments are not allowed.
- 2. Rural Center** This land use designation includes sites within the Rural Center Service Area and provides for a limited commercial and Fringe Cluster Development uses. The allowed commercial uses are primarily to serve the community and the traveling public. Permitted uses include restaurants, gas stations, farm supply and equipment stores, auto repair shops, convenience and general stores, medical and professional offices, and small retail shops. Residential subdivisions are required to implement the standards for the Fringe Cluster.
- 3. Parks and Public Lands.** This designation applies to existing, publicly-owned parks and open lands.

Massie Township Comprehensive Plan

Figure 5.5: Massie Township Future Land Use Map



Massie Township Comprehensive Plan

The Future Land Use Map indicates three distinct land use designations: Rural, Rural Center, and Parks and Public Lands. Rural Center areas are located adjacent to the Village where urban level services and central sewer is planned, or where some urban services are already available. Rural areas comprise the remainder of the Township.

Strategies identified include coordinating land use planning efforts between the Township and the Village, developing the concept of agricultural zoning and low density residential districts, and establishing principles for patterns of new development.

The steering committee largely focused on finding alternatives to the current pattern of development, while still allowing a comparable return to landowners who have relied on historic zoning and land use regulations to estimate the value of their property. A new concept—Fringe Cluster—has been developed as an alternative to achieve a future land use pattern more consistent with the vision. The Fringe Cluster development is a type of development design that locates the same number of houses on smaller lots to allow the rest of the site to be used for agriculture, private open space, natural resource protection and similar open, undeveloped uses.

The basic concept of Fringe Cluster is to require that all new subdivisions within the fringe of the Village (the Rural Center Service Boundary) be clustered and designed based on the characteristics of the specific site. These subdivisions are designed to preserve significant open space areas. Site design principles should emphasize the natural patterns of the landscape first, to ensure that sensitive natural areas are not considered as building sites. The ability to maintain the open area in agriculture may also be a prime consideration on appropriate sites. Compatibility with adjacent uses, including residential neighborhoods and agricultural uses, are also to be considered. Generally, this design concept will reduce infrastructure development costs because utility line and road lengths are minimized.

Agricultural Goal and Strategies

The Township recognizes the importance of farmland, not only for food production, but also for the aesthetic value of the working landscape, which improves the quality of life by defining the rural character of the Township. Farmland benefits the township- at-large by providing open space, ground water recharge areas, wildlife habitat and scenic beauty. Compared to other open space, farmland continues to provide tax revenue and uses significantly fewer services than developed land. Agriculture provides jobs and supports related services and industries crucial to the economic well being of the Township.

The main goal for agricultural use is that it should continue to be a viable industry and the largest land use in the Township. At this time, there is no apparent immediate threat or indication that the large-size family-owned farms will cease to continue. However, the continuance of this legacy largely depends on each family farm owner maintaining their commitment and ability to use their land for farming purposes. Over time this may prove problematic and unrealistic unless policies and strategies are in place to do so. Farmers may choose to sell their farm to finance their retirement or if there are no succession plans. This becomes an enticing possibility if the selling price to a land developer would be greater than that for purchase by another farmer. Currently, the value of farmland, in mostly rural locations without sewer and water utilities, is equal to or greater than that for residential subdivisions.

Massie Township's convenience and access to jobs in the Dayton and Cincinnati metropolitan areas via Interstates 71 and 75 make it a desirable location for residential growth—despite the lack of sewer and water utilities. The Township's outdoor recreational benefits of Caesar Creek State Park, good school system; affordable living costs, and low population density are also desirable to residential developers. Some additional residential development is anticipated and considered reasonable and necessary for the Township to thrive. However, the

Massie Township Comprehensive Plan

main concern is that the current zoning regulations provide no safeguard against the Township becoming overdeveloped and does not direct development to identified areas. If farmland were to be sold for development, such development could be uncharacteristic of the Township — high density or multi family. As such, the goal and strategies that follow are provided to maintain farmland as a key component of the Township’s image and lifestyle.

GOAL: Maintain agricultural use of large farm properties.

Strategy: Inform large farm owners of conservation easement programs.

Strategy: Adopt an agricultural zoning district (one unit per 41 or more acres). Encourage use of conservation easements in these districts.

The agricultural zone should be voluntary (at the property owner’s request) similar to the County’s program. Limiting residential development density to one dwelling per 41 acres, favors the awarding of grant funds for the purchase of conservation easements. Although, not allowing nonfarm development is most preferable for securing grant funds.

Rural Residential Goal and Strategies

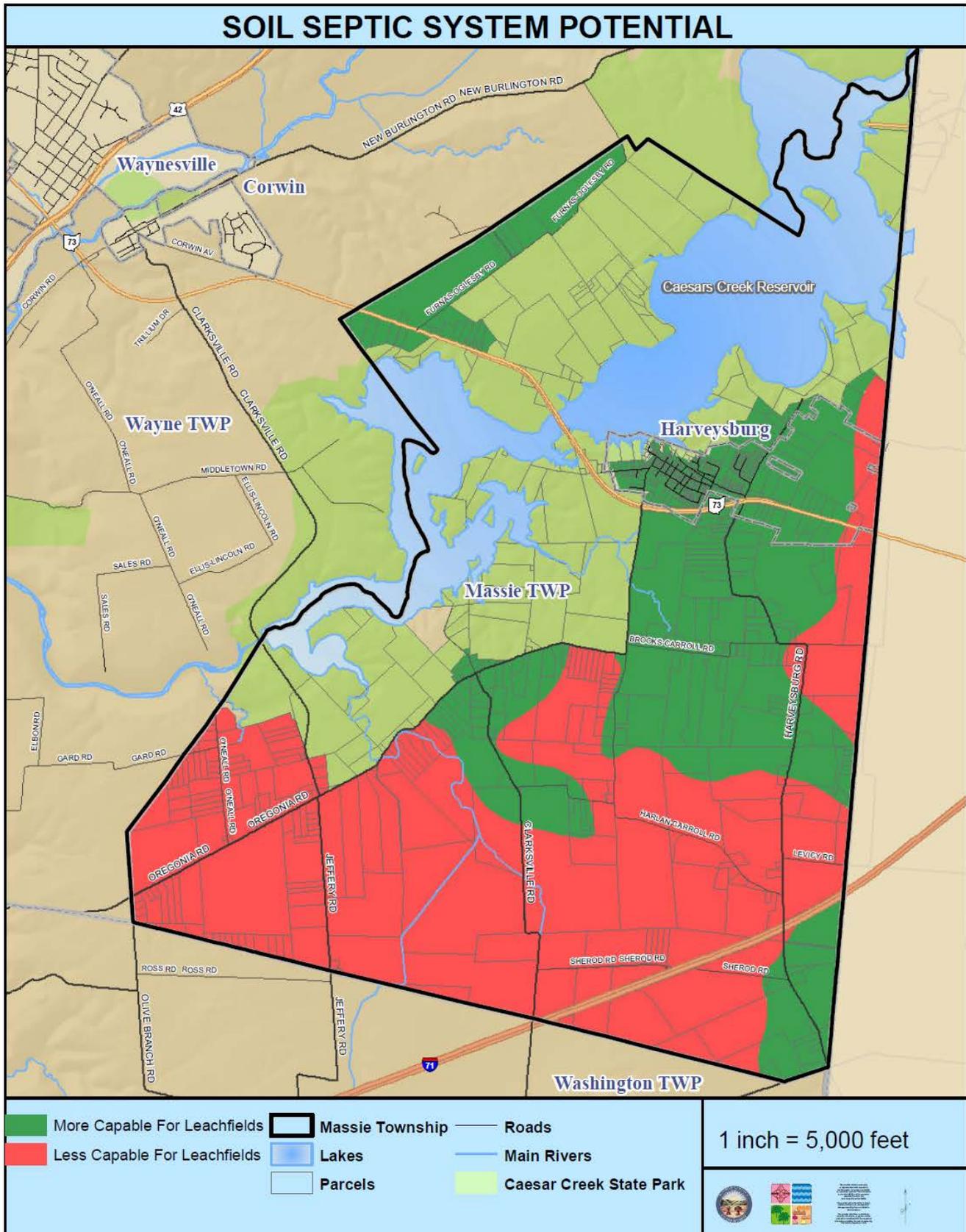
The key to preserving the rural character is the proper density applied within the appropriate context. The current zoning code allows land development patterns that are not dense enough to provide cost-effective services and infrastructure, but that are too dense to maintain a truly rural feel. The long term impact will lead to development patterns that fragments agricultural lands and natural resource areas and could harm the Township’s economic and environmental health.

Maintaining low density and relatively small amounts of rural residential uses is preferable. Current Township zoning regulations do not provide assurance as to where residential development takes place and to what extent. Single-family residential development is permitted through-out the Township and multi-family is allowed in certain districts (*see Figure 5.8: Zoning Map*). The numbers of lots that may be created are limited by standards for minimum lot size and road frontage. Thus, property owners may create as many new homesites as the road frontage allows. For instance, a property zoned R-1 that has 2,000 feet of frontage along an existing road could create 10 homesites in a row simply by meeting the 200 foot minimum road frontage requirement per lot. Twice that number of lots could occur in the R-2 zoned area of the Township, wherein 100 feet is the minimum road frontage and 1 acre is the minimum area required per lot. As such, there is no appreciable zoning control or guarantee as to where non-farm strip residential development may occur. While this is accommodating of individual property owner rights to develop their land, it provides no protective measures for managing the location and amount of residential growth.

The County Subdivision Regulations allow lots that meet permit requirements of the Township zoning for minimum lot size and road frontage, the County Health Department for a septic system and the County Engineer for driveway access. However, most of the residential lots that have been created are larger than the minimum size required by zoning—this done for a couple of reasons. Many locations in Massie Township have soils and drainage that are not favorable for septic systems (*see Figure 5.6 Soils Septic System Potential*). As such, larger lots have been necessary to support septic systems. Another factor that not only affects septic system potential is shallow depth to bedrock, where there is little to no potential for groundwater supply wells (*see Figure 5.7 for Depth to Bedrock map*).

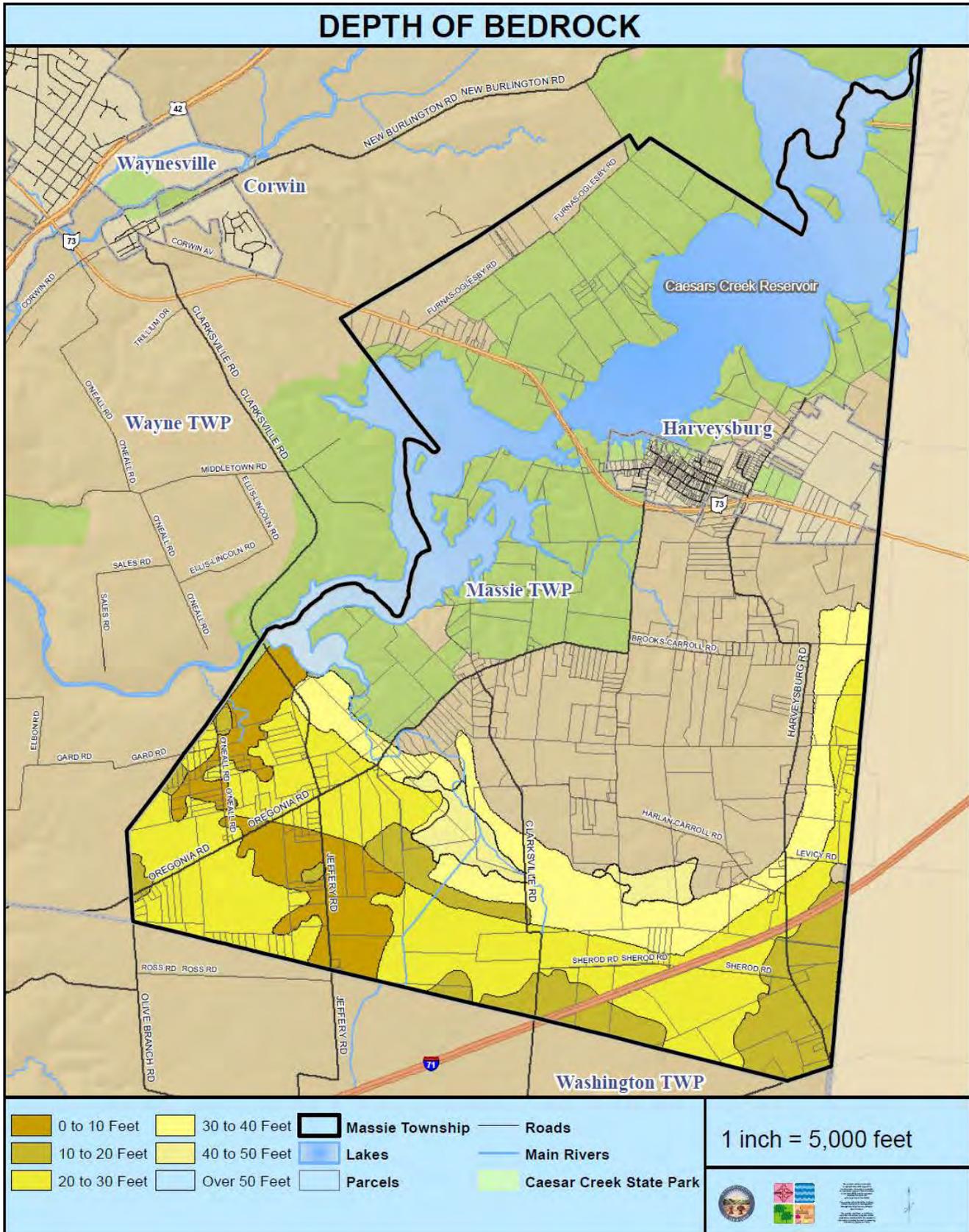
Massie Township Comprehensive Plan

Figure 5.6: Soils Septic System Potential



Massie Township Comprehensive Plan

Figure 5.7: Depth Of Bedrock



Massie Township Comprehensive Plan

Another more pragmatic reason is that creating lots over five acres avoids a more expensive and involved platting process. Platting is required to create five or more lots that are five acres or less in size; lots greater than five acres are instead created so the subdivider will not be required to make costly road and drainage improvements that platting typically entails. New home sites are typically created at 5.001 acres to be exempt from the expenses of platting. These issues make management of the locations and amounts of such residential growth unpredictable.

As stated earlier, lots that are just slightly over 5 acres are often too large for single-family residence uses and often prove too small to realistically be a viable farm. Residents of such lots may be annoyed by surrounding farming activities. Nevertheless, sometimes portions of these lots are leased to adjacent farmer so that the property owner may qualify for an agricultural tax rate. These residential lots can make farming of the larger adjacent farm properties troublesome for farmers.

Responses to the community survey and the CAC expressed the importance of providing for a reasonable amount of additional residential development while still maintaining a low population density and without being detrimental to the rural character and future of farming operations.

The following goals and strategies were developed in recognition of these preferences. The aim is to address the short-comings of the current zoning regulations, to properly guide the location, amount, and character of desirable residential growth.

GOAL: Residential development that preserves the rural character, farming and natural resources.

Strategy: Amend the Zoning Resolution to provide districts and regulations that will support locations for residential use based on development density and resource instead of only on minimum lot size and road frontage.

The current zoning code and boundaries of the R-1 and R-2 zoned areas (see Figure 5.8) should be

modified to provide more meaningful guidance as to where and how much residential use will be allowed. It is suggested that the R-1 Zone, which covers most of the Township, should have a one (1) dwelling unit per twenty (20) acre development density. It is also suggested that an agricultural zoning (A-1) district should be added for large farm owners to voluntarily apply to their property, wherein a one (1) dwelling unit per forty one (41) acre development density would be more appropriate in support of maintaining large farms and securing Clean Ohio grants.

Strategy: Amend the Zoning Code to allow cluster development for residential uses adjacent to the Village of Harveysburg.

The Zoning Code should be amended to require that subdivisions located within the Rural Center Service Boundary be developed using the Fringe Cluster concept. These subdivisions would provide a suitable transition to rural areas. Zoning allowance of residential development in this manner would enable creation of reasonable size homesites to be exclusively used for residential purposes contingent on at least 40 percent of the subdivision property being committed for agricultural or open space use. Fringe cluster subdivisions should not be allowed in active agricultural areas or sensitive natural areas outside of the Village influence.

Strategy: Strengthen the zoning code to encourage tree preservation.

The Township should make a conscious effort to preserve worthwhile trees. Tree preservation standards could require sufficient replacement of trees lost to development.

Strategy: Limit zoning and subdivision standards (especially density, environmental and open space standards) that can be waived or modified in the PUD process but encourage desirable development through zoning-related incentives, such as expedited permitting.

Strategy: Create a flexible, by-right, mixed-use zone district adjacent to the Village.

Strategy: Prohibit the use of PUDs in all Rural Future Land Use designated areas.

Massie Township Comprehensive Plan

Commercial Uses & Other Goals & Strategies

The Massie Township CAC and residents expressed their preference that commercial and business uses be kept to a minimum and permitted in areas served by sewer and water utilities. Accordingly, the Future Land Use Map for the Township (*Figure 5.6*) essentially shows a few existing commercial locations, outside of the Village of Harveysburg. The one exception is a small area at the southeast corner of the Oregonia Road intersection of S.R. 73, which is seen as the only appropriate location outside of the Village that could be served by County sewer and water. This district could potentially develop with neighborhood commercial uses, perhaps with a compatible mix of community recreation and entertainment uses. Otherwise, more intense uses are only considered appropriate to take place within the urban service boundary that largely coincides with the current incorporated area of the Village of Harveysburg.

Residents recognize that Caesar Creek State Park is a regional destination for tourism and that the Village of Harveysburg rightfully stands to benefit economically by developing uses that cater to the visitors to the Park and Renaissance Festival. Thus, select visitor related, outfitter, and neighborhood uses are appropriate within the Rural Center Service Boundary.

While Township residents do not want their community to become over-developed with commercial uses, they would like to have the flexible zoning that permits home businesses. This would allow small home-based businesses to provide local services and products without harming the rural character. Agritourism businesses for educational and recreational purposes is another form of rural-based business which would additionally help offset expenses of maintaining large farms and ensure the desired continuation for agricultural use.

GOAL: Commercial uses compatible with maintaining rural character

***Strategy:** Direct commercial and business development to the Rural Center Service Areas and the Village of Harveysburg.*

Undertake joint township-village planning to develop consistent growth management policies that designate preferred growth areas and ensure that growth complements rural character and environmental quality.

***Strategy:** Allow more specialized commercial agricultural activities and agritourism uses on existing lots.*

This allows commercial agricultural activities and tourist uses on the same lot as a residential/farm use provided the lot is not smaller than 20 acres and at least 70 percent of the lot is currently or planned to be managed by a farm.

***Strategy:** Amend the Massie Township Zoning Code to allow home businesses.*

The Warren County Rural Zoning Code classifies and regulates home occupations at rural residences conducted by the owner. The Massie Township Zoning Code should be amended to include this use along with the proper controls for intensity, design, and impact.

GOAL: Development that is concurrent with public services and that is directed towards the Village of Harveysburg.

Township government recognizes the link between how and where the township develops and public costs and revenues—a link that is all the more important during challenging economic times. They realize that as development spreads out, it costs more and brings in fewer revenues than compact growth in the Village or areas already served by infrastructure. Water, sewer, and road infrastructure costs less in compact development than dispersed within rural areas. Not only does dispersed growth require more infrastructure, it also costs more to operate and maintain. Ongoing expenses, including those for fire and emergency services, water and sewer services, and road maintenance, are higher per capita when development is dispersed and infrastructure must serve people across a larger area.

Massie Township Comprehensive Plan

Strategy: Collaborate with the Village of Harveysburg to identify appropriate location for development.

The identified areas should be served by or have convenient access to infrastructure and services. Development within these areas should allow mixed land uses, take advantage of the historic buildings, create a range of housing opportunities and choices, and strengthen the Village's sense of place. The Village and Township authorities should evaluate the potential for new development and re-development within the Village.

Reuse and rehabilitation of historical and cultural significance structures are encouraged. Such improvements would benefit the residents and businesses, as well as increase potential tourism economic benefits.

Strategy: Explore the potential for developing a mix of commercial, public, recreational, and residential uses on land at the southeast corner of the S.R. 73 and Oregonia Road intersection.

The Township survey results indicate support of a zoning district that allows mixed-use development that is appropriate in size and intensity and not far removed from the Village of Harveysburg. Sites southeast of the S.R. 73 and Oregonia Road intersection are appropriate for a small-scale mixed-use development. This is a central location, directly across S.R. 73 from the commercial and industrial uses that have been developed in the Village of Harveysburg. The location can be served by County water; however, sewage disposal may require a septic system unless County sewer can be provided. A variety of neighborhood and community commercial uses, residential, recreation center, Township administrative building or a welcome center are envisioned. These should be integrally designed around interconnected small park spaces with bench seats along lighted walking paths, decorative water features, playgrounds, game courts, and gazebos.

Strategy: Amend the zoning code to develop the Fringe Cluster concept and assign appropriate densities within the Rural Center Service Areas.

Development of 2- to 10-acre lots is particularly challenging. Lots of this size pose a host of problems that often undermine rural character and make it difficult to protect natural and fiscal resources. Densities of five units per acre are recommended within a Fringe Cluster.

Strategy: Work closely with Ohio Department of Natural Resources to plan, develop, and provide service to Caesar Creek State Park Marina.

The Township recognizes it has no zoning authority on the Caesar Creek State Park property, but should be included in the review process because township services will be provided. Massie Township Fire Department will provide fire protection and emergency rescue services for the marina. Thus their input is valid to ensure efficient and effective service. In addition, a service compensation agreement should be established because of the tax exempt status of the park.

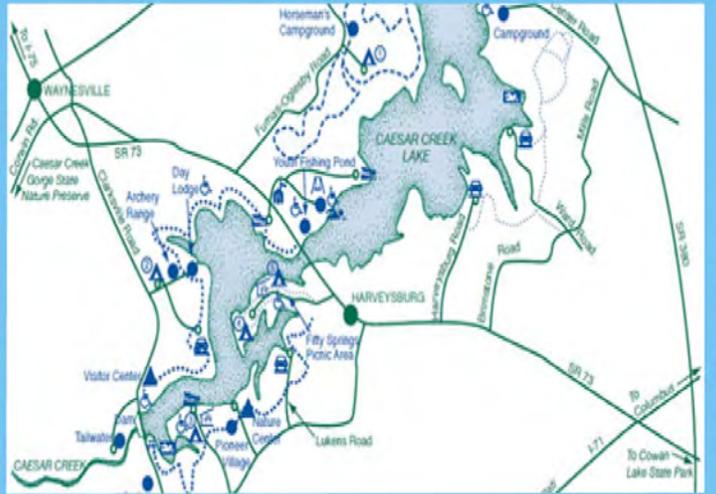
Strategy: Encourage environmental restoration on agricultural lands.

Another aspect of sustainable growing is the conservation of stream banks, wetlands, and other natural areas, particularly on farms. Runoff of excessive nutrients, pesticides, soils, and animal waste from farms is a serious threat to water quality. In addition to reducing the risk of pollution at the source through modifying farm practices, restoring natural areas can help prevent the environmental damage caused by runoff and erosion. There are state programs that provide financial and technical assistance to farmers to preserve and enhance riparian corridors, grasslands, wetlands, and other natural areas. These include the Clean Ohio Program.

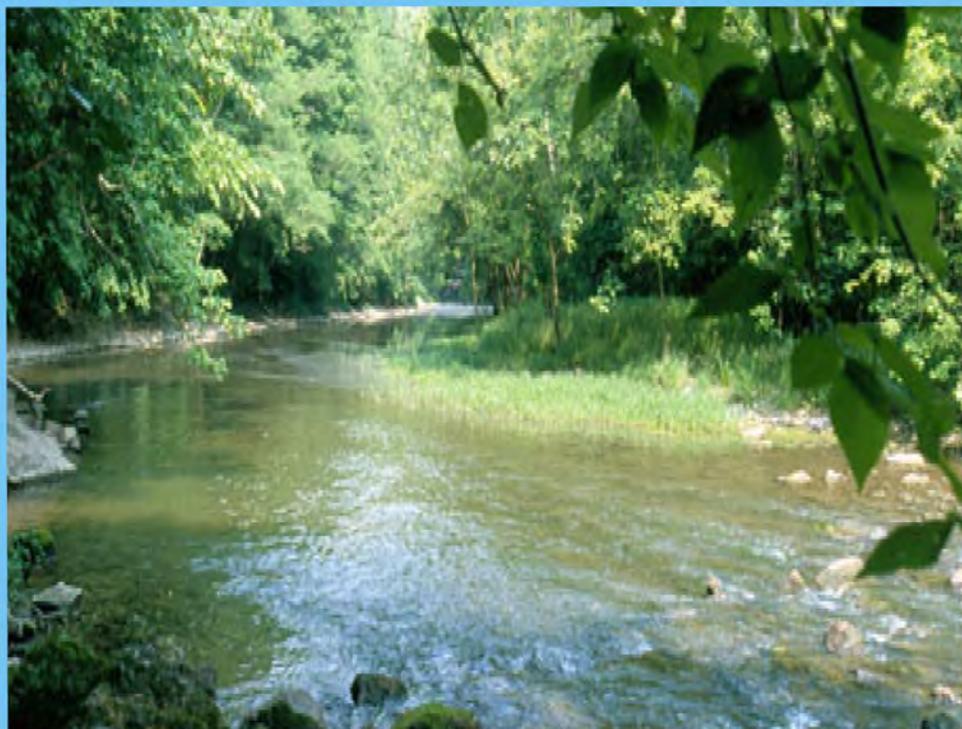
Massie Township Comprehensive Plan

Strategy: Consider billboard controls that would preserve the attractiveness of the Township.

Billboards are not appropriate in areas visible from residential zones and are out of character with the rural character of Massie Township. The visual clutter and intrusion of these structures are detrimental to the aesthetics and image of the Township. Billboard controls would improve the appearance of the Township, including views from open lands and farms along public roadways.



Chapter 6: Implementation



CH. 6: IMPLEMENTATION

PLAN IMPLEMENTATION & COORDINATION

The Township Trustees in being the elected public officials responsible for making decisions to benefit the Township and its citizens will, in most cases, take the leadership role of seeing that the action-specific recommended strategies of the Massie Township Comprehensive Plan aimed at achieving the goals it identifies will be implemented. They also look to engage and cooperate with other government officials, agencies and organizations whenever possible to aid them in their endeavors to carry out the many projects and initiatives called for by the Plan implementation strategies. They will also seek to ensure that the governmental regulations and all development of the Township will be consistent with the Plan, as well.

TIME FRAME

The implementation of the strategy action items and tasks this Plan recommends to achieve the goals for safeguarding and improving the community as specified in the Plan from the Township's citizens requires varying amounts of time based on the action to be accomplished. The recommended timeframe for implementing each strategy is listed in the Implementation Schedule contained in this chapter as *Table 6.1*. The various timeframes are:

- Ongoing/Continuous
- Short-term: 5 years or less
- Mid-term: 5 to 10 years
- Long-term: 10 to 15 years

ACTIONS & PRIORITIES EVALUATION

Implementation of this Plan requires an on-going partnership of the Township government and its citizens in terms of setting and reestablishing actions and priorities of the Plan as changes occur in the physical, social, political, and economic environments over time. The Plan shall always be based on public policy and political support derived from community input. Accordingly, the Township Trustees will seek the input of its citizens in reassessing the Plan recommended actions and priorities every two years after adopted to make sure they address and reflect the ideas and issues that are current at that time.

Table 6.1

QUALITY OF LIFE			
Community Facilities			
Schools			
Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Schools as focal points of the community			
1. Establish a process for collaboration and communication with the Clinton-Massie and Wayne School Districts to encourage broad community involvement in school needs and facility planning and provide the Township with updates to the school district's facility master plans.	Township Trustees	Township Zoning Inspector, Superintendents and Boards of the Clinton-Massie School District and Wayne School District	Short Term & Ongoing
2. Work with the School Districts and the parks departments of Warren and Clinton Counties to share facilities through joint use or co-location, so to encourage community use of the school facilities after school hours for activities that foster greater community interaction, engagement, and pride.	Township Trustees, PTAs and Local Volunteers	Superintendents and Boards of the Clinton-Massie School District and Wayne School District and the Parks Departments of Warren County and Clinton County	Short Term & Ongoing
3. Explore co-location options with the school districts, government or community services, or organizations that offer recreational or cultural opportunities and that bring residents of all ages and socioeconomic backgrounds together.	Township Trustees, PTAs and Local Churches and Volunteers	Superintendents and Boards of the Clinton-Massie School District and Wayne School District and the Parks Departments of Warren County and Clinton County and YMCA	Short Term & Ongoing

QUALITY OF LIFE

Community Facilities

Schools (Continued)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 2: Adequate schools capacity			
1. The Township should annually provide the School Districts a report on growth and development trends from the preceding calendar year for the School Boards to consider in allocations for projected student enrollment.	Township Trustees	Warren County RPC, Building Department, and Township Zoning Inspector	Short Term & Ongoing
2. Revise the Zoning Code to include development review standards that will ensure that new major residential subdivisions (generating over 50 peak hour trips) can be adequately accommodated by the public school facilities/	Township Trustees and Zoning Commission	Warren County RPC and School Boards of Clinton-Massie and Wayne Districts	Short Term
GOAL 3: Balanced and sustainable tax base within the School Districts			
1. Work with the incorporated areas of the School Districts to create a business-friendly environment supportive of small local businesses so to share resources, exchange ideas, and forge partnerships to build and access planning capacity.	Township Trustees	Mayors and Councils of Harveysburg, Clarksville, and Wayensville, Local Businesses and Financial Institutions	Short Term & Ongoing
2. Continue to develop programs and policies to attract non-residential development to further balance the tax base and evaluate the impacts of new projects.	Township Trustees	Mayors and Councils of Harveysburg, Clarksville, and Wayensville, Local Businesses and Financial Institutions WCRPC and Auditor	Short Term & Ongoing

QUALITY OF LIFE

Community Facilities

Caesar Creek State Park

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Recreation activities, services and tourism that complements Caesar Creek State Park			
1. Identify low-impact commercial land uses that would complement the Marina and Park by being located adjacent to the park that would increase the tax base without detracting from the rural character.	Township Trustees and Zoning Commission	Warren County RPC	Short Term
2. Work with the Village of Harveysburg in coordination with the Warren County Visitors Bureau to brand the Township and Village as the gateway to Caesar Creek State Park, so to maximize the economic, environmental, and heritage benefits of being a gateway community.	Township Trustees, Harveysburg Mayor and Warren County Convention Visitors Bureau	Township Zoning Commission, Harveysburg Council, and ODNR	Short Term
3. Work with the Village of Harveysburg to revitalize downtown, creating a vibrant center where both residents and visitors can enjoy local restaurants, lodging, and shopping.	Township Trustees and Harveysburg Mayor	Township Zoning Commission, Harveysburg Council, and Warren County Convention Visitors Bureau	Short Term & Ongoing
GOAL 2: Cost-effective public services to the Marina and Park			
1. Collaborate with State to ensure that the Township cost of providing Fire/Rescue services to the Marina and other ancillary uses developed around it will be paid by the management of those uses.	Township Trustees and Fire EMS Department	ODNR Division of Water and Selected Marina Management	Short Term & Ongoing

QUALITY OF LIFE

Infrastructure And Public Services

Roads and Pedestrian Ways

Implementation Action

Lead Organization

Supporting Organizations

Timing

GOAL 1: Improve safety of the roadway system

<p>1. Review traffic accident statistics and prioritize the highest-risk roadways and their causes with the County Engineer's Office and the Township Road Department to implement identified necessary safety improvements.</p>	<p>Township Trustees and Fire EMS Chief</p>	<p>ODOT, Warren County Engineer, RPC, Sheriff Department, Township Roads Superintendent, State Highway Patrol, and OKI</p>	<p>Ongoing</p>
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GOAL 2: Enhance visitor experiences through pedestrian connection to Caesar Creek Park and surrounding areas

<p>1. Work with the Department of Natural Resources (ODNR) to identify and improve pedestrian connection to the Park.</p>	<p>Township Trustees, Harveysburg Mayor and ODNR</p>	<p>Township Zoning Commission, Village Council, OKI, ODOT, and Warren County RPC, Engineer, and Equestrian Society</p>	<p>Short to Mid-Term</p>
<p>2. Develop a plan for walkways and bikeways in the Township to connect with others in adjoining jurisdictions.</p>	<p>Township Trustees and Harveysburg Mayor</p>	<p>Administrators of Surrounding Townships and County Parks Departments, OKI, ODNR, and Warren County RPC</p>	<p>Short to Mid-Term</p>

Water and Sewer

GOAL 1: Continue the current pattern of rural development

<p>1. Monitor and give input on development and operation of central sewer and water systems to ensure they are environmentally sensitive, and limited to the marina, incorporated area and areas adjacent thereto.</p>	<p>Township Trustees and Harveysburg Mayor</p>	<p>Warren County Sewer and Water Department, Waynesville Facilities Manager, and Western Water Company Director</p>	<p>Ongoing</p>
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QUALITY OF LIFE

Infrastructure And Public Services

Water and Sewer (Continued)

Implementation Action	Lead Organization	Supporting Organizations	Timing
2. Convey the Township's policy of discouraging sewer and water services beyond identified areas to OKI and sewer and water service authorities.	Township Trustees and Zoning Commission	Warren County Sewer and Water Department, Waynesville Facilities Manager, and Western Water Company Director	Ongoing
3. Revise the Township Zoning Code to ensure that minimum residential lots are sized to adequately accommodate on-site septic systems.	Township Trustees and Zoning Commission	Warren County RPC and Health Department	Short Term

Public Safety

GOAL 1: Efficient and effective fire and rescue services

1. Explore the need to expand readiness capability and training for EMS and other first responders. Conduct a critical task analysis using an historical review of fire response data and consideration of the impact of the Park to determine effective/efficient crew size and additional equipment needed.	Township Fire EMS Chief	Township Trustees	Short Term & Ongoing
2. Continue participation in cooperative mutual emergency service and public safety provision agreements with other local jurisdictions.	Township Trustees	Township Fire EMS Chiefs and Trustees of adjacent Townships	Ongoing

QUALITY OF LIFE

Infrastructure And Public Services

Public Safety (Continued)

Implementation Action	Lead Organization	Supporting Organizations	Timing
<p>3. Analyze the current Cost-for-Services Program, attempting to balance service expectations and limited fiscal resources. Determine the impact of the Park and the true cost of services. Amend program to capture the impact of the Park or possibly negotiate a PILOT Program with the Park. Ensure the funds received for these services are placed in a fire and rescue service designated account.</p>	<p>Township Trustees and Fire EMS Chief</p>	<p>ODNR and Selected Marina Management</p>	<p>Short Term & Ongoing</p>

Economic Development

Agriculture

GOAL 1: Support farming and the rural landscape

<p>1. Create an economic climate that enhances the viability of working lands and conserves natural lands by revising the densities of the Zoning Code and communicate that the agricultural lands within Massie Township are not in holding for development.</p>	<p>Township Trustees</p>	<p>ODNR, Warren County Farm Bureau and SWCD and Township Zoning Commission and Inspector</p>	<p>Short Term & Ongoing</p>
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QUALITY OF LIFE

Economic Development

Agriculture (Continued)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Support farming and the rural landscape (continued)			
2. Work with the Agricultural Extension Office, the Warren County Farm Bureau and local farmers to develop a sustainable agriculture plan. The plan should examine the issues and proposes solutions, including how farmers may respond to new markets and consumer preferences to remain profitable.	Township Trustees and Farmers	Agricultural Extension Office, ODNR, Warren County Farm Bureau and SWCD and Township Zoning Commission and Inspector	Short Term & Ongoing
3. Inform farmers and large land owners about the Clean Ohio Land Conservation Program and encourage their use of it.	Township Trustees	Clean Ohio Program Director and Warren County Farm Bureau	Short Term & Ongoing
4. Encourage the process of creating value-added farm and forest products. Work with the Agricultural Extension Office to encourage the processing of raw agricultural products.	Township Trustees	Agricultural Extension Office, ODNR, Warren County Farm Bureau and SWCD	Short Term & Ongoing
5. Promote direct marketing of agricultural products to consumers.	Warren County Farm Bureau	Township Trustees and Harveysburg Mayor	Ongoing
6. Collaborate with Ohio Agricultural Extension Office and the Warren County Farm Bureau to identify how an online rural products atlas or a "Grown in Massie" app can become an effective information and marketing tool.	Township Trustees	Agricultural Extension Office, ODNR, Warren County Farm Bureau, SWCD, and Economic Development Department	Short Term & Ongoing

QUALITY OF LIFE

Economic Development

Home-Based Businesses & Adaptive Reuse

Implementation Action

Lead Organization

Supporting Organizations

Timing

GOAL 1: Increased local economy and employment through development of businesses compatible with maintaining the rural character

<p>1. Investigate the opportunities offered by new technologies and faster broadband. Ensure that continued broadband improvement remains a priority and that this service is extended throughout the Township.</p>	<p>Township Trustees</p>	<p>Warren County Economic Development Department, Board of County Commissioners, and Port Authority and Broadband Service Providers RPC,</p>	<p>Ongoing</p>
<p>2. Encourage flexibility in the Zoning Code to permit development of home-based businesses.</p>	<p>Township Trustees</p>	<p>Township Zoning Commission and Warren County RPC</p>	<p>Short Term & Ongoing</p>
<p>3. Use the Warren County Rural Zoning Code, Adaptive Reuse of Historic Structures as a model for reusing and preserving historic and iconic structures.</p>	<p>Township Zoning Commission</p>	<p>Township Trustees and Warren County RPC, Building Department, and Historical Society</p>	<p>Short Term & Ongoing</p>

Tourism

GOAL 1: Cultivate tourism that relies on farming, rural landscapes and natural resources

<p>1. Amend the Zoning Code to allow agritourism enterprises as an accessory use.</p>	<p>Township Zoning Commission</p>	<p>Township Trustees and Warren County RPC</p>	<p>Short Term & Ongoing</p>
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QUALITY OF LIFE

Economic Development

The Village of Harveysburg

Implementation Action

Lead Organization

Supporting Organizations

Timing

GOAL 1: Help the Village of Harveysburg thrive as the rural center of the Community

<p>1. Work with the Village to enhance the distinctive characteristics of downtown and to create a place that is vibrant, connected, attractive and walkable.</p>	<p>Township Trustees and Harveysburg Mayor</p>	<p>Harveysburg Council and Warren County RPC, Economic Development, Convention Visitors Bureau, and Economic Development Department</p>	<p>Short to Mid-Term & Ongoing</p>
<p>2. Adopt a policy to locate all major township governmental services and offices in the areas immediately adjacent to the Village of Harveysburg to take advantage of existing infrastructure and support the vision of a revitalized Village.</p>	<p>Township Trustees and Harveysburg Mayor</p>	<p>Township Zoning Commission and Harveysburg Council</p>	<p>Short Term</p>

NATURAL RESOURCES & RURAL CONSERVATION

Agricultural Resources

Farm Lands

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Stabilize and fostering active, productive family farms			
1. Review the Township's Zoning Code to minimize barriers to agricultural and related enterprises.	Township Zoning Commission	Township Trustees and Warren County RPC and Farm Bureau	Short Term & Ongoing
2. Revise the composition of the Township's Planning and Zoning Boards to include, at a minimum, one active farmer.	Township Trustees	Township Zoning Commission	Short Term & Ongoing
3. Develop a township-wide soils map indicating the presence of soils designated as 'prime farmland' and 'farmland of statewide significance' (areas within a township that are uniquely suited to agriculture).	Warren County SWCD and GIS Department	Township Trustees and Zoning Commission and Warren County RPC and Farm Bureau	Short Term
4. Coordinate agricultural planning activities across Township and County lines.	Warren County Farm Bureau	Township Trustees and Zoning Commission and RPCs and SWCDs of Warren and adjacent Counties	Ongoing
GOAL 2: Limit Intrusion of new residential uses into agricultural areas			
1. Develop soil-based residential density zoning regulations that reduces the total number of houses that can be developed on prime agricultural soils and adequately support onsite septic systems and water supply wells.	Township Zoning Commission	Township Trustees and Warren County RPC, SWCD, Health Department, and Farm Bureau	Short Term

NATURAL RESOURCES & RURAL CONSERVATION

Agricultural Resources (cont.)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 2: Limit Intrusion of new residential uses into agricultural areas (cont.)			
2. Amend Zoning Code to: <ul style="list-style-type: none"> • limit densities in the Rural Service Areas to one unit per twenty acres and one unit per seven acres in the Village Fringe; • allow cluster subdivision in the Village Fringe; and • delete multi-family housing as an allowable use in the unincorporated area 	Township Zoning Commission	Township Trustees and Warren County RPC, SWCD, Health Department, and Farm Bureau	Short Term
3. Allow agricultural use of open space land created in cluster and other conservation design residential subdivisions.	Township Zoning Commission	Township Trustees and Warren County RPC, SWCD, and Farm Bureau	Short Term & Ongoing
GOAL 3: Mitigate conflicts between agricultural and nonagricultural uses in designated Rural Service Areas and minimize or restrict development of farmland for other use purposes unless compatible with farming			
1. Require substantial buffers for new non-agricultural development from existing or potential farm locations to prevent or minimize negative interactions.	Township Zoning Commission	Township Trustees and Warren County RPC, SWCD, and Farm Bureau	Short Term & Ongoing

NATURAL RESOURCES & RURAL CONSERVATION

Agricultural Resources (cont.)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 3: Reduce and offset the cost of farmland ownership			
1. Conduct Purchase of Development Rights outreach to farmers and explain the benefits of such programs.	Township Trustees and Zoning Commission	Warren County RPC, SWCD, and Farm Bureau	Ongoing
2. Allow off-site signs to attract and direct customers to farms and farm stands.	Township Zoning Commission	Township Trustees and Warren County RPC, and Farm Bureau	Short Term & Ongoing
3. Conduct Agricultural Assessment and Lease Agreement outreach to existing and new farmers.	Township Trustees and Warren County Farm Bureau	Warren County SWCD and Agricultural Extension Office	Ongoing
4. Assist farmers with strategies to stabilize land lease agreements.	Township Trustees and Warren County Farm Bureau	Warren County SWCD and Agricultural Extension Office	Ongoing
5. Amend the Zoning Code to allow sideline enterprises and home-based occupations.	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term
6. Encourage agriculture-related businesses to locate in the Township, for example those supporting farms such as equipment, feed and seed, and other supply and service providers.	Township Trustees and Warren County Farm Bureau	Warren County Economic Development Department and Ohio Agricultural Extension Office	Ongoing

NATURAL RESOURCES & RURAL CONSERVATION

Agricultural Resources (cont.)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 3: Reduce and offset the cost of farmland ownership (cont.)			
7. Identify inactive agricultural lands that could be utilized by agricultural operations.	Township Trustees and Warren County Farm Bureau	Warren County SWCD, Ohio Agricultural Extension Office and ODNR	Ongoing
8. Support renewed funding of the Clean Ohio Program to preserve important agricultural land through the purchase of development rights or conservation easements and seek support from other communities in the region.	Township Trustees and Warren County Farm Bureau	Warren County SWCD, Ohio Agricultural Extension Office and ODNR	Ongoing
9. Work with local land trusts to help secure conservation easements, provide technical assistance, and explain to farmers the process and the benefits they might realize from pursuing a conservation easement.	Township Trustees and Warren County Farm Bureau	Warren County SWCD, Ohio Agricultural Extension Office and ODNR	Ongoing
10. Support the currently established farm market, or a new farmers' market in the Village to help in the distribution of locally grown agricultural products.	Township Trustees, Harveysburg Mayor, and Warren County Farm Bureau	Warren County Convention/Visitors Bureau and Economic Development Department	Ongoing
11. Develop creative marketing programs to make people aware of the value and availability of local agricultural products and identify significant local outlet opportunities (e.g. the Schools, Caeser Creek State Park, restaurants, and hotels).	Township Trustees, Harveysburg Mayor, and Warren County Farm Bureau	Warren County Convention/Visitors Bureau and Economic Development Department	Ongoing

NATURAL RESOURCES & RURAL CONSERVATION

Natural Resources

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Preserve the Township's Natural Resources			
1. Develop a resource protection master plan and adopt it as part of the comprehensive plan. Map areas to protect, or conduct surveys to determine boundaries for protection areas.	Warren County SWCD, GIS Department, and Farm Bureau	Township Trustees and Zoning Commission, Warren County RPC, Agricultural Extension Office and ODNR	Short Term
2. Develop zoning standards for the identified Village Fringe Areas (VFA) and Rural Service Areas (RSA).	Township Trustees and Harveysburg Mayor	Township Zoning Commission, Harveysburg Council and Warren County RPC	Short Term
3. Revise the Zoning Code to include development and design standards for resource protection.	Township Zoning Commission	Township Trustees, Warren County RPC and SWCD, OKI, Ohio EPA, and ODNR	Short Term
4. Enhance stream buffers in order to mitigate adverse water quality impacts and reestablish natural vegetation by using volunteers and assistance from the OSU Extension Service and the Warren County Soil and Water Conservation office.	Township Zoning Commission	Township Trustees, Warren County RPC and SWCD, OKI, Ohio EPA, ODNR, and Agricultural Extension Office	Short Term

NATURAL RESOURCES & RURAL CONSERVATION

Natural Resources (cont.)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Preserve the Township’s Natural Resources			
5. Work with Warren County RPC to develop rural subdivision design standards.	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term
6. Coordinate regionally with adjacent township governments to adopt supportive plans and designated growth areas, and communicate support needs, available tools, and benefits to the region.	Warren County Farm Bureau	Township Trustees and Zoning Commission, RPCs, SWCDs, and Zoning Commissions of Warren and adjacent Counties	Short to Mid-Term & Ongoing
7. In considering the protection of significant environmental features, identify and map environmental attributes, including forested areas, watercourses, floodplains, steep slopes and hydric soils.	Warren County SWCD, GIS Department	Township Trustees, Warren County RPC, Agricultural Extension Office, ODNR, OEPA, and OKI	Short Term
8. Implement land use codes and policies that encourage concentrated development in select area immediately adjacent to the Village of Harveysburg.	Township Trustees and Harveysburg Mayor	Township Zoning Commission, Harveysburg Council and Warren County RPC	Short Term

NATURAL RESOURCES & RURAL CONSERVATION

Natural Resources (cont.)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Preserve the Township’s Natural Resources (cont.)			
<p>9. Implementation of land use codes and policies to promote natural resource conservation and environmental quality.</p>	<p>Township Trustees and Harveysburg Mayor</p>	<p>Township Zoning Commission, Harveysburg Council and Warren County RPC, SWCD, and Farm Bureau, OEPA, ODNR, and OKI</p>	<p>Short Term</p>
<p>10. Participate in regional and statewide programs to monitor the quality of surface water, groundwater and regional watershed initiative.</p>	<p>Township Trustees and Harveysburg Mayor</p>	<p>Township Zoning Commission, Harveysburg Council and Warren County RPC, SWCD, and Farm Bureau, OEPA, ODNR, and OKI</p>	<p>Ongoing</p>
<p>11. Septic Management - Although there has been no indication of widespread septic failures or problems, improperly operating septic systems are a potential threat to water quality and public health. The Township should encourage programs to educate property owners about proper septic operation and maintenance.</p>	<p>Warren County Health Department</p>	<p>Township Trustees, Warren County RPC, SWCD and Farm Bureau, OKI, ODNR, OEPA, and Local Schools</p>	<p>Ongoing</p>

LAND USE

Agricultural

Implementation Action

Lead Organization

Supporting Organizations

Timing

GOAL 1: Maintaining agricultural use of large farm properties

1. Inform large farm owners of conservation easement programs.	Township Trustees and Warren County Farm Bureau	Warren County SWCD, Ohio Agricultural Extension Office, ODNR, and Land Conservation Trust Organizations	Ongoing
2. Adopt an agricultural zoning district (one unit per 41 or more acres). Encourage use of conservation easements in these districts.	Township Zoning Commission	Township Trustees, Warren County RPC and SWCD, and Land Conservation Trust Organizations	Short Term
3. Encourage environmental restoration on agricultural lands.	Warren County Farm Bureau	Township Trustees, Warren County RPC, SWCD, OKI, ODNR, OEPA, and Local Schools	Ongoing

Rural Residential

GOAL 1: Residential development in the Rural Service Area that preserves the rural character, farming and natural resources

1. Amend the Zoning Resolution to provide districts and regulations that will support locations for residential use based on development density and resource instead of only on minimum lot size and road frontage	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term
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Massie Township Comprehensive Plan

LAND USE

Rural Residential (cont.)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Residential development in the Rural Service Area that preserves the rural character, farming and natural resources (cont.)			
2. Amend the Zoning Code to allow cluster development for residential uses adjacent to the Village of Harveysburg.	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term
3. Strengthen the Zoning Code to encourage tree preservation.	Township Zoning Commission	Township Trustees, Warren County RPC, SWCD, OEPA, and ODNR	Short Term
4. Limit zoning and subdivision standards (especially density, environmental and open space standards) that can be waived or modified in the PUD process, but encourage desirable development through zoning-related incentives, such as expedited permitting	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term
5. Create a flexible, by-right, mixed-use zone district adjacent to the Village	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term
6. Prohibit the use of PUDs in all Rural Future Land Use designated areas	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term

LAND USE

Commercial Uses

Implementation Action

Lead Organization

Supporting Organizations

Timing

GOAL 1: Commercial uses compatible with maintaining rural character

1. Direct commercial and business development to the Rural Center Service Areas and the Village of Harveysburg	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term
2. Allow more specialized commercial agricultural activities and agritourism uses on existing lots.	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term
3. Amend the Massie Township Zoning Code to allow home businesses.	Township Zoning Commission	Township Trustees and Warren County RPC	Short Term

Development and Use Matters

GOAL 1: Development that is concurrent with public services and that is directed towards the Village of Harveysburg

1. Collaborate with the Village of Harveysburg to identify appropriate location for development	Township Trustees and Harveysburg Mayor	Township Zoning Commission, Harveysburg Council and Warren County RPC, SWCD, Health Department, and Sewer and Water Department, OEPA and ODNR	Short Term & Ongoing
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LAND USE

Development and Use Matters (cont.)

Implementation Action	Lead Organization	Supporting Organizations	Timing
GOAL 1: Development that is concurrent with public services and that is directed towards the Village of Harveysburg (cont.)			
2. Explore the potential for developing a mix of commercial, public, recreational, and residential uses on land at the southeast corner of the S.R. 73 and Oregonia Road intersection.	Township Trustees and Harveysburg Mayor	Township Zoning Commission, Harveysburg Council and Warren County RPC, SWCD, Health Department, and Sewer and Water Department, OEPA and ODNR	Short Term & Ongoing
3. Amend the Zoning Code to develop the Fringe Cluster concept and assign appropriate densities within the Rural Center Service Areas.	Township Trustees and Harveysburg Mayor	Township Zoning Commission, Harveysburg Council and Warren County RPC, SWCD, Health Department, and Sewer and Water Department, OEPA and ODNR	Short Term & Ongoing
4. Work closely with Ohio Department of Natural Resources to plan, develop, and provide service to Caesar Creek State Park Marina.	Township Trustees and Harveysburg Mayor	Township Zoning Commission, Harveysburg Council and Warren County, and Sewer and Water Department, OEPA and ODNR	Short Term & Ongoing
5. Encourage environmental restoration on agricultural lands.	Warren County Farm Bureau	Township Trustees, Warren County RPC, SWCD, OKI, ODNR, and OEPA	Ongoing
6. Consider billboard controls that would preserve the attractiveness of the Township.	Township Trustees and Harveysburg Mayor	Township Zoning Commission, Harveysburg Council Warren County RPC, and ODOT	Short Term & Ongoing

Massie Township Comprehensive Plan

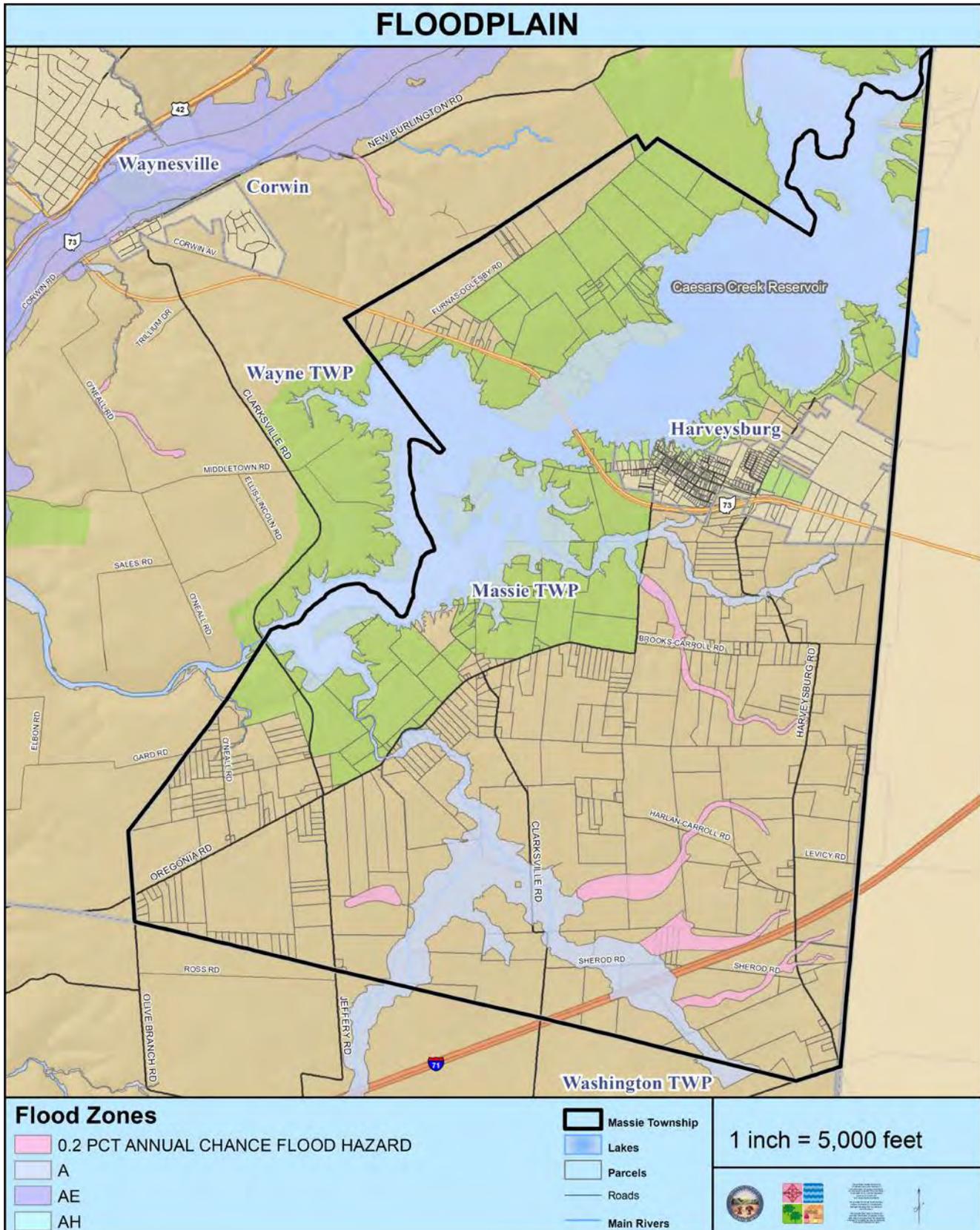
Appendix A

Massie Natural Resources & Characteristics Maps

Massie Township Comprehensive Plan

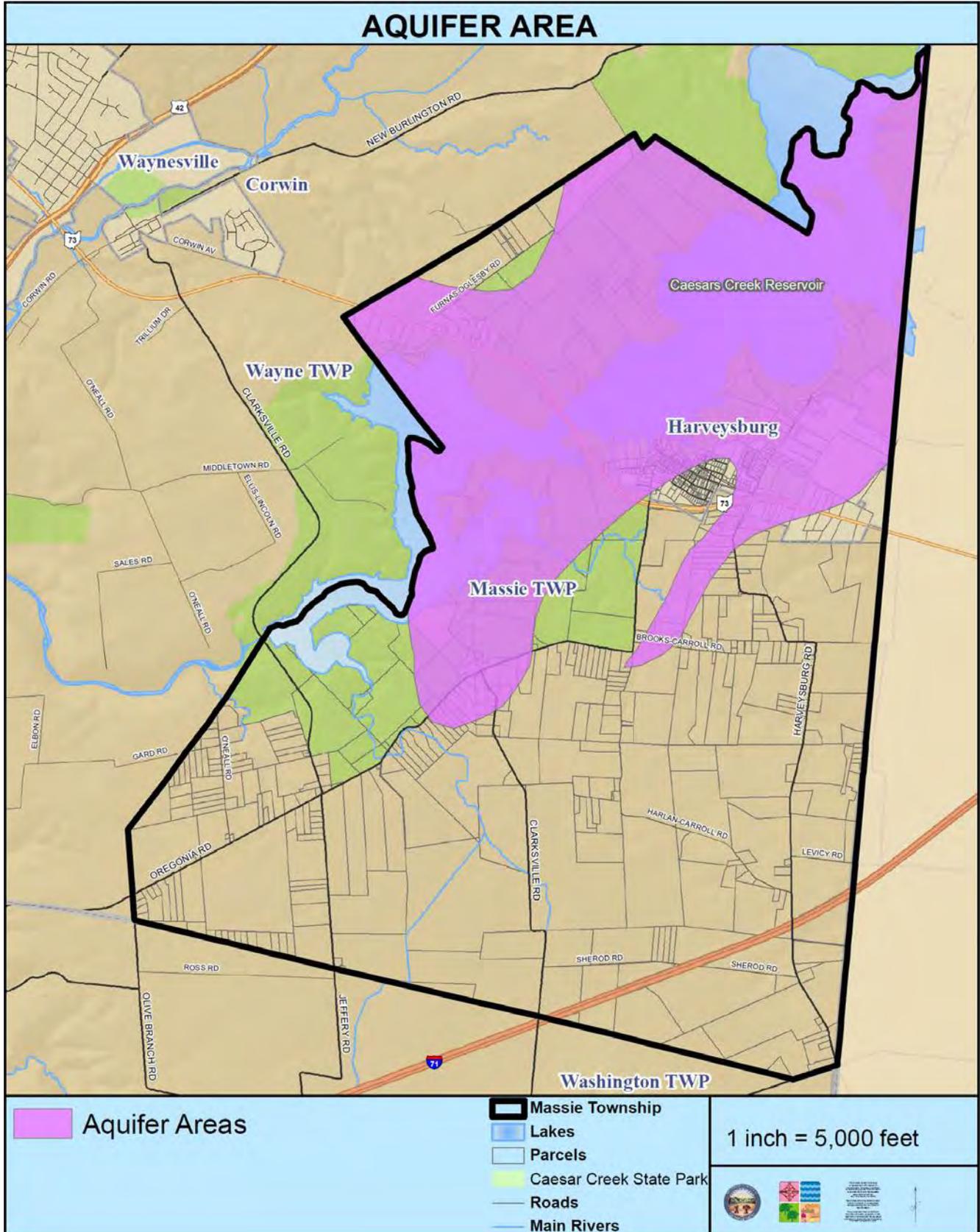
Massie Township Comprehensive Plan

Massie Township Floodplain Map



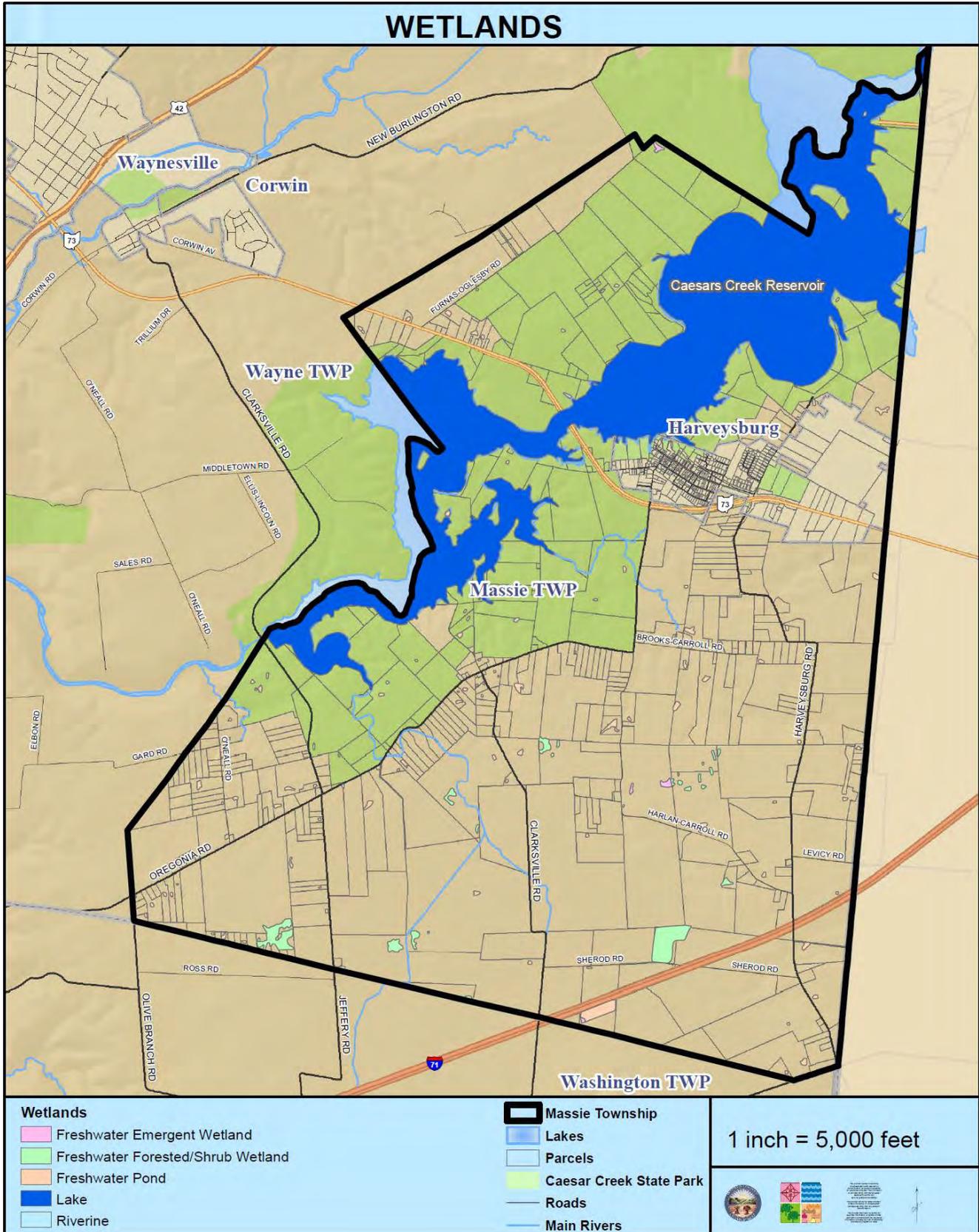
Massie Township Comprehensive Plan

Massie Township Aquifer Area Map



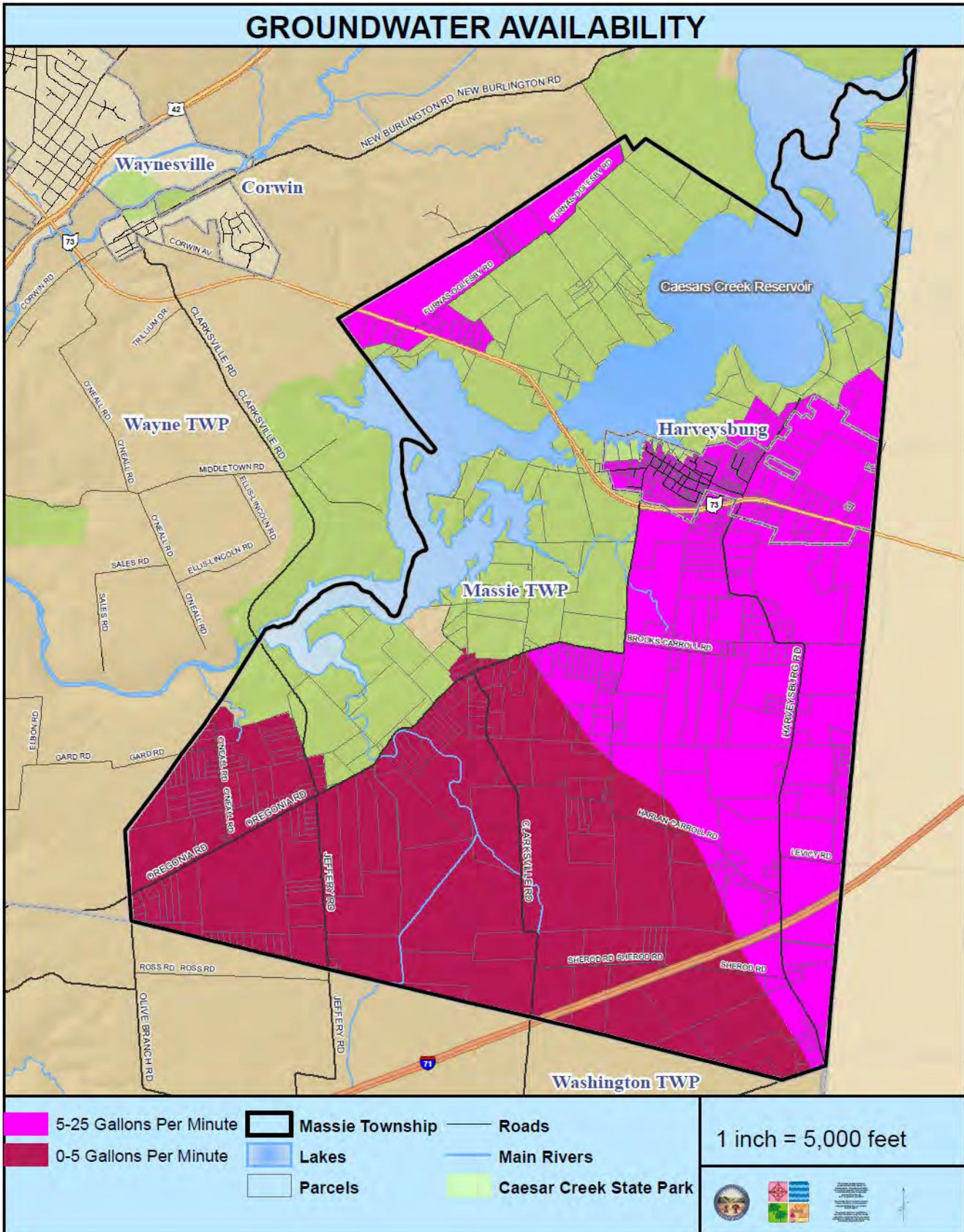
Massie Township Comprehensive Plan

Massie Township Wetlands



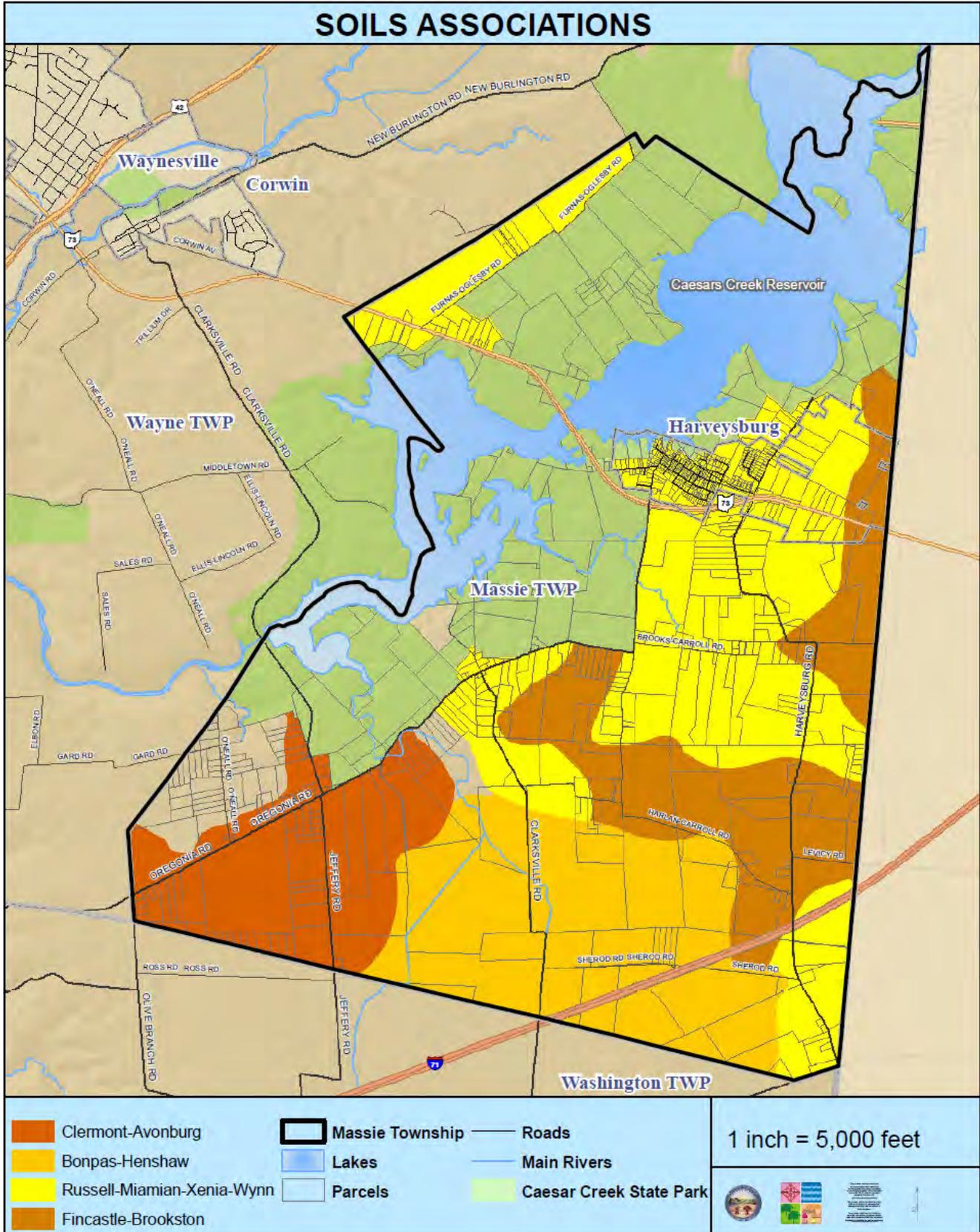
Massie Township Comprehensive Plan

Massie Township Groundwater Availability



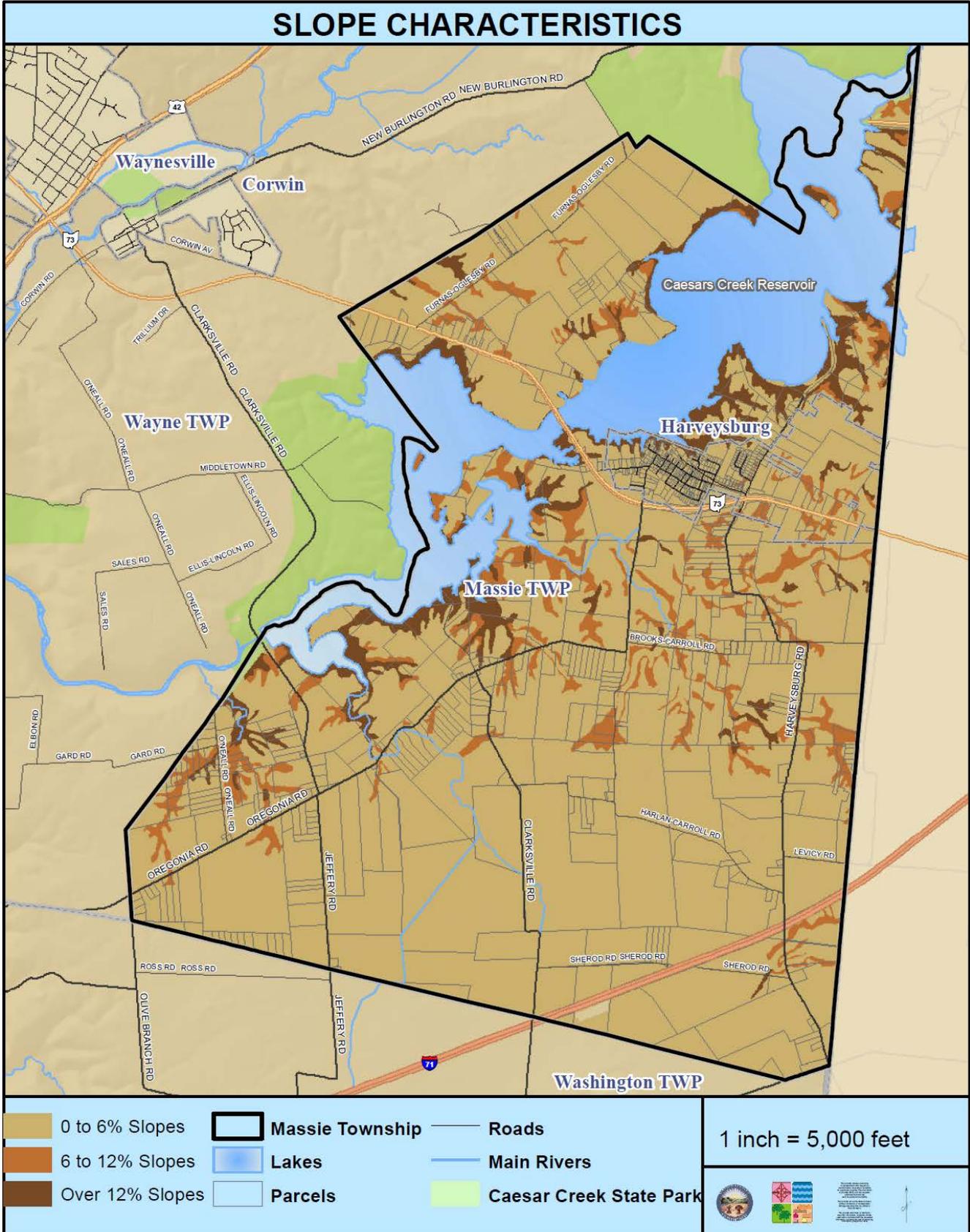
Massie Township Comprehensive Plan

Massie Township Soils Associations



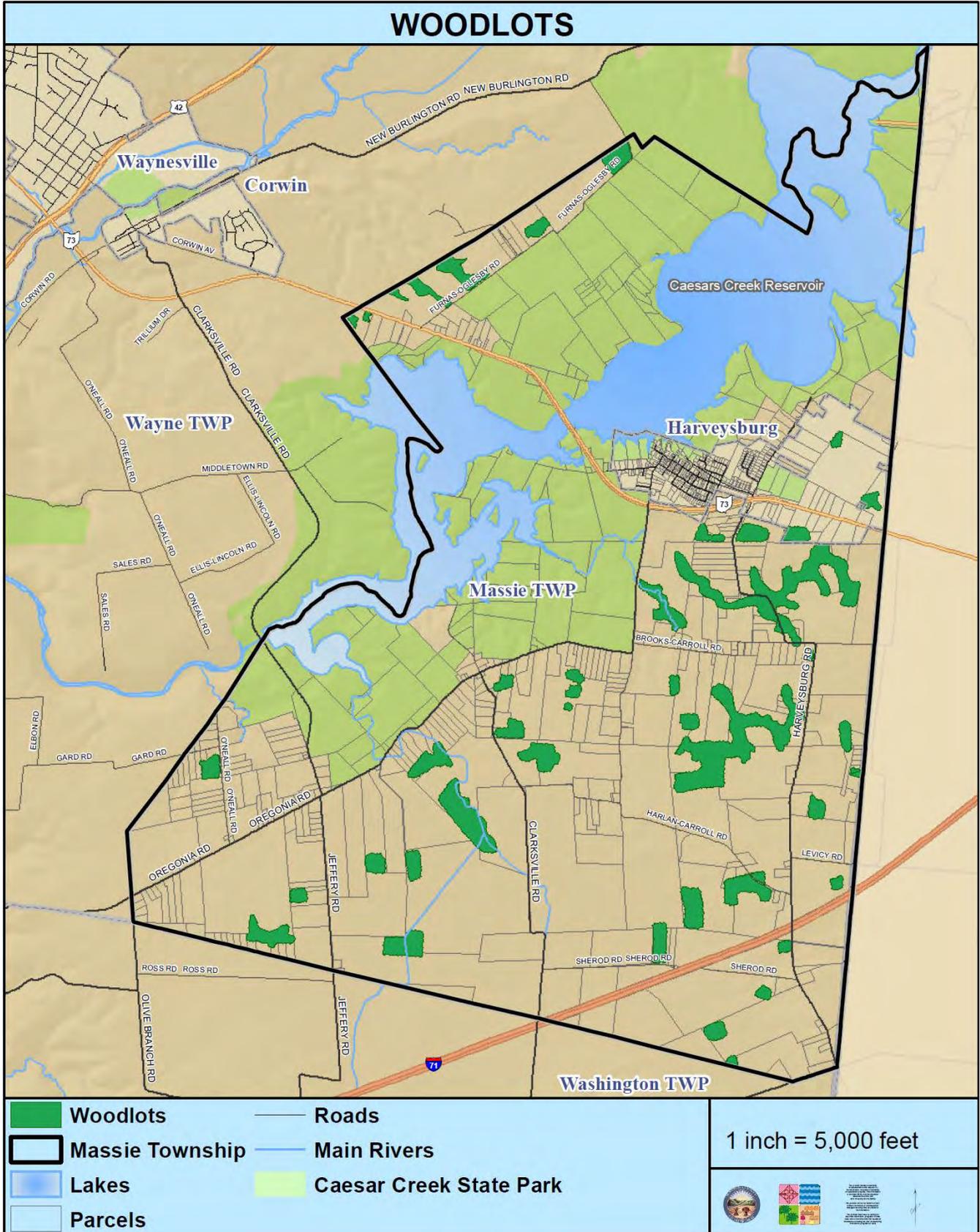
Massie Township Comprehensive Plan

Massie Township Slope Characteristics



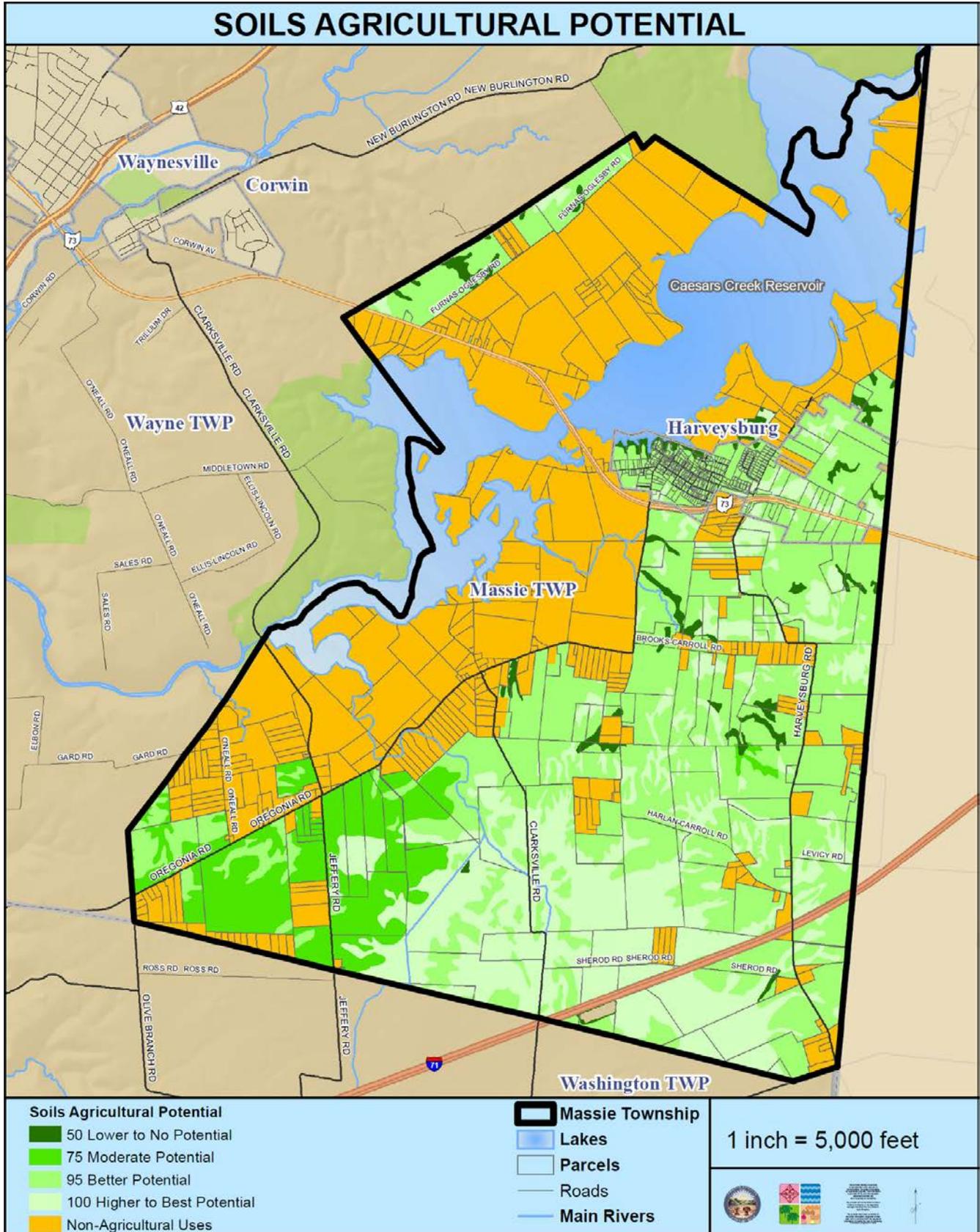
Massie Township Comprehensive Plan

Massie Township Woodlots



Massie Township Comprehensive Plan

Massie Township Soils Agricultural Potential



Appendix B

Massie Community Survey Questions and Results

Massie Township Comprehensive Plan

Massie Township Comprehensive Plan

Massie Community Survey Questions

Select the appropriate numbers below that indicate the importance of each topic to you.

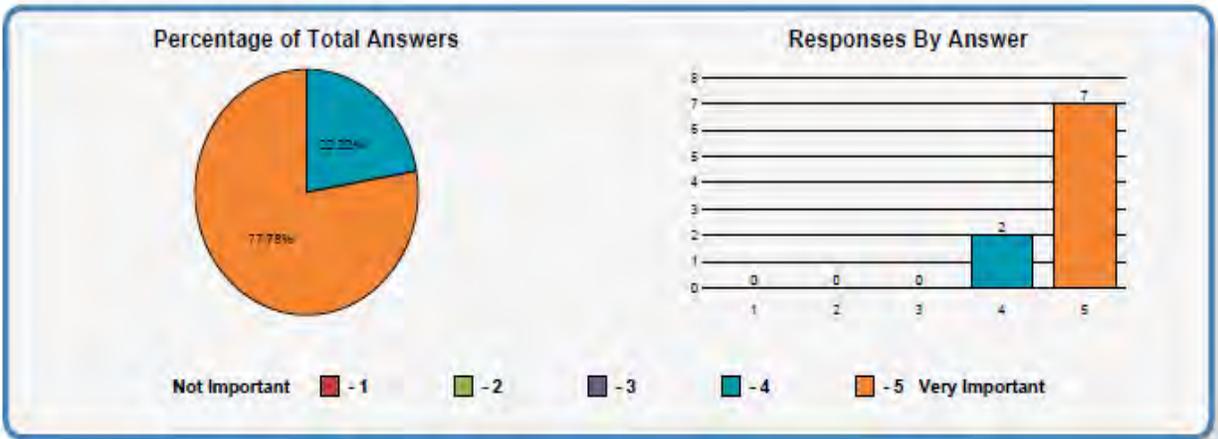
Do Not Agree/ Not Important/ No Improvement Needed			Agree/ Very Important/ Improvement Needed			
Quality of Life						
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Preserve rural feel and lifestyle	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Maintain low population density	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Maintaining historical and cultural heritage	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Reduce crime	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Sufficiency of community services	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Recreational activities and events	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Farmer's market provisions	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Availability of medical services and household goods	
Land Use						
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Maintaining agricultural use	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Maintaining historic sites	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Maintaining natural resources and environmental quality	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Housing diversity and availability for all ages, family sizes, and incomes	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Provide areas for commercial use	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Provide areas for mixed residential and commercial uses	
Community Facilities & Infrastructure						
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Improved and additional meeting and gathering facilities	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	School facilities sufficiency	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Public sewer and water service area sufficiency	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Natural gas service availability	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Collaboration with Harveysburg and adjacent Townships	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Roads maintenance and improvement	
Recreation						
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Park(s) for community residents	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Recreation facilities (add community pool; playgrounds; sports fields; etc.)	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Provide a community recreation center	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Provide walking/hiking/biking/horse trails & connection to others	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Recreational programs and activities for all age groups	
Economic Development						
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Attract more businesses to provide more products and services to residents	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Rural residence business use allowances	
<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	Allowance and promotion of farm-based and other types of recreational tourism	
COMMENTS AND SUGGESTIONS?						

Please indicate other issues and concerns you feel should be addressed in planning for Massie Township.

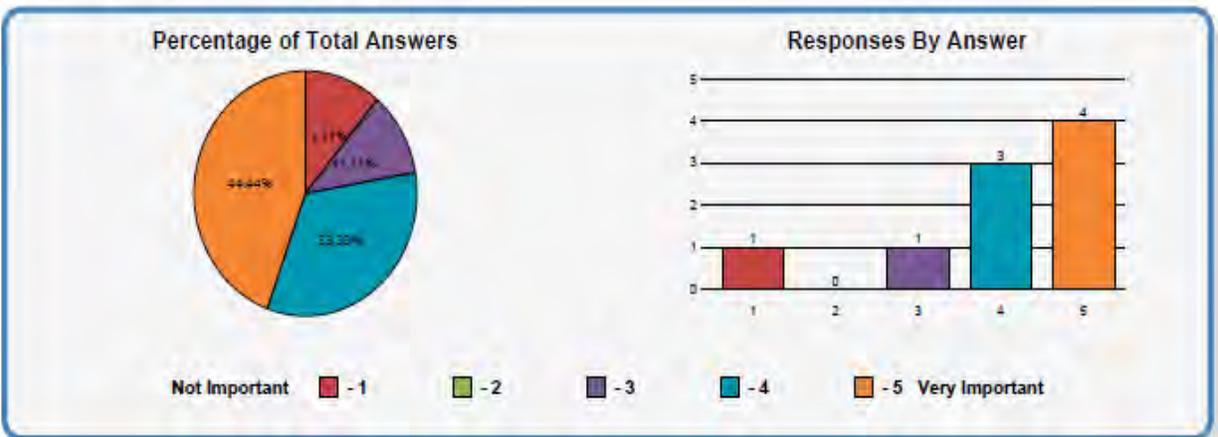
Massie Township Comprehensive Plan

Massie Community Survey Results

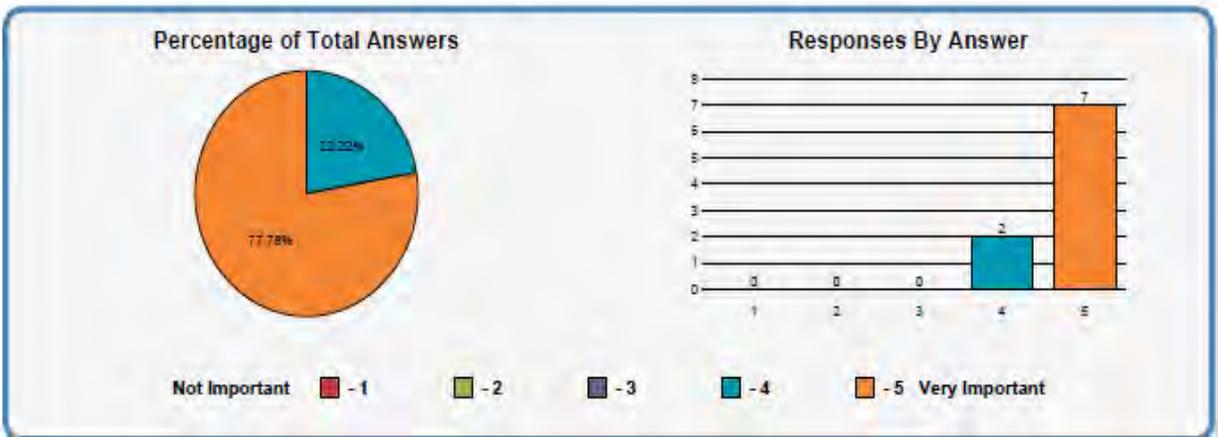
1.) Preserve rural feel and lifestyle



2.) Maintain low population density

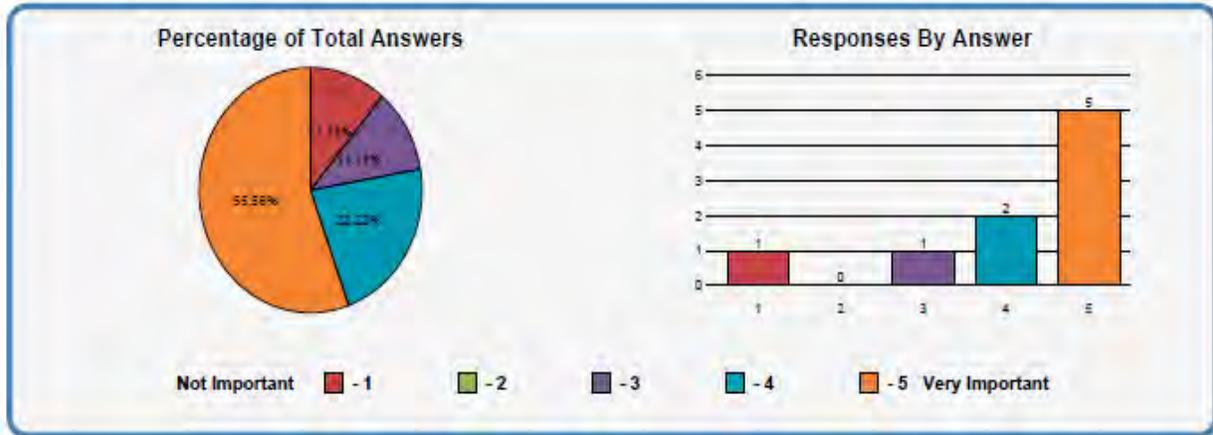


3.) Maintaining historical and cultural heritage

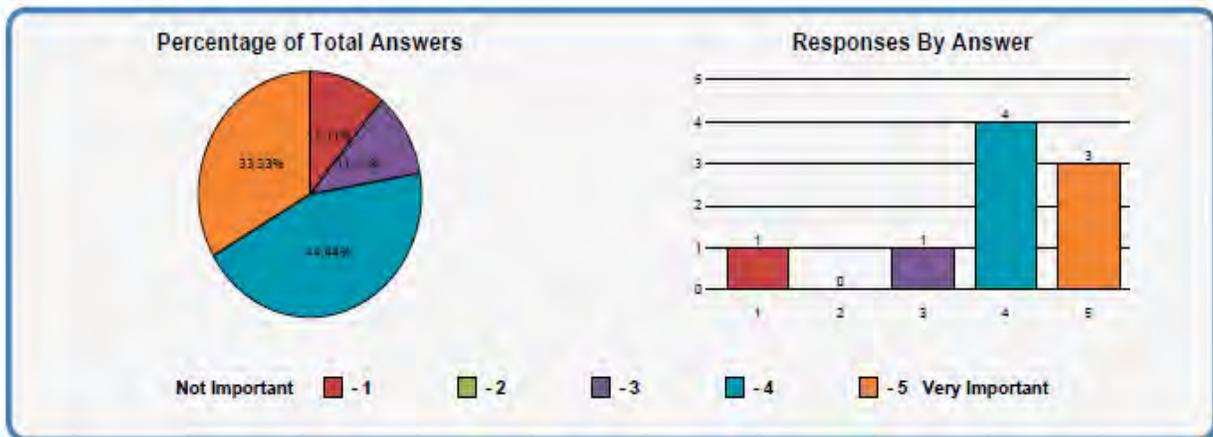


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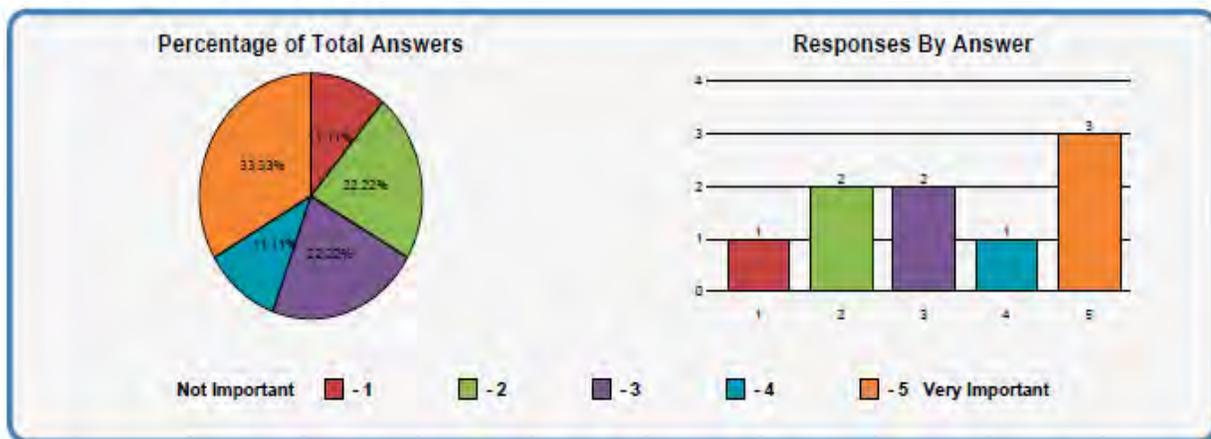
4.) Reduce Crime



5.) Sufficiency of community services

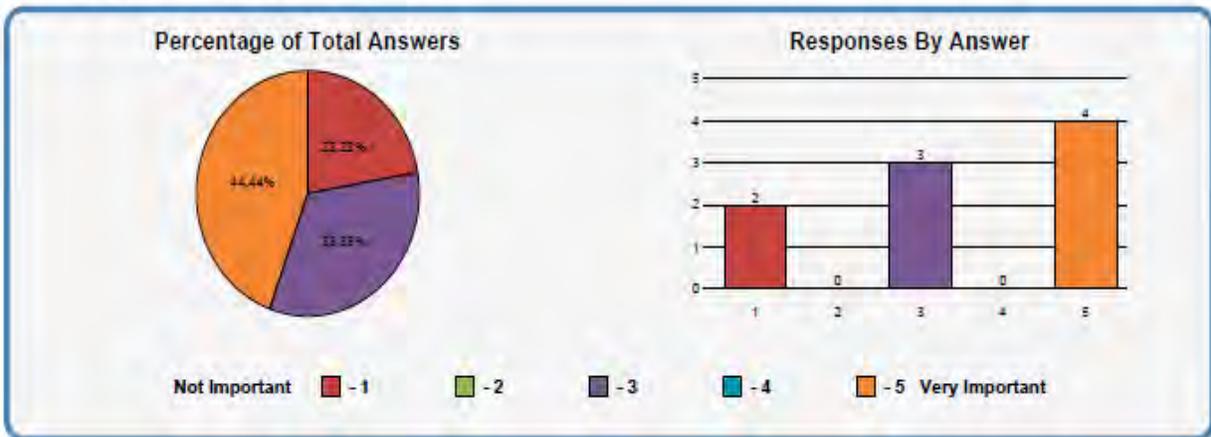


6.) Recreational activities and events

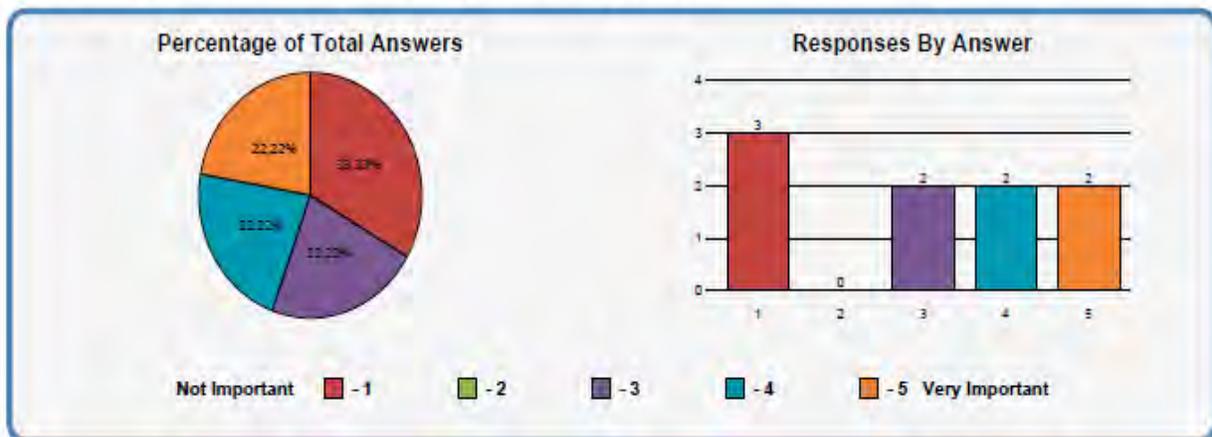


Massie Township Comprehensive Plan

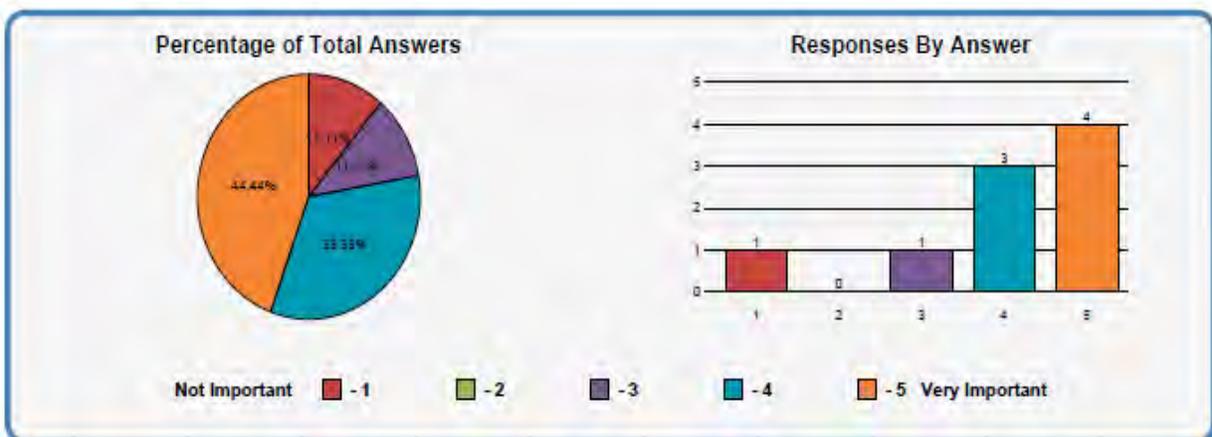
7.) Farmer's market provisions



8.) Availability of medical services and household goods

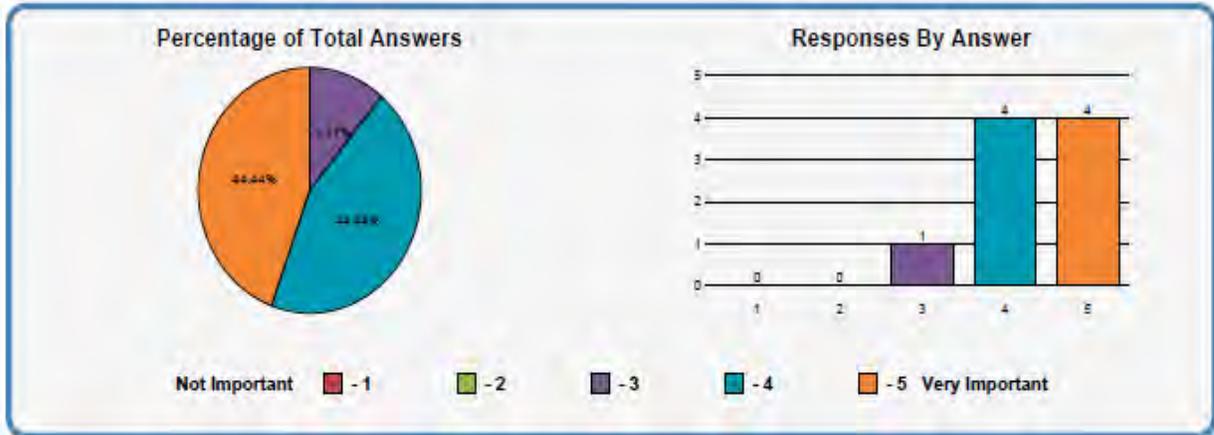


9.) Maintaining agricultural use

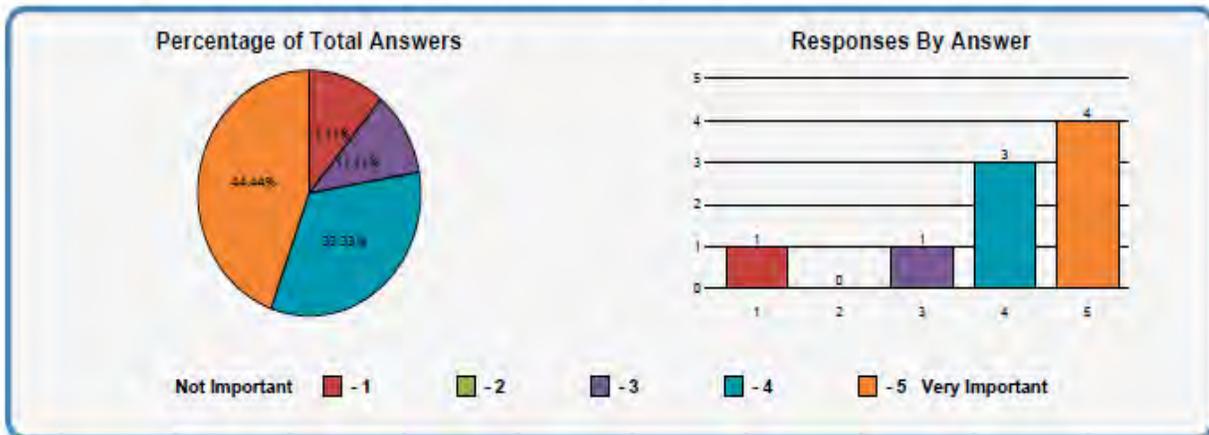


Massie Township Comprehensive Plan

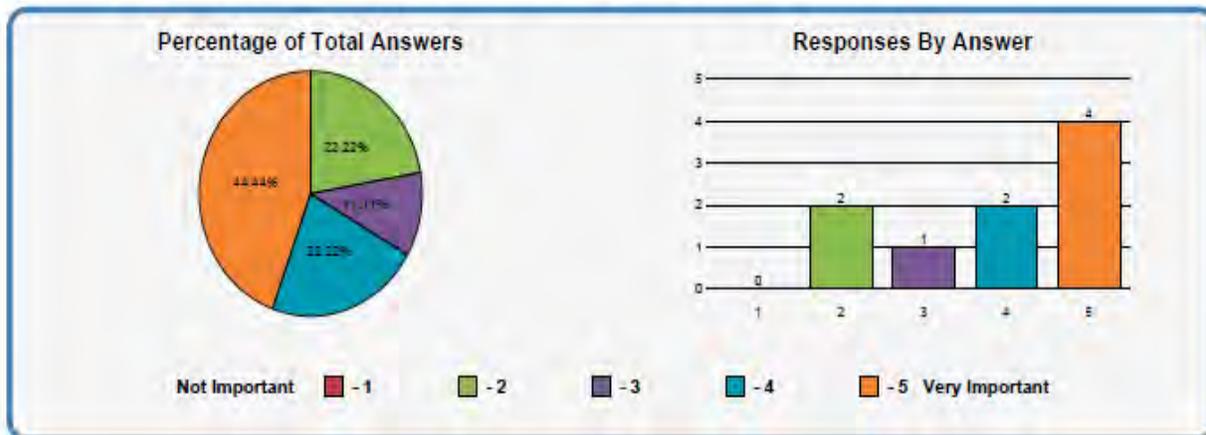
10.) Maintaining historic sites



11.) Maintaining natural resources and environmental quality

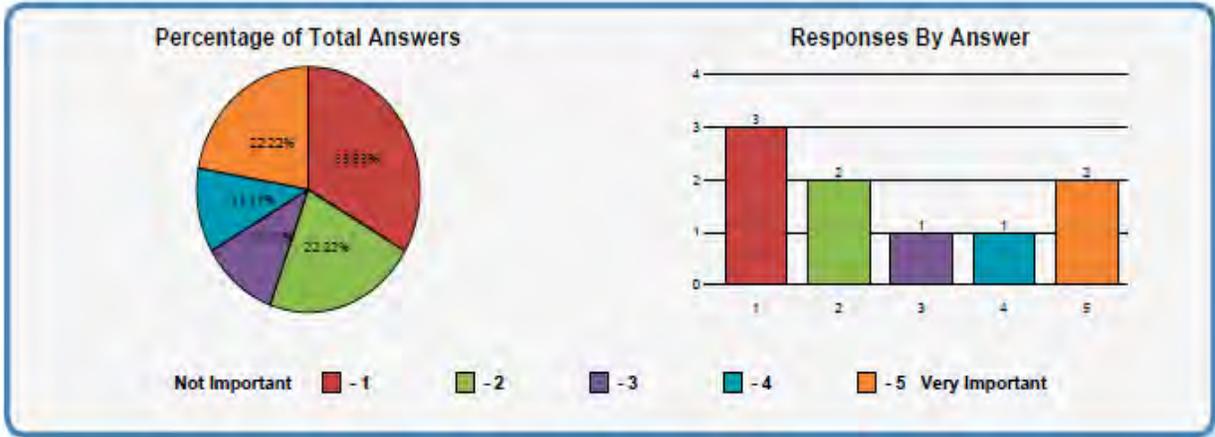


12.) Housing diversity availability for all ages, family sizes, and incomes

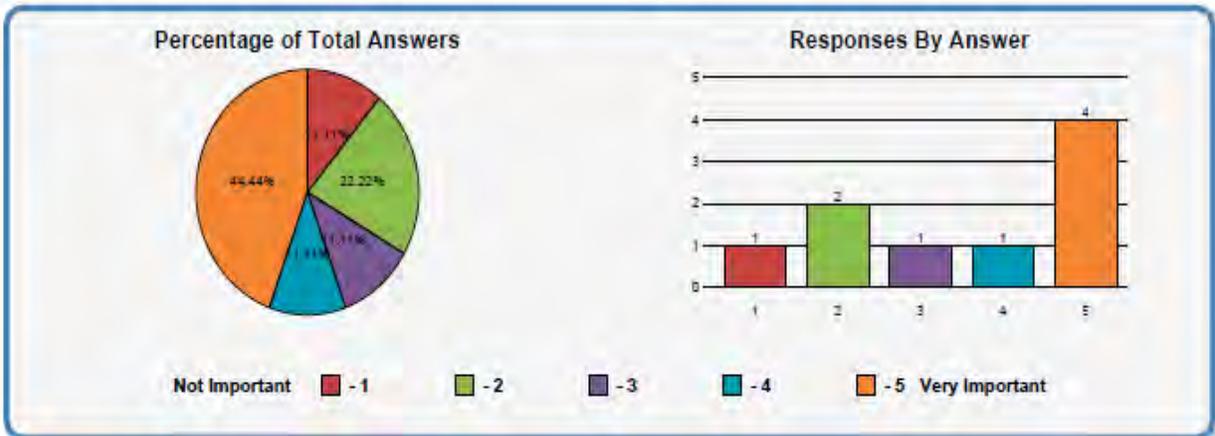


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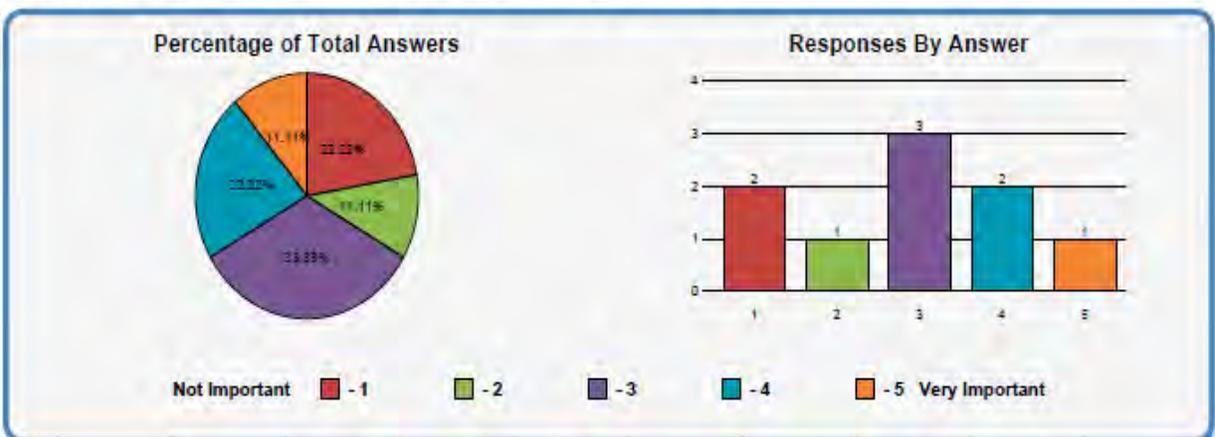
13.) Provide areas for commercial use



14.) Provide areas for mixed residential and commercial uses

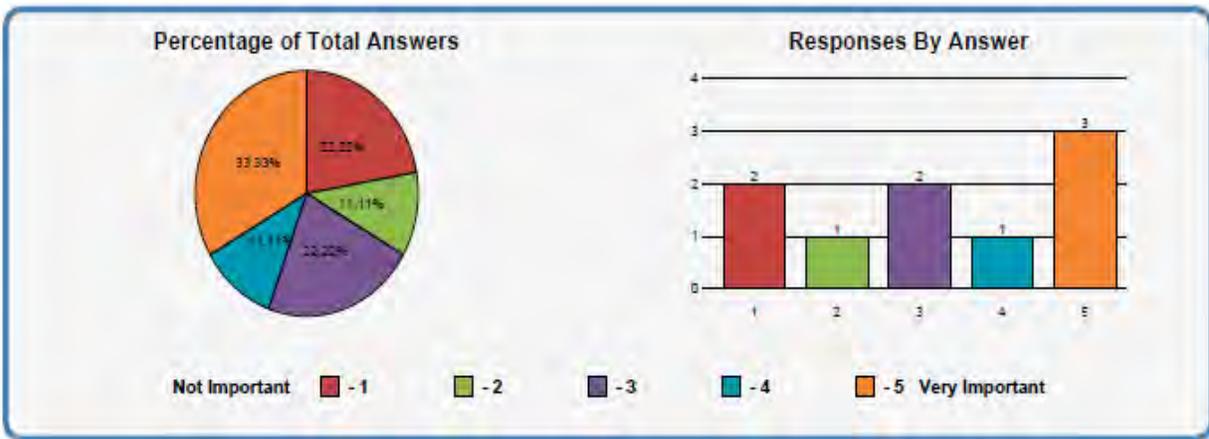


15.) Improved and additional meeting and gathering facilities

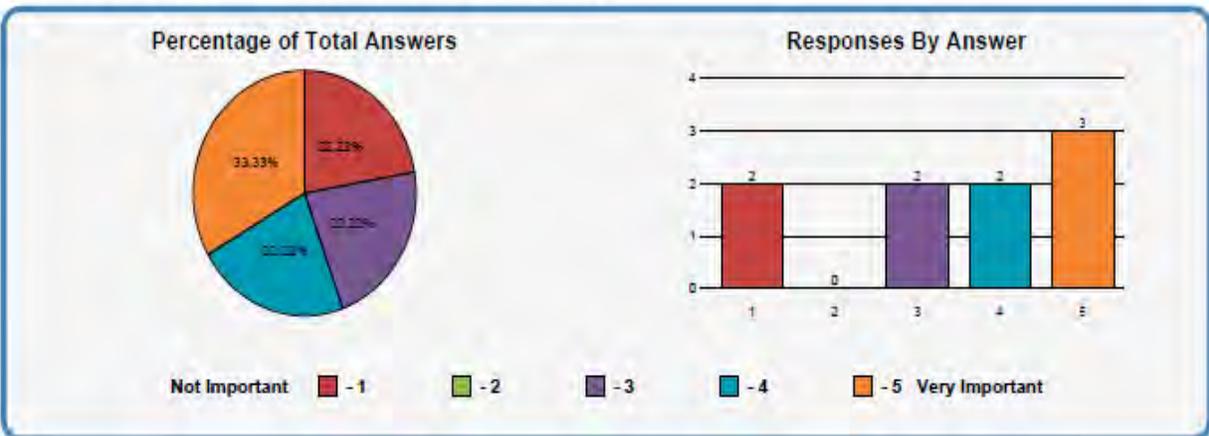


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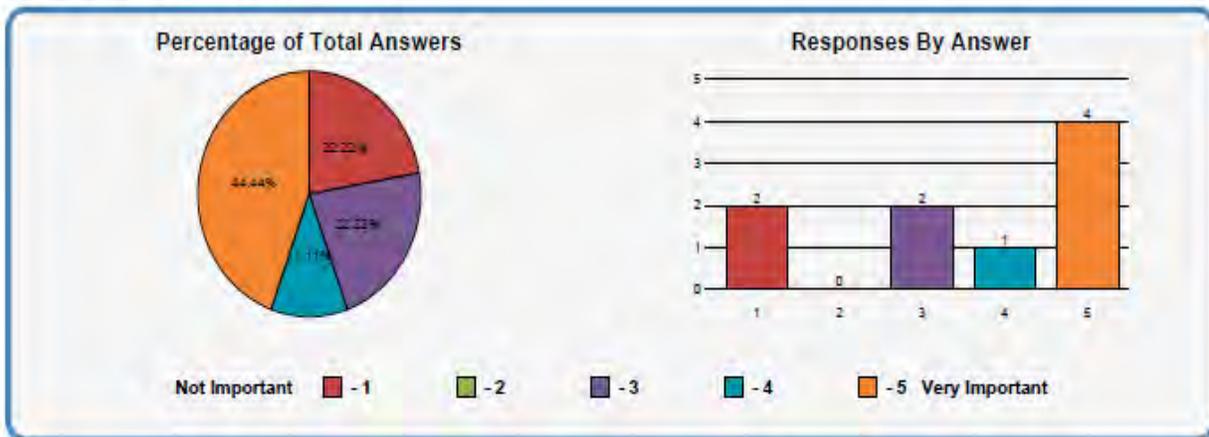
16.) School facilities sufficiency



17.) Public sewer and water service area sufficiency

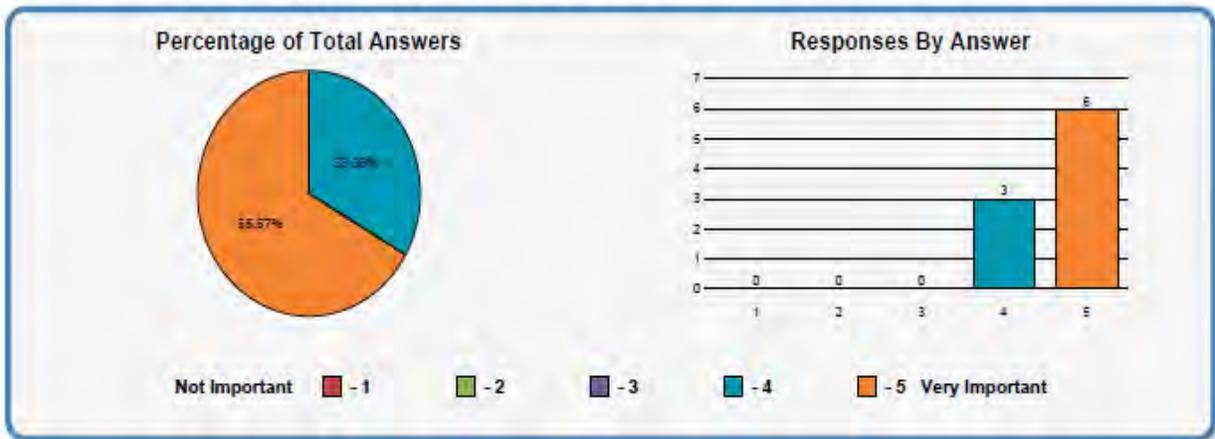


18.) Natural gas service availability

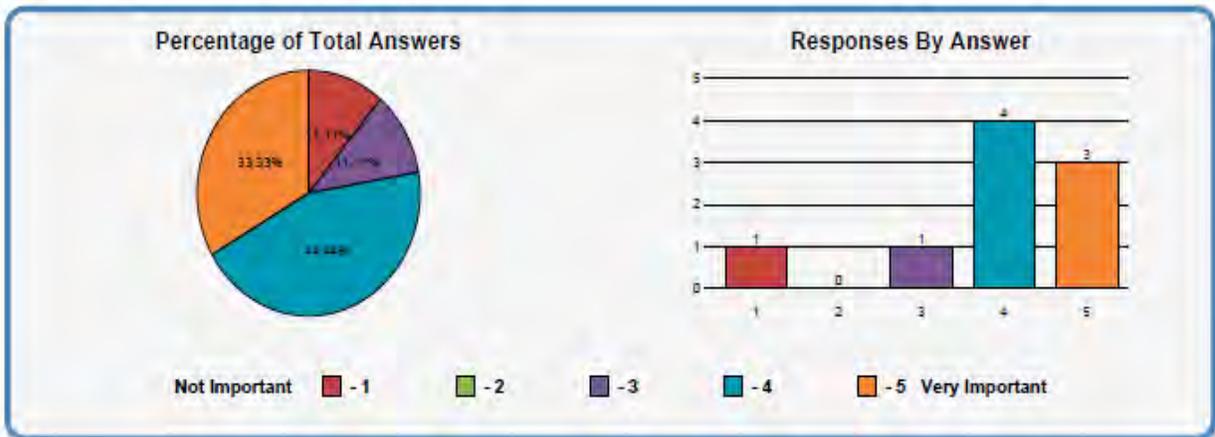


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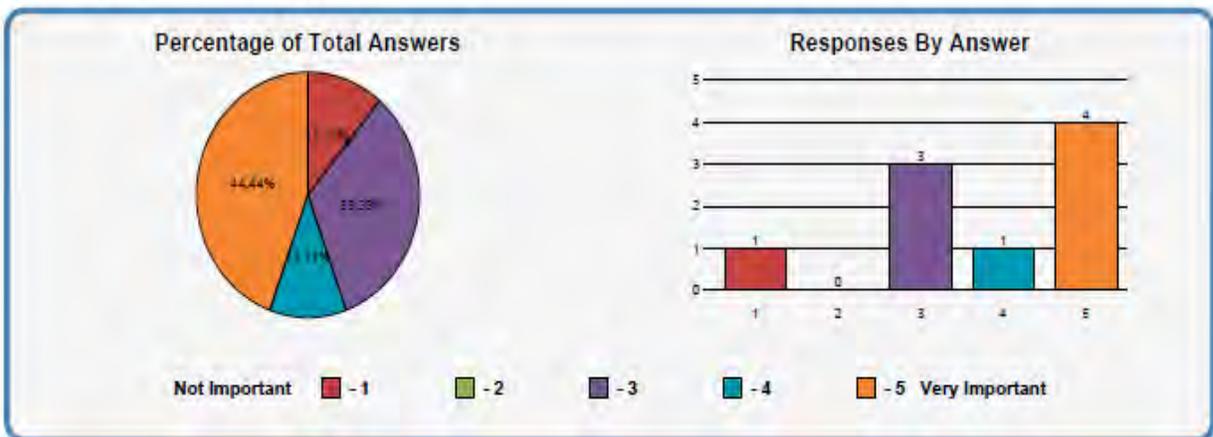
19.) Collaboration with Harveysburg and adjacent Townships



20.) Roads maintenance and improvement

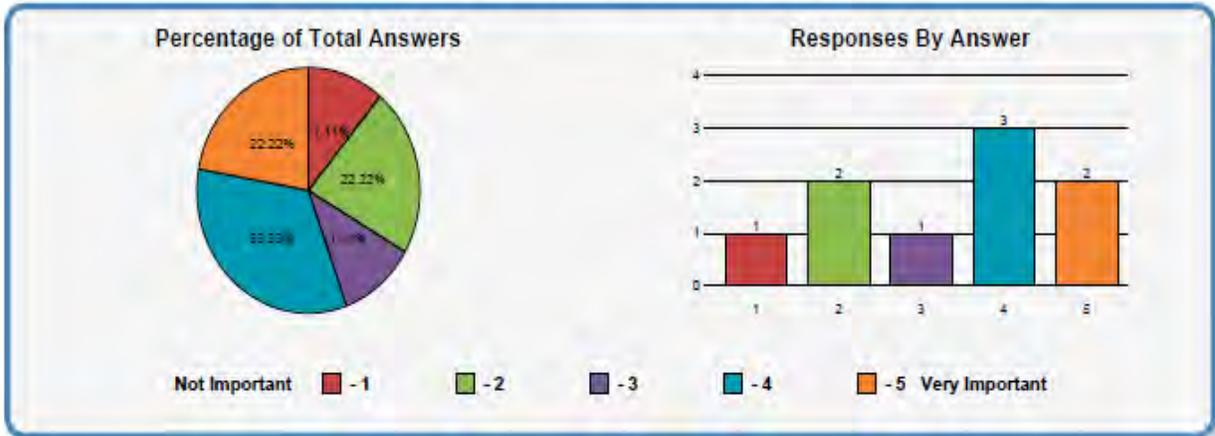


21.) Park(s) for community residents

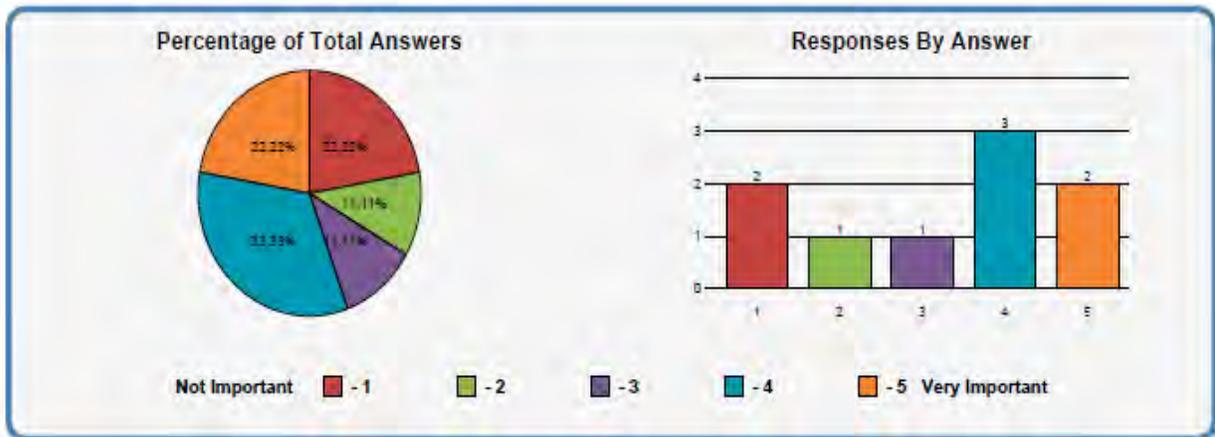


Massie Township Comprehensive Plan

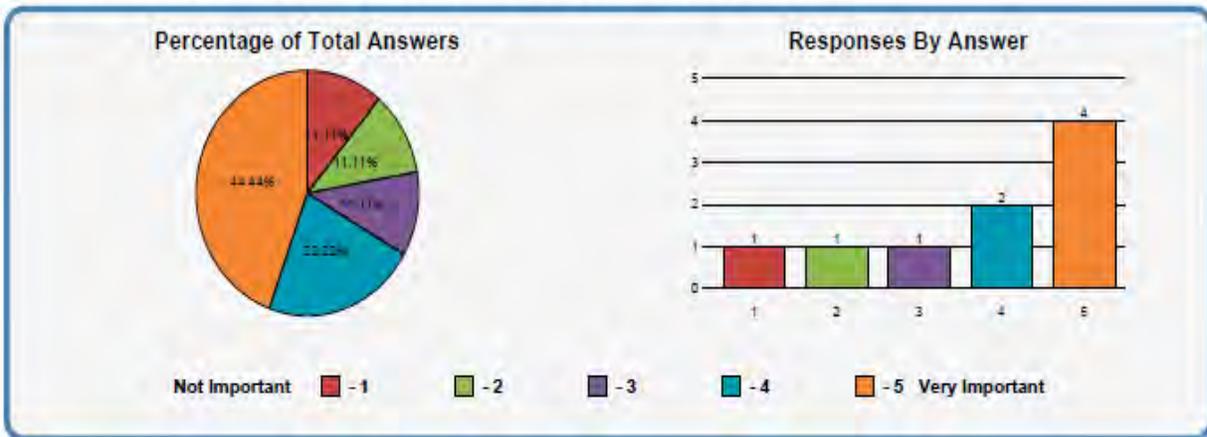
22.) Recreation facilities (add community pool; playgrounds; sports fields; etc.)



23.) Provide a community recreation center

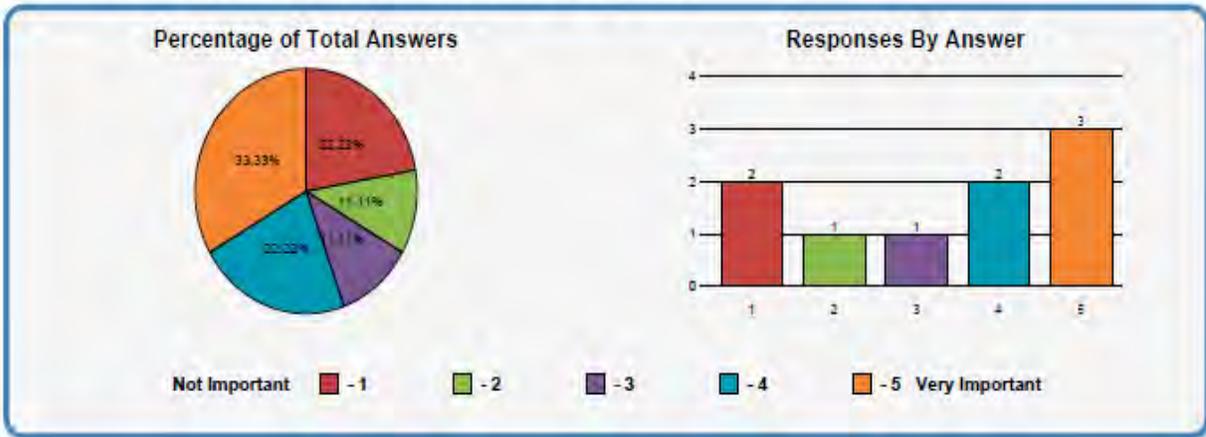


24.) Provide walking/hiking/biking/horse trails & connection to others

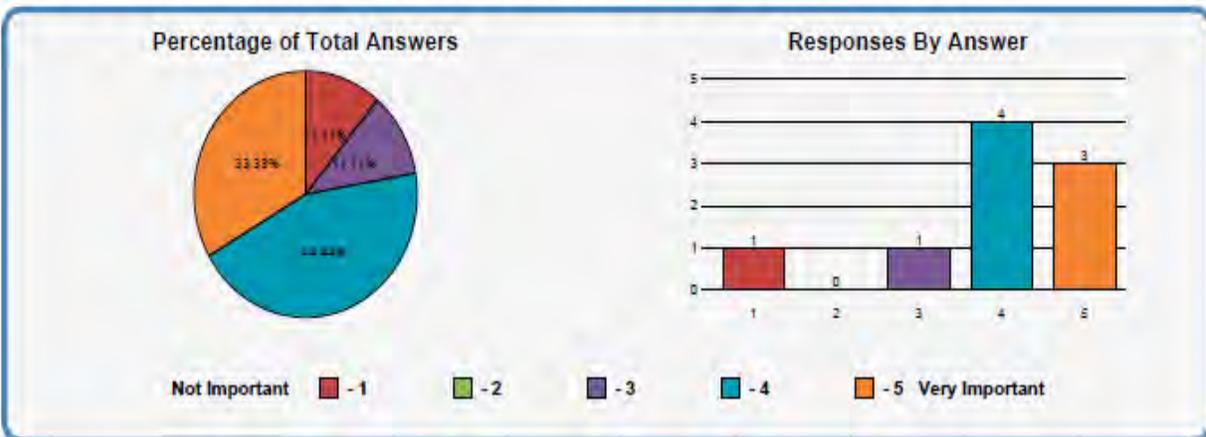


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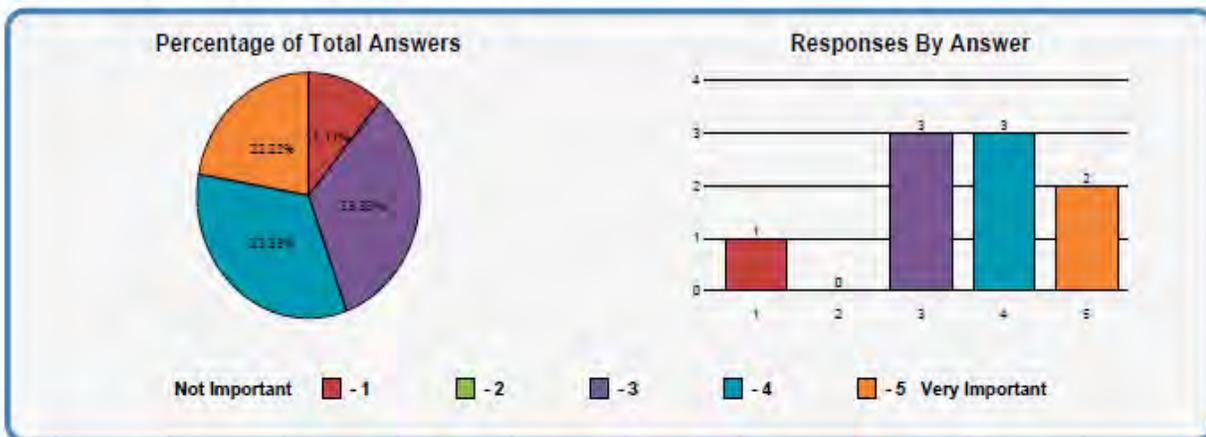
25.) Recreational programs and activities for all age groups



26.) Attract more businesses to provide more products and services to residents



27.) Rural residence business use allowances



28.) Allowance and promotion of farm-based and other types of recreational tourism

No responses given.