



COMPREHENSIVE PLAN

SAYBROOK
TOWNSHIP
ASHTABULA COUNTY, OHIO

TOWNSHIP OF SAYBROOK

COUNTY OF ASHTABULA

STATE OF OHIO

RESOLUTION NO. 07111315

A RESOLUTION TO ADOPT THE SAYBROOK TOWNSHIP
COMPREHENSIVE PLAN

WHEREAS, the Saybrook Township Comprehensive Plan Steering Committee (the "Steering Committee") has prepared a plan, including maps, tables, and descriptive matter, entitled the Saybrook Township Comprehensive Plan (the "Plan"); and

WHEREAS, in preparing the Plan, the Steering Committee made careful, comprehensive surveys and studies of the present conditions and future needs of the Township; and

WHEREAS, on March 8, 2007 the Steering Committee hosted a Visioning Workshop at Lakeside High School, attended by Township residents and other interested persons; and

WHEREAS, on June 25, 2007 the Steering Committee hosted a Walkaround Workshop at the Township Administrative Offices, attended by Township residents and other interested persons; and

WHEREAS, from November 2006 through August 2007, the Steering Committee discussed Plan issues, content, and recommendations at open meetings held at the Township Administrative Offices; and

WHEREAS, on August 13, 2007 the Steering Committee voted unanimously to recommend adoption of the Plan, subject to various revisions, and forwarded the Plan in its entirety including maps and text, to the Board of Trustees; and

WHEREAS, on September 11, 2007 and October 29, 2007 the Board of Trustees solicited additional public input on the Plan at open meetings held at the Township Administrative Offices; and

WHEREAS, on November 13, 2007 the Board of Trustees satisfied itself as to the form and content of the Plan in its entirety, including maps and text, and all as reflected in the DRAFT Plan dated August 23, 2007;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Township of Saybrook, County of Ashtabula, State of Ohio:

SECTION 1. Adoption. The Board of Trustees hereby adopts the Saybrook Township Comprehensive Plan in its entirety including maps and text, and all as reflected in the DRAFT Plan dated August 23, 2007.

SECTION 2. Transmittal. The Township Fiscal Officer is hereby authorized to certify and transmit one (1) attested copy, each, of the Plan, as adopted by the Board of Trustees, to the Ashtabula County Department of Planning and the Ashtabula County Recorder.

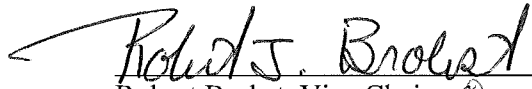
This Resolution is hereby declared to have been adopted by the Board of Trustees of the Township of Saybrook, County of Ashtabula, State of Ohio, at a meeting, called and held on the 13th day of November, 2007.

YEAS: Carlo, Jepson, Brobst
NEAS: none
ABSENT: none

BOARD OF TRUSTEES



Peggy Carlo, Chair



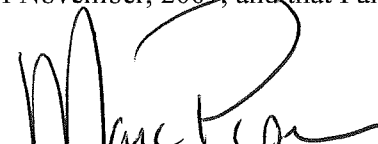
Robert Brobst, Vice Chair



Norman Jepson, Trustee Vice Chair

CERTIFICATION

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Board of Trustees of the Township of Saybrook, County of Ashtabula, State of Ohio, at a meeting, called and held on the 13th day of November, 2007, and that I am duly authorized to execute this certification.



Marc Pope, Fiscal Officer

SAYBROOK TOWNSHIP, ASHTABULA COUNTY, OHIO

COMPREHENSIVE PLAN

FINAL

August 23, 2007

*Steering Committee recommended adoption with changes on 8/13/07
Board of Trustees adopted with changes on 11/13/07*

DISCLAIMER: "This Comprehensive Plan was prepared by Saybrook Township under award NA06NOS4190185 from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce through the Ohio Department of Natural Resources, Office of Coastal Management. The statements, findings, conclusions, and recommendations are those of the author(s) and do not necessarily reflect the views of the National Oceanic and Atmospheric Administration, Department of Commerce, Ohio Department of Natural Resources, or the Office of Coastal Management."

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ACKNOWLEDGEMENTS

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FISCAL OFFICER

Marc Pope

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Mary Jude English, Zoning Commission
Stacey Haffa, Board of Zoning Appeals
Richard Heath, Board of Zoning Appeals
John Jyurovat, Citizen
Karen Keesler, Zoning Commission
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CHAPTER 1: COMMUNITY VISION

OVERVIEW

This Comprehensive Plan presents Saybrook Township's vision for the future. It serves as a policy guide for the Township, and informs the decisions of Township officials and administrators, governmental agencies, organizations, and private individuals. It is designed to provide a flexible roadmap for future development, and to ensure that new growth is consistent with the Township's goals.

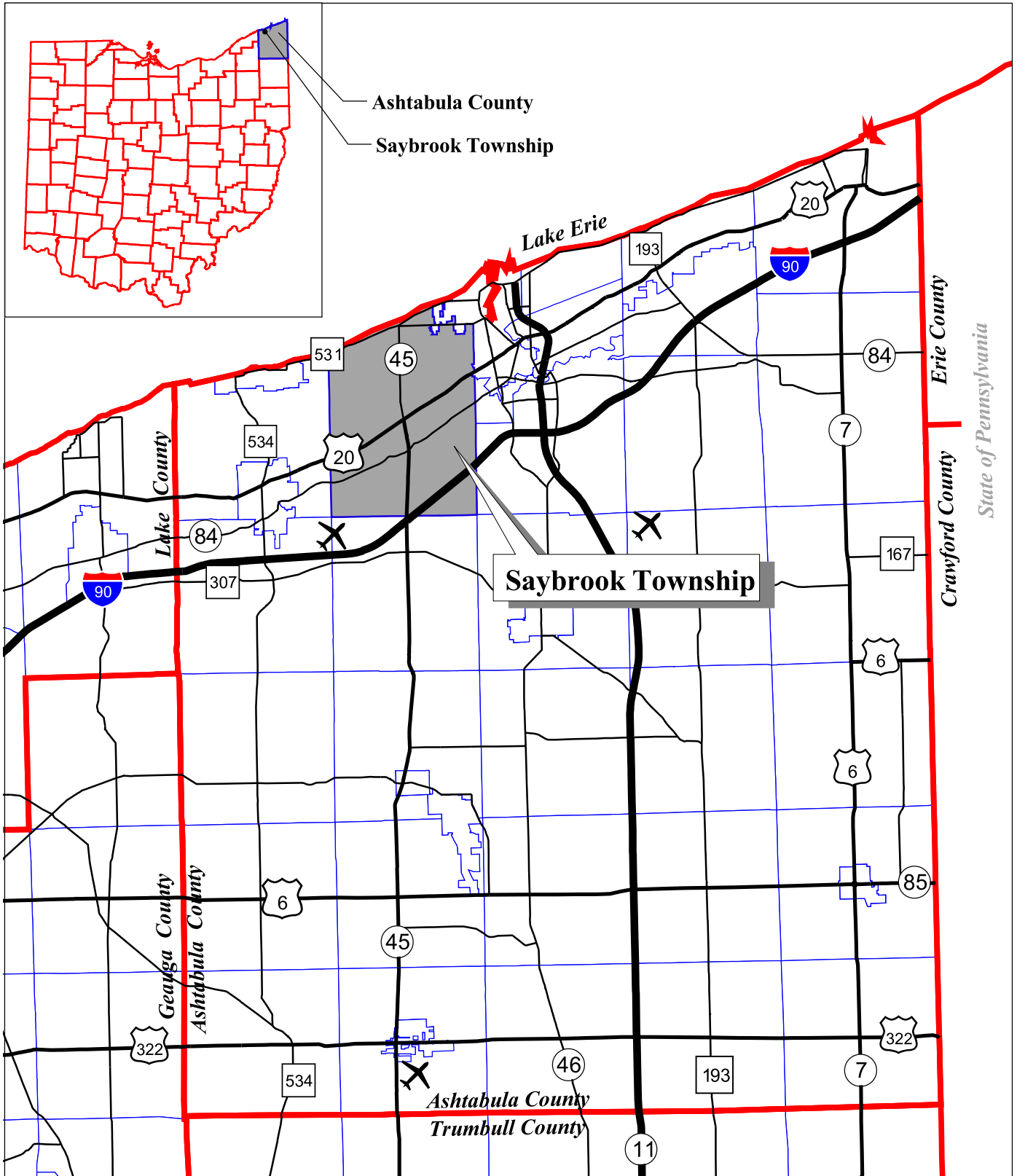
The Comprehensive Plan (the Plan) is long range in that it examines past trends and makes projections for the next 20 years. This allows the Township to plan ahead and anticipate future needs. It should be noted, however, that projections are most accurate in the short term (five years), and that many factors that will shape the future cannot be anticipated. For this reason, an annual, joint meeting between the Board of Trustees, Zoning Commission and Board of Zoning Appeals should be held to review the Plan and any amendments that may have become necessary. In addition, a full-scale Plan update should be undertaken at least every five years.

One of the most important functions of the Plan is to provide a solid foundation for future land use decisions made by the Zoning Commission and Board of Trustees, as well as the Board of Zoning Appeals. The recommendations presented in the text and shown graphically on *Map 6 Future Land Use* (see Page 6-2) will provide a legal basis for zoning and other land use controls utilized by the Township.

The Township should learn from the planning process employed throughout development of this Plan and work to ensure that the Plan recommendations contained herein are completed in a comprehensive and timely manner. Citizen participation will play a vital role in successful implementation and will help to transcend the changes in Township leadership that will inevitably occur over time.





REGIONAL CONTEXT

Saybrook Township is located in Ashtabula County in northeastern Ohio. It is considered part of the Cleveland-Akron Consolidated Metropolitan Statistical Area (CMSA), which encompasses all of Ashtabula, Cuyahoga, Geauga, Lorain, Lake, Medina, Portage, and Summit counties. CMSAs include core areas with substantial population (cities), and adjacent communities that have a high degree of social and economic integration with that core. The principal cities in the CMSA include the City of Cleveland in Cuyahoga County, the City of Akron in Summit County, the City of Kent in Portage County, and the Cities of Lorain and Elyria in Lorain County. Interstate 90 travels through the southeast corner of the Township, with an interchange just south of the southern boundary of the Township, providing direct access to the regional highway network. *Map 1 Regional Context* shows the Township's location within the northeast Ohio region.

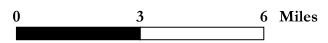


**Map 1
Regional Context**

Saybrook Township, Ashtabula County, Ohio

-  Township/ Village/ City Boundary
-  County Boundary
-  Road
-  Airport

Basemap Source: ESRI, Inc.
Data Source: McKenna Associates, Inc. 12/06



NEED FOR A COMPREHENSIVE PLAN

There are a number of general benefits that communities derive from undertaking long range comprehensive planning efforts including development of a balanced and comprehensive land use strategy, identification of opportunities for intergovernmental cooperation, and improvement of quality of life components through provision of public open space and recreation opportunities. In the case of Saybrook Township, proximity to Lake Erie, understanding the need for and benefits associated with intergovernmental cooperation, growth and development within the Township and in adjacent communities, and traffic issues have all contributed to the need for the Township to develop a Comprehensive Plan. The Township has undertaken this Comprehensive Plan to provide guidance as to where and how future development takes place and to ensure that future growth corresponds with the broader goals of the Township.

PAST PLANNING EFFORTS

Saybrook Township does not have any history of land use planning, as this Comprehensive Plan represents the first comprehensive land use planning effort that the Township has undertaken.

PLANNING PROCESS

The process that led to the creation of the Saybrook Township Comprehensive Plan commenced in early November 2006 and was completed in mid November 2007. A Steering Committee was appointed to guide the process and to direct the consultants who assisted the Township in preparing the Plan (McKenna Associates, Incorporated). The Steering Committee was composed of 12 members who represented a broad range of stakeholders including residents, Township elected and appointed officials, and County elected and appointed officials.

The Plan was completed in four different stages, outlined below:

1. *Existing Conditions.* The first step in the process was to collect information on existing conditions in the Township and to analyze demographic, land use, and other trends.
2. *Issue Identification.* The most important and pressing issues for the Plan to address were then identified using three techniques:
 - During the process of compiling information on existing conditions and trends, additional issues were identified.
 - Through an exercise called a S.W.O.T. analysis, completed with members of the Steering Committee at the November 6, 2006 meeting. At the meeting, members of the Steering Committee were asked to identify what they perceived to be the Township's Strengths, Weaknesses, Opportunities, and Threats.
 - Through a public Visioning Workshop held in March, 2007 and a Walkaround Workshop held in June, 2007, community members were given the opportunity to share their concerns and raise issues that they believed to be important to the future of the Township. Public involvement is discussed in more detail below.

3. *Goals/Action Items.* Once issues were identified, general goals and action items were drafted and reviewed by the Steering Committee in April, 2007. The goals/action items were grouped into three topic areas, which correspond to three of the four existing conditions chapters of the Plan, as follows: (1) Demographics, Housing, and Economy; (2) Environmental Features; and (3) Community Facilities and Infrastructure. The Plan contains a total of three goals (one for each topic area) and 44 action items. The goals and action items are included in *Chapter 7 Plan Recommendations*.

4. *Explanation of Action Items.* Following Steering Committee review of the goals and action items, a detailed explanation of each action item and a draft future land use map were presented and reviewed by the Steering Committee in May, 2007. The explanation of action items consists of concrete courses of action and identifies organizations that can play a key role in helping the Township to realize the goals and action items identified in the Plan. The explanation of action items is included in *Chapter 7 Plan Recommendations*. The future land use map and summary text, which apply those action items and agreed upon goals that contain a land use component to specific areas of the Township, are included in *Chapter 6 Future Land Use*.

PUBLIC INVOLVEMENT

Below is the project schedule for the Plan, which outlines the meeting number, date, and tasks to be addressed at each of the Steering Committee meetings. In order to encourage public involvement in the planning process, all regular Steering Committee meetings were open to the public and scheduled for the second Monday of each month at 2:30 p.m. at the Township Administrative Offices. The meeting dates and times for all public meetings to discuss adoption of the Plan were determined by the Board of Trustees.

PROJECT SCHEDULE

Meeting # (SC = Steering Committee; TT = Township Trustees) Task (date)		Month											
		NOV '06	DEC '06	JAN '07	FEB '07	MAR '07	APR '07	MAY '07	JUN '07	JUL '07	AUG '07	SEPT '07	OCT '07
1	Kick-off Meeting (11/6/06)	✓											
2	(SC) Existing Conditions (1/8/07)			✓									
3	(Public) Visioning Workshop (3/8/07)					✓							
4	(SC) Goals and Objectives (4/9/07)						✓						
5	(SC) Implementation (5/14/07)							✓					
6	(Public) "Walkaround" Workshop (6/25/07)								✓				
7	(SC) Final Document (7/9/07)									✓			
8	(SC) Review of Draft Plan Comments (8/13/07)										✓		
9	(TT) First Public Meeting (9/11/07)											✓	
10	(TT) Second Public Meeting (10/29/07)												✓

The development of this Plan included two organized public workshops where members of the public were formally invited to provide input and insight into present issues and the future direction of the Township.

Visioning Workshop

The first public workshop, a Visioning Workshop, took place on Thursday March 8, 2007 at the Lakeside High School Media Center, where approximately 23 participants were asked to provide answers to the following questions:

- *What do you like most about Saybrook Township?*
- *What do you dislike most about the Saybrook Township?*
- *What is your vision for Saybrook Township over the next 5, 10, or 20 years?*

In addition to addressing the above questions, participants were asked to participate in a Vision Mapping and “Where Do You” Exercise. Vision Mapping is designed to assign a graphic dimension to the public’s identified visions for the Township. As a means of creating a visual representation of their visions, participants were asked to place symbols and/or textual remarks on maps of the Township. “Where Do You” exercises are designed to provide an indication of where Township residents fulfill their daily activities and provides valuable insight into what types of land uses may be lacking in the Township. As part of the exercise, participants were asked to place dots on a map indicating where they completed the following activities: 1)Go to work; 2)Buy groceries; 3)Purchase clothing; 4)Go to the doctor/dentist; 5)Go for fun; and 6)Go to eat. The map contained concentric circles of 5, 10, and 20 miles, with the Township displayed as the epicenter.

A list of the primary issues/needs related to each topic area, as identified at the Visioning Workshop is provided at the end of Chapters 2 through 5, of the Plan. In addition, a complete list of all “likes”, “dislikes”, and “visions” for all topic areas discussed at the Visioning Workshop, as well as a summary of the Vision Mapping and “Where Do You” exercises is provided in the Appendix.

Walkaround Workshop

The second organized public forum for soliciting input into the Plan was the Walkaround Workshop. Approximately 17 residents, business owners, and other interested citizens and officials, along with members of the Board of Trustees, Steering Committee, and professionals from McKenna Associates, Incorporated (McKA) participated in the Monday, June 25, 2007 Workshop, held at the Township Administrative Offices.

The purpose of the workshop was to provide local policymakers, residents, and interested individuals the opportunity to view components of the Plan and provide feedback on what had been completed to date. The workshop offered a final opportunity for members of the public to provide personal input into the Plan in an organized setting, so that any comments not already addressed or previously incorporated into the Plan Recommendations could be brought to the attention of the Steering Committee members.

A number of informal comments were received at the Workshop, most of which focused on justification for future land use recommendations and inquiries regarding general Plan organization and implementation of the Plan’s action items.

PLAN ORGANIZATION

Chapters 2 through 5 of the Plan provide an in depth inventory and analysis of current conditions in the Township. These chapters examine four key topics including: demographics, housing and economy; environmental features; community facilities and infrastructure; and existing land use. In these chapters, existing conditions in the Township are described and mapped, trends are analyzed, and emerging issues are discussed.

Chapter 6 discusses where and how new development and redevelopment should occur in the Township. A major component of this chapter is *Map 6 Future Land Use*, which shows the preferred land use for the entire Township.

Chapter 7 contains the Plan recommendations which include a list of goals and action items for three topic areas, which correspond to three of the four existing conditions chapters of the Plan and include: (1) Demographics, Housing, and Economy; (2) Environmental Features; and (3) Community Facilities and Infrastructure.

CHAPTER 2: DEMOGRAPHICS, HOUSING, & ECONOMY

OVERVIEW

In order to successfully plan for the future, it is important to analyze existing demographic, housing, and economic indicators. These indicators can provide insight into potential future Township growth patterns.

Demographic trends discussed below include the Township's total population, age structure, and educational attainment. This Chapter will also explore regional population projections over the next 20 years. Projecting future growth will allow the Township to anticipate future demands for public services, infrastructure, and facilities. Common characteristics of the existing housing stock will also be discussed. Finally, this Chapter will discuss economic trends including the composition of the Township's labor force and employment by industrial sector.

DEMOGRAPHICS

All Township data presented throughout this Plan refers to unincorporated areas only.

Population Trends

According to the U.S. Census, the Township's population has increased less than one percent between 1990 and 2005, from 5,866 in 1990 to an estimated 5,904 in 2005. The slight gain in population is largely attributable to the 91 person increase between 1990 and 2000. As shown in *Table 1*, this slow rate of growth between 1990 and 2005 is consistent with many of the townships and municipalities that surround Saybrook Township and Ashtabula County. In fact, a number of surrounding townships and municipalities had population decreases between 1990 and 2005.

Table 1
Total Population Change: 1990-2005

Governmental Unit	Total Population				
	1990	2000	2005 (Estimate)	% Change 1990- 2005	% Change 2000- 2005
<i>Saybrook Township</i>	<i>5,866</i>	<i>5,957</i>	<i>5,904</i>	<i>0.6%</i>	<i>-0.9%</i>
Jefferson Township	2,024	1,987	2,027	0.1%	2.0%
Harpersfield Township	2,496	2,603	2,646	6.0%	1.6%
Austinburg Township	1,902	2,234	2,265	19.1%	1.4%
Plymouth Township	2,020	2,081	2,110	4.5%	1.4%
Geneva Township	3,689	3,814	3,805	3.1%	-0.2%
Geneva-on-the-Lake Vil.	1,626	1,545	1,537	-5.5%	-0.5%
Ashtabula Township	6,654	6,371	6,275	-5.7%	-1.5%
Jefferson Village	3,331	3,572	3,514	5.5%	-1.7%
Geneva City	6,597	6,595	6,478	-1.8%	-1.8%
Ashtabula City	21,633	20,962	20,321	-6.1%	-3.2%
<i>Ashtabula County</i>	<i>99,821</i>	<i>102,728</i>	<i>103,221</i>	<i>3.4%</i>	<i>0.5%</i>
<i>STATE OF OHIO</i>	<i>10,847,115</i>	<i>11,358,140</i>	<i>11,464,042</i>	<i>5.7%</i>	<i>0.9%</i>

Source: U.S. Census Bureau, Census 1990, STF1, Table P001; U.S. Census Bureau, Census 2000, SF1, Table P1; U.S. Census Bureau, Population Division, Table 1: Annual Estimates of the Population: April 1, 2000 to July 1, 2005 (NST-EST2005-01).

Two important variables that can impact population change are regional growth patterns and an individual community's local land use policies and regulations. Regional growth patterns determine if there will be a need for specific land uses and the local policies and regulations determine how much of the demand for different uses will be accounted for in the community. According to the State's projection, the total population in Ashtabula County will increase from 102,728 to 106,199 between 2000 and 2025 (a modest 3.4 percent increase over the 25-year period). Based on a linear projection, the total population in the Township will increase from 5,957 to 5,980 between 2000 and 2025 (a negligible 0.4 percent increase over the 25-year period). Based on a New Home Start projection, the total population in the Township will increase from 5,957 to 7,907 between 2000 and 2025 (a rapid 32.7 percent increase over the 25-year period).

Household Trends

While the population of the Township can be expected to increase only slightly, *Table 2* below indicates that it will not increase as quickly as the number of households. The expectation that fewer people may be in each household in the future is due partly to an aging population and the tendency of families to have fewer children. These patterns can also be observed at the County and State levels.

Table 2
Households and Average Household Size: 1990-2000

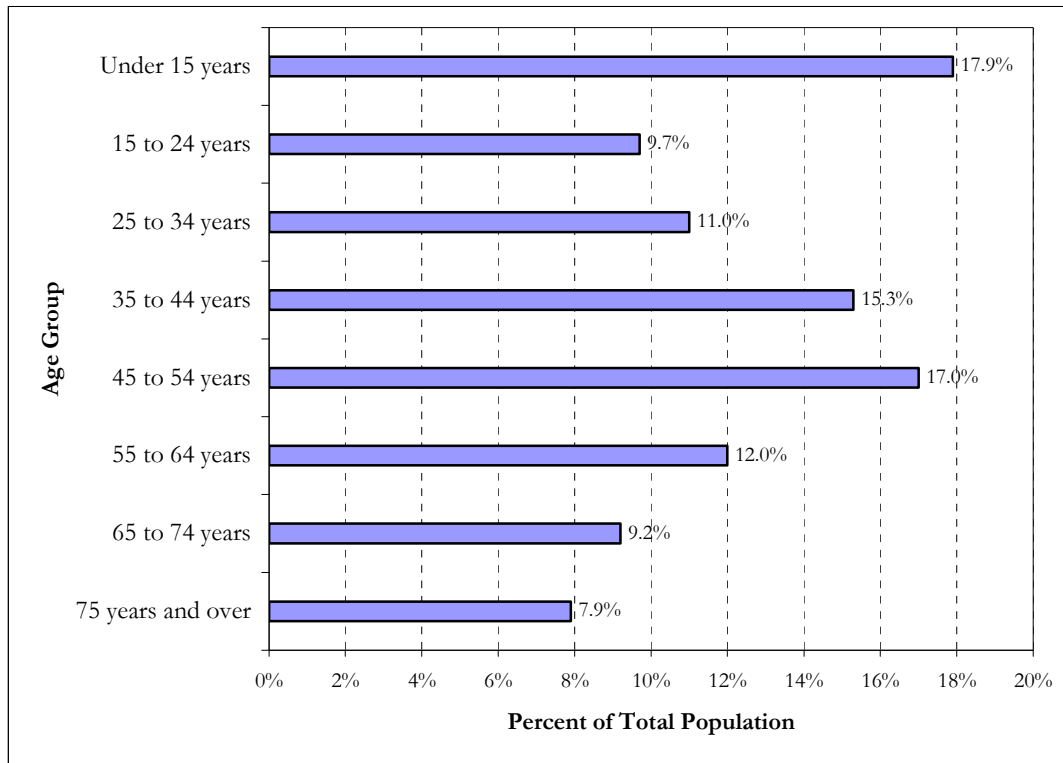
Governmental Unit	Total Households			Average Household Size		
	1990	2000	Change	1990	2000	Change
<i>Saybrook Township</i>	<i>2,233</i>	<i>2,445</i>	<i>9.5%</i>	<i>2.62</i>	<i>2.44</i>	<i>-6.9%</i>
Ashtabula County	36,760	39,397	7.2%	2.72	2.56	-5.7%
State of Ohio	4,087,546	4,445,773	8.8%	2.65	2.49	-6.2%

Source: U.S. Census Bureau, Census 1990, STF1, Tables P001 and P003; U.S. Census Bureau, Census 2000, SF1, Tables P1 and P15.

Population Age Trends

Figure 1 below indicates that the 45 to 54 and 35 to 44 age groups represent a higher proportion of the overall population than other age groups. Overall, the Township’s population is largely dominated by residents over 35 years of age.

Figure 1
Population by Age Group: 2000



Source: U.S. Census Bureau, Census 2000, SF1, Table P12.

Between 1990 and 2000, the 45 to 54 age group experienced the greatest increase. As shown in Table 3 below, the 45 to 54 age group increased by more than 50 percent in just 10 years. Age groups that lost population include the following: under 15 years, 15 to 24 years, 25 to 34 years, 35 to 44 years, and 65 to 74 years. The 15 to 24 age group experienced the greatest decrease. The

evolving age structure of the Township could have impacts on the type of housing needed for residents, public infrastructure, social activities desired, and education facilities.

Table 3
Population by Age Group: 1990-2000

Age Group	Population					
	1990		2000		1990-2000	
	Number	Percent	Number	Percent	Change	% Change
Under 15 years	1,113	19.0%	1,065	17.9%	-48	-4.3%
15 to 24 years	730	12.4%	580	9.7%	-150	-20.5%
25 to 34 years	758	12.9%	653	11.0%	-105	-13.9%
35 to 44 years	921	15.7%	913	15.3%	-8	-0.9%
45 to 54 years	674	11.5%	1014	17.0%	340	50.4%
55 to 64 years	635	10.8%	717	12.0%	82	12.9%
65 to 74 years	603	10.3%	547	9.2%	-56	-9.3%
75 years and over	432	7.4%	468	7.9%	36	8.3%
TOTAL	5,866	100.0%	5,957	100.0%	91	1.6%

Source: U.S. Census Bureau, Census 1990, STF1, Table P011 and U.S. Census Bureau, Census 2000, SF1, Table P12.

Education

Residents of the Township generally have a comparable level of educational attainment measured in terms of high school graduation when compared with Ashtabula County and the State of Ohio. However, as *Table 4* below shows the proportion of the Township's population with higher education degrees (Bachelor's, Graduate, and Professional) is greater than that of the County and comparable to that of the State.

Table 4
Highest Educational Attainment of Population 25 Years and Older: 2000

Highest Educational Attainment	<i>Saybrook Township</i>	Ashtabula County	State of Ohio
Elementary (0-8)	3.4%	5.3%	4.5%
Some High School (No Diploma)	13.8%	14.8%	12.6%
High School Graduate (and higher)	82.8%	79.9%	83.0%
High School Graduate	43.7%	45.8%	36.1%
Some College (No Degree)	15.8%	17.8%	19.9%
Associate Degree	5.2%	5.2%	5.9%
Bachelor's Degree	11.0%	7.4%	13.7%
Graduate or Professional Degree	7.1%	3.6%	7.4%

Source: U.S. Census Bureau, Census 2000, SF3, Table P37.

HOUSING

Housing Composition

As shown in *Table 5* below, housing in the Township is largely composed of owner-occupied units (84.0 percent of total housing units). The percentage of all housing units that are owner-occupied is larger in Saybrook Township than in Ashtabula County and the State.

Table 5
Housing Units: 2000

Housing Unit Tenure		<i>Saybrook Township</i>	Ashtabula County	State of Ohio
Total Housing Units	Number of Units	2,885	43,792	4,783,051
	Occupied Units	2,445	39,397	4,445,773
	Occupancy Rate	84.7%	90.0%	92.9%
Owner-Occupied Units	Number of Units	2,053	29,188	3,072,514
	% of all Occupied Units	84.0%	74.1%	69.1%
	Vacancy Rate	2.2%	1.8%	1.6%
Renter-Occupied Units	Number of Units	392	10,209	1,373,259
	% of all Occupied Units	16.0%	25.9%	30.9%
	Vacancy Rate	5.5%	7.6%	8.3%
Percent of All Vacant Units that are Seasonal Housing Units		70.0%	43.4%	14.0%

Source: U.S. Census Bureau, Census 2000, SF1, Tables GCT-H5 and GCT-H6.

Housing Vacancy Rates

Vacancy rates are one indication of the health of a local housing market. The 2.2 percent vacancy rate among Township owner-occupied units should be considered an indication of a tight housing market. A healthy vacancy rate for owner-occupied units is considered to be roughly three percent. Too few vacant owner-occupied units may limit housing choices and make it difficult to access housing at a range of price points and styles. Due largely to the Township's location along Lake Erie, vacant seasonal housing units account for 70 percent of all vacant housing units.

Housing Stock Age

As shown in *Table 6* below, nearly one-fifth of housing units in the Township were constructed between 1990 and 2000. Another boom in Township construction occurred between 1950 and 1959 when 20.0 percent of the housing stock was constructed. The age of housing has effects on its condition. In most cases, the need for major repairs or rehabilitation surfaces when housing is over 30 years old. Nearly one-third of the Township’s housing stock was constructed more than 30 years ago (approximately 31.7 percent), indicating that a large portion of the Township’s housing stock may require some type of major repair or rehabilitation in the near future. The table also shows how the Township has historically felt the extremes of the housing market greater than the County or the State. In the low periods, the lows in the Township housing market are smaller, and in the high periods, the highs of the Township housing market are greater.

Table 6
Age of Housing Stock: 2000

Year Structure Built	<i>Saybrook Township</i>	Ashtabula County	State of Ohio
Total Housing Units	<i>2,948</i>	43,792	4,783,051
1990 - March 2000	<i>18.0%</i>	10.5%	13.3%
1980 - 1989	<i>4.2%</i>	7.0%	9.5%
1970 - 1979	<i>9.5%</i>	15.5%	15.8%
1960 - 1969	<i>10.0%</i>	10.5%	14.3%
1950 - 1959	<i>20.0%</i>	14.3%	15.7%
1940 - 1949	<i>12.0%</i>	10.4%	8.9%
1939 or Earlier	<i>26.3%</i>	31.8%	22.5%
Median Year Structure Built	<i>1956</i>	1955	1962

Source: U.S. Census Bureau, Census 2000, SF3, Tables H34 and H35.

ECONOMY

Employment is one fundamental component in understanding the Township's economy. *Table 7* below identifies the occupational breakdown of the labor force in Saybrook Township, Ashtabula County, and the State. The Township is dominated by management, professional, and related occupations (28.4 percent) as well as sales and office occupations (21.6 percent) while the County is dominated by production, transportation, and material moving occupations (27.7 percent). Sales and office occupations and production, transportation, and material moving occupations each account for approximately 20 percent of the Township's labor force.

Table 7
Composition of Labor Force of Employed Population 16 Years and Older: 2000

Governmental Unit	Occupation					
	Management, professional, and related occupations	Service occupations	Sales and office occupations	Farming, fishing, and forestry occupations	Construction, extraction, and maintenance occupations	Production, transportation, and material moving occupations
<i>Saybrook Township</i>	808	467	615	14	347	592
	28.4%	16.4%	21.6%	0.5%	12.2%	20.8%
Ashtabula County	22.1%	16.8%	21.0%	1.0%	11.4%	27.7%
State of Ohio	31.0%	14.6%	26.4%	0.3%	8.7%	19.0%

Source: U.S. Census Bureau, Census 2000, SF3, Table P50.

As shown in *Table 8* below, the top employment sector for the Township is education, health, and social services (23.9 percent) followed closely by manufacturing (23.5 percent). When combined, the top two employment sectors in the Township account for nearly half of employment in all sectors. The top employment sector in Ashtabula County and the State is manufacturing (29.1 percent and 20.0 percent, respectively).

Table 8
Employment by Industrial Sector: 2000

Industrial Sector	Saybrook Township		Ashtabula County	State
	# Employed	% of Total	% of Total	% of Total
Agriculture, forestry, fishing and hunting, & mining	34	1.2%	2.1%	1.1%
Construction	250	8.8%	7.2%	6.0%
Manufacturing	667	23.5%	29.1%	20.0%
Wholesale trade	70	2.5%	2.2%	3.6%
Retail trade	254	8.9%	11.3%	11.9%
Transportation, warehousing, & utilities	174	6.1%	5.5%	4.9%
Information	34	1.2%	1.4%	2.4%
Finance, insurance, real estate, & rental leasing	156	5.5%	3.0%	6.3%
Professional, scientific, management, administrative, & waste management services	182	6.4%	4.9%	8.0%
Educational, health, and social services	679	23.9%	19.2%	19.7%
Arts, entertainment, recreation, accommodation & food services	153	5.4%	7.0%	7.5%
Other services (except public administration)	115	4.0%	3.7%	4.5%
Public administration	75	2.6%	3.2%	4.1%
TOTAL	2,843	100.0%	100.0%	100.00%

Source: U.S. Census Bureau, Census 2000, SF3, Table P49.

PUBLIC PARTICIPATION

Residents were given the opportunity to identify their “likes”, “dislikes”, and “visions” for the Township, at a Visioning Workshop held in March 2007. The input received at the Workshop plays an integral role in shaping the recommendations set forth in this Plan. The primary issues/needs related to Demographics, Housing, and Economy include but are not limited to the following:

- ❖ Safe, well-planned residential development
- ❖ Cooperation between adjacent communities
- ❖ Comprehensive, planned economic growth of vacant properties
- ❖ Development of property maintenance standards
- ❖ Capture of tourism spending and promotion of recreation

A complete list of all “likes”, “dislikes”, and “visions” for all topic areas discussed at the Visioning Workshop is provided in the Appendix.

CHAPTER 3: ENVIRONMENTAL FEATURES

OVERVIEW

Saybrook Township is located in a highly attractive and environmentally rich area. The Township's northern boundary is Lake Erie, which provides for many breathtaking views and opportunities for recreation. The Township also has varying topography throughout, which provides for interesting views and places to recreate. Preservation of significant environmental features should be a goal of the Township in order to provide greater opportunities for recreation for residents and visitors.

The natural environment also plays a large role in planning for future development. Environmental features, such as topography and soils, can often pose constraints that limit development. Other environmental features may not pose significant constraints to development, but may make land inappropriate for development due to the valuable functions and benefits that natural resources provide. These benefits range from supplying safe drinking water to providing recreational opportunities. When and where new development does occur, impacts to the environment should be minimized and mitigated. This Chapter of the Plan provides an overview of the Township's natural resources to ensure that environmental considerations are incorporated into future land use planning.

LAND CHARACTERISTICS

The Township is located in the Erie Lake Plain region of the larger Huron-Erie Lake Plains physiographic region. This region is generally flat and was once part of the ancient Lake Maumee. Remnant beach ridges and dunes are found throughout this region and provide slight elevation changes. (Ohio Department of Natural Resources)

DRAINAGE NETWORK AND WATERSHEDS

The Township is drained by portions of two drainage basins, Chagrin-Ashtabula Rivers Drainage Basin and the Grand River Drainage Basin. Within these larger drainage basins are portions of six watersheds within the Township, which are displayed on *Map 3-1 Watersheds, Wetlands, and Floodplains*. The Township contains a number of streams and ponds, including but not limited to Indian Creek, Cowles Creek, Coffee Creek, and Red Brook.

Many causes of water pollution in the Township, such as stormwater runoff and habitat alteration, are the result of land use decisions. As development occurs, natural waterways are often impaired as:

- The volume and rate of stormwater runoff flowing into streams increases;
- Groundwater recharge decreases, lowering stream water levels;
- Natural stream channels are altered and covered;
- Vegetation along stream banks is removed; and
- Pollution from roads, rooftops, and sidewalks reaches streams.

The National Pollutant Discharge Elimination System (NPDES) Phase II regulations require every state to provide a program that addresses elimination of pollution discharge into surface waters (rivers, streams, and lakes). The Ohio EPA is responsible for administering the State's NPDES Phase II program. All construction sites disturbing more than one acre, many industrial sites, and all designated municipal storm sewer systems must comply with NPDES Phase II requirements. Only those communities specifically designated by the State are required to develop local regulations addressing inspection, education, and best management practices. Saybrook Township is not currently listed as a community that is required to develop a local stormwater management program. The Township should, however, take measures to ensure that sound stormwater management and erosion and sediment control management techniques are employed in all proposed developments.

Negative impacts from development can be mitigated by requiring on-site stormwater management, adopting erosion control regulations, minimizing the amount of impervious surfaces on development sites, restricting development on steep slopes, and establishing setbacks around streams that preserve riparian areas.

Establishing buffers along streams that preserve natural vegetation and hydrology are crucial to the long term health of streams. Vegetated areas surrounding streams act as biological filters that remove sediments and pollutants from surface runoff. They also reduce erosion, decrease flooding, regulate stream temperatures, provide wildlife habitat and migration pathways, and offer opportunities for recreational path systems.







FLOOD HAZARD AREAS

Floodplains are areas adjacent to streams that experience regular or periodic flooding. *Map 3-1 Watersheds, Wetlands, and Floodplains* depicts areas within the Flood Zone A category, further defined as follows:

Zone A is the flood insurance rate zone that corresponds to the 100-year floodplains that are determined in the Flood Insurance Study (FIS) by approximate methods. Mandatory flood insurance purchase requirements apply in these areas. The Ashtabula County Building Department is the designated floodplain administrator for Saybrook Township.

Map 3-1 Watersheds, Wetlands, and Floodplains

Saybrook Township,
Ashtabula County, Ohio

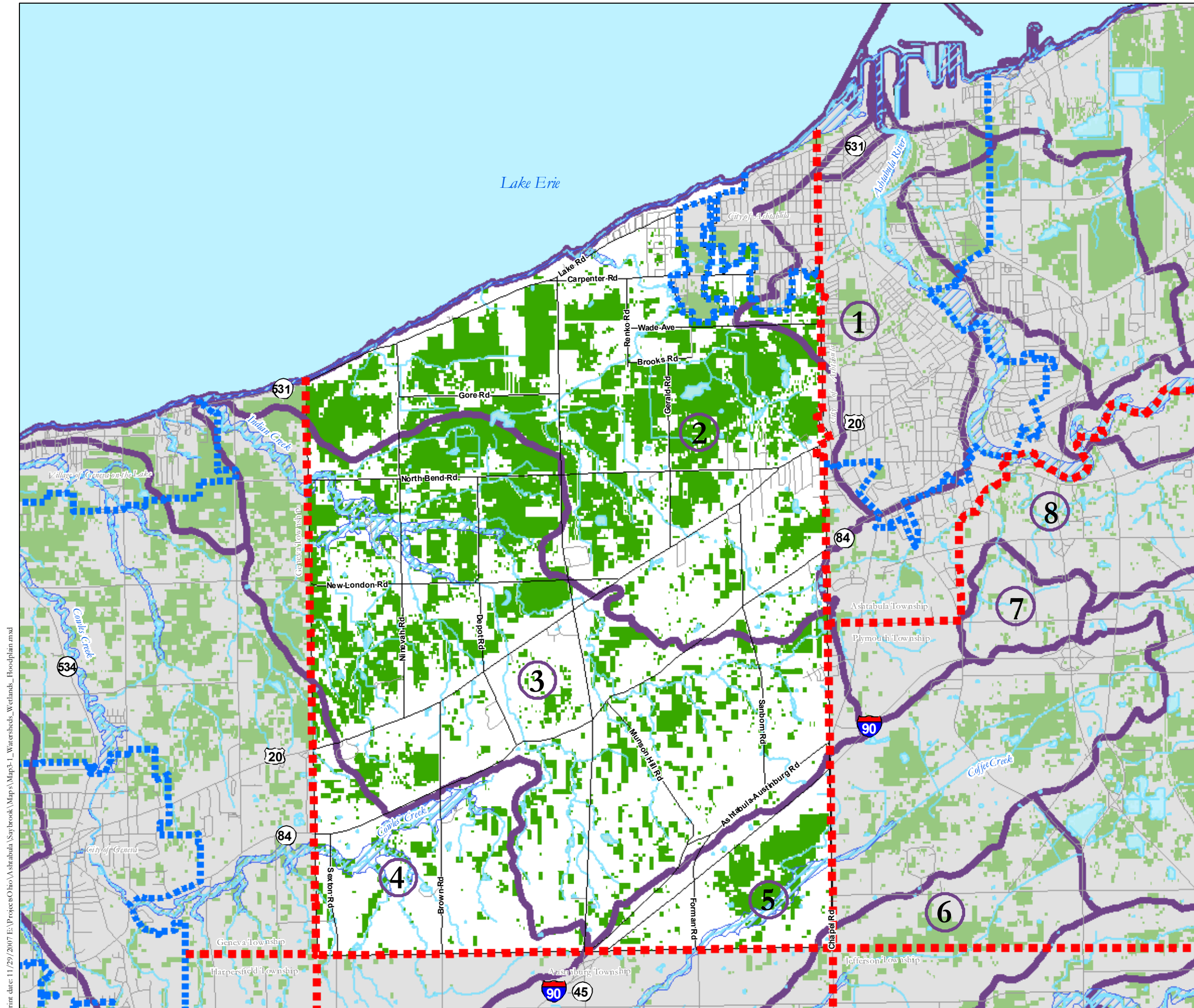
-  Township Boundaries
-  Municipal Boundaries
-  Lakes and Rivers
-  Watersheds
-  Wetlands
-  100-Year Floodplain
-  Surrounding Area

WATERSHEDS

- 1 ASHTABULA RIVER ABOVE MOUTH
- 2 LAKE ERIE TRIBUTARIES (BETWEEN INDIAN CREEK AND ASHTABULA RIVER)
- 3 INDIAN CREEK
- 4 COWLES CREEK
- 5 COFFEE CREEK
- 6 CENTER CREEK
- 7 SMALL TRIBUTARY AREA OF HUBBARD RUN
- 8 HUBBARD RUN (TRIBUTARY OF ASHTABULA RIVER)

Base Map Source: Ashtabula County Engineer, 2006
Data Source: ODNr, FEMA

0 5,000 10,000
Feet



The 100-year floodplain within the Township are found in the following locations:

- The Township portion of Coffee Creek;
- The Township portion of Cowles Creek and its major tributaries;
- Indian Creek from the Township's western boundary to just east of Depot Road and its tributary extension to just south of New London Road; and
- The northernmost portions of Red Brook from north of Carpenter Road to Lake Erie.

In addition to any regulations currently in effect in various areas of the Township, adoption of a Floodplain Overlay Zone as part of the Township's zoning regulations would limit and control future construction and development in Zone A (100-year floodplain).

WETLANDS

Wetlands are generally defined as areas that are inundated or saturated with water throughout, or during part, of the year. The presence of water is the defining factor that determines the nature of soils and the types of plant and animal communities present. For the purposes of regulation, the U.S. Army Corps of Engineers identifies wetlands based on three criteria: the presence of water, the presence of soils that form under flooded or saturated conditions (hydric soils), and the presence of plants adapted to hydric soils.

Wetlands provide many important functions that are critical to the health of ecosystems and local communities. Wetlands improve water quality through the removal of nutrients, sediments, and organic matter; recharge aquifers and control flooding; provide habitat for many rare and commercially valuable species; and provide recreational opportunities such as hunting and bird watching.

Map 3-1 Watersheds, Wetlands, and Floodplains shows the locations of wetlands identified through the Ohio Wetland Inventory that was performed by the Ohio Department of Natural Resources. The Inventory indicates the presence of wetlands based on satellite data. The specific type of wetland present cannot be displayed due to the map scale. Development should be discouraged in wetland areas, and appropriate building setbacks should be established around wetlands to buffer them from the negative impacts of development.

SOIL ASSOCIATIONS

Soils play an integral role in determining the practical development potential of residential and nonresidential land uses. Permeability, strength, depth to seasonal water table, erosion potential, seasonal wetness, and shrink-swell potential of soils are some of the variables which impact the suitability of land for development. The Ashtabula County Soil Survey contains useful information regarding the land use capability of soils as it relates to a number of different land uses including dwellings without basements, dwellings with basements, commercial and/or light industrial buildings, septic tank absorption fields, local roads, and underground utilities.

In the 1973 Soil Survey of Ashtabula County, the USDA Soil Conservation Service identified six soil associations in the Township which have distinctive soil patterns, drainage, and relief. Descriptions of the soil associations have been summarized from the Soil Survey of Ashtabula County, Ohio, as shown on *Map 3-2 Soils*, and further described as follows:

Platea-Sheffield Association

The Platea-Sheffield soil association consists of “deep, nearly level to sloping, somewhat poorly drained to poorly drained silty soils on glaciated uplands.” Seasonal wetness and very slow permeability are limitations for non-farm uses.

Platea-Pierpont Association

The Platea-Pierpont soil association is characterized by “deep, nearly level to moderately steep, somewhat poorly drained to moderately well drained silty soils on glaciated uplands.” The sloped areas are commonly used for growing grapes and small fruits. Very slow permeability, slope, and seasonal wetness limit non-farm uses in this soil association.

Canadice-Caneadea Association

The Canadice-Caneadea soil association is made up of “deep, nearly level to moderately steep, poorly drained to somewhat poorly drained clayey soils on old glacial lake beds.” The clayey and silty soils that comprise this association are nearly level to gently sloping. This soil association is limited by seasonal wetness, slow permeability, and fine texture.

Elnora-Colonie-Kingsville Association

The Elnora-Colonie-Kingsville soil association is comprised of “deep, nearly level to moderately steep, well-drained to poorly drained sandy soils on beach ridges and low dunes.” The association comprises a band that runs southwest to northeast through the middle of the Township, primarily between U.S. Route 20 and State Route 84. This soil association is used for the growing of fruits, vegetables, and nursery crops. Seasonal wetness can be a limitation in some areas.

Otisville-Chenango Association

The Otisville-Chenango soil association contains “deep, nearly level to steep, well-drained gravelly soils on beach ridges.” It is primarily found running parallel to State Route 84 on the western and eastern boundaries of the Township. Similar to the Elnora-Colonie-Kingsville soil association, this association is used for fruits, vegetables, and nursery crops. Limitations include slope and droughtiness.





Conneaut-Swanton-Claverack Association

The Conneaut-Swanton-Claverack soil association is made up of “deep, nearly level to sloping, poorly drained and moderately well-drained silty and sandy soils on the lake plain.” Limitations of this soil association include seasonal wetness and slow to very slow permeability.

Map 3-2 Soils

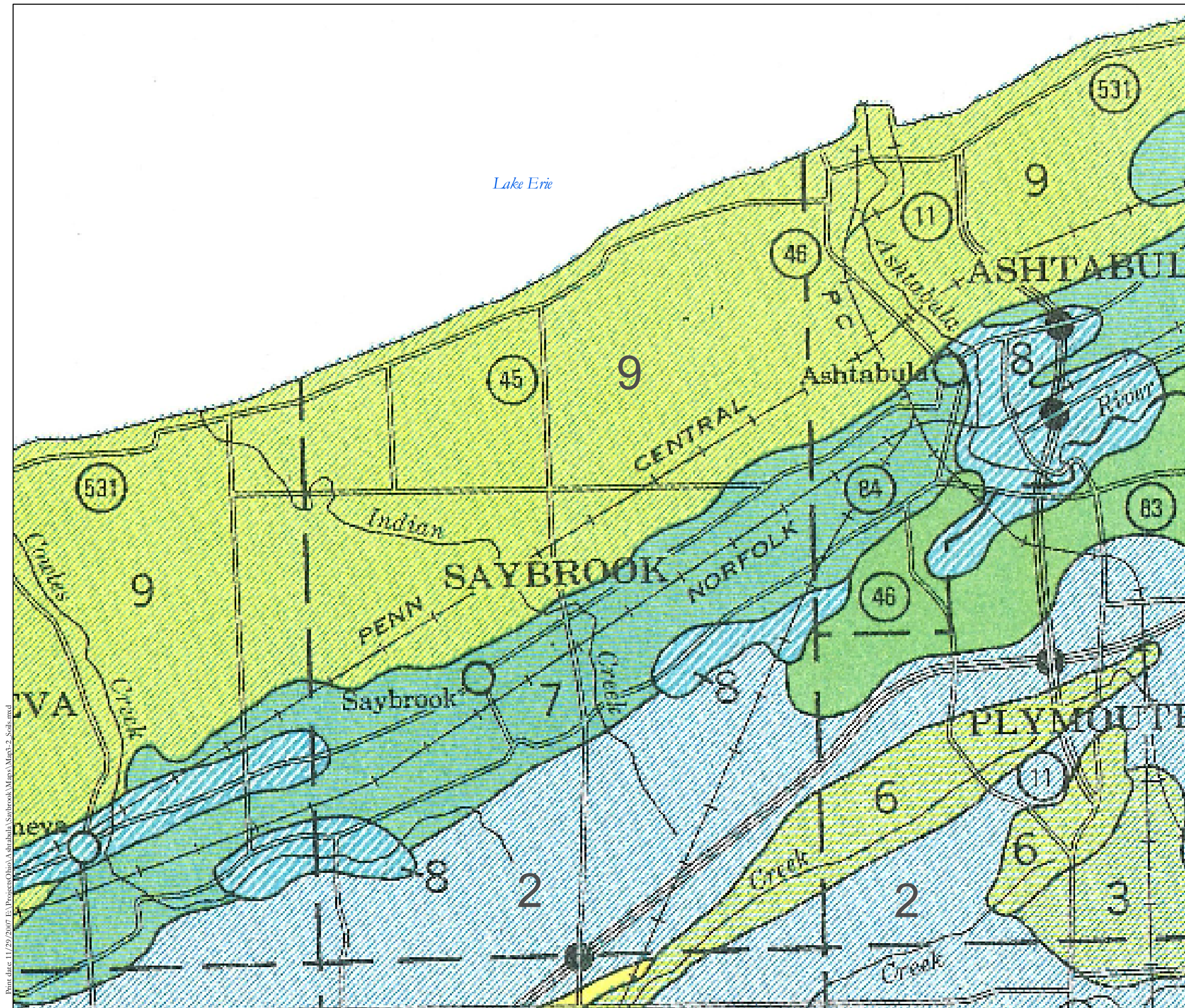
Saybrook Township,
Ashtabula County, Ohio

Soil Associations:

-  2 Platea-Sheffield
-  4 Platea-Pierpont
-  6 Canadice-Caneadea
-  7 Elnora-Colanic-Kingsville
-  8 Otisville-Chenango
-  9 Conneaut-Swanton-Claverack

Base Map Source: Ashtabula County Engineer, 2006
Source: Ashtabula County Soil Survey, 1973

0 5,000 10,000
Feet



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Land use regulations should require that applicants perform site specific land use capability studies that evaluate specific soil characteristics and limitations as part of the development review process. Applicants should be encouraged to consult the Soil Survey and/or a certified soil scientist to ensure that limitations to development are considered prior to making land use decisions.

AQUIFERS

Geologic formations that are capable of yielding enough water to support a spring or well are called aquifers. The ability of an aquifer to transmit and store water is influenced by the material from which the formation was made, such as gravel, sand or bedrock. The aquifers in the Township include the Painesville Lacustrine Aquifer, Painesville Beach Ridge Aquifer, Pymatuning Thin Upland Aquifer, and Lake Erie Tributary Alluvial Aquifer. The two aquifers that can provide the most water per minute are also the smallest. They are the Painesville Beach Ridge Aquifer and the Pymatuning Thin Upland Aquifer. According to the Ohio Department of Natural Resources, a majority of the Township contains aquifers that are capable of sustaining up to five gallons per minute.

GROUNDWATER POLLUTION POTENTIAL







Because groundwater is an important water source for Township households, it is vital to protect recharge areas and prevent groundwater pollution. The Ohio Department of Natural Resources has produced Groundwater Pollution Potential maps that show areas vulnerable to groundwater pollution. *Map 3-3 Coastal Management and Groundwater Pollution Areas* shows areas in the Township that are susceptible to pesticide pollution due to soil characteristics, and areas where aquifers are most vulnerable to any pollutant, including pesticides. Due to conditions that cause rapid infiltration of water, the areas with the highest potential for pollution are also important recharge areas with higher groundwater yields. Special precautions should be taken during development to limit impervious surface coverage in recharge areas, and prevent septic tank effluent and other pollutants from reaching aquifers.

COASTAL MANAGEMENT AREA

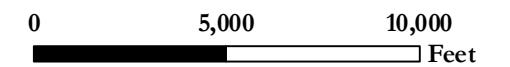
The portion of the Lake Erie coast in Saybrook Township is designated by the State as a Coastal Management Area, see *Map 3-3 Coastal Management and Groundwater Pollution*. The Coastal Management Area falls under the jurisdiction and authority of the Ohio Department of Natural Resources, Office of Coastal Management (ODNR-OCM). The ODNR-OCM is charged with ensuring that federal agency activities, which may have a foreseeable effect on any land, water, or natural resource within the Coastal Management Area, are consistent with the enforceable policies of the State's federally approved Coastal Management Program. For reference, federal agency activities include activities, development projects, licenses, permitting and financial assistance.

Map 3-3 Coastal Management and Groundwater Pollution Areas

Saybrook Township,
Ashtabula County, Ohio

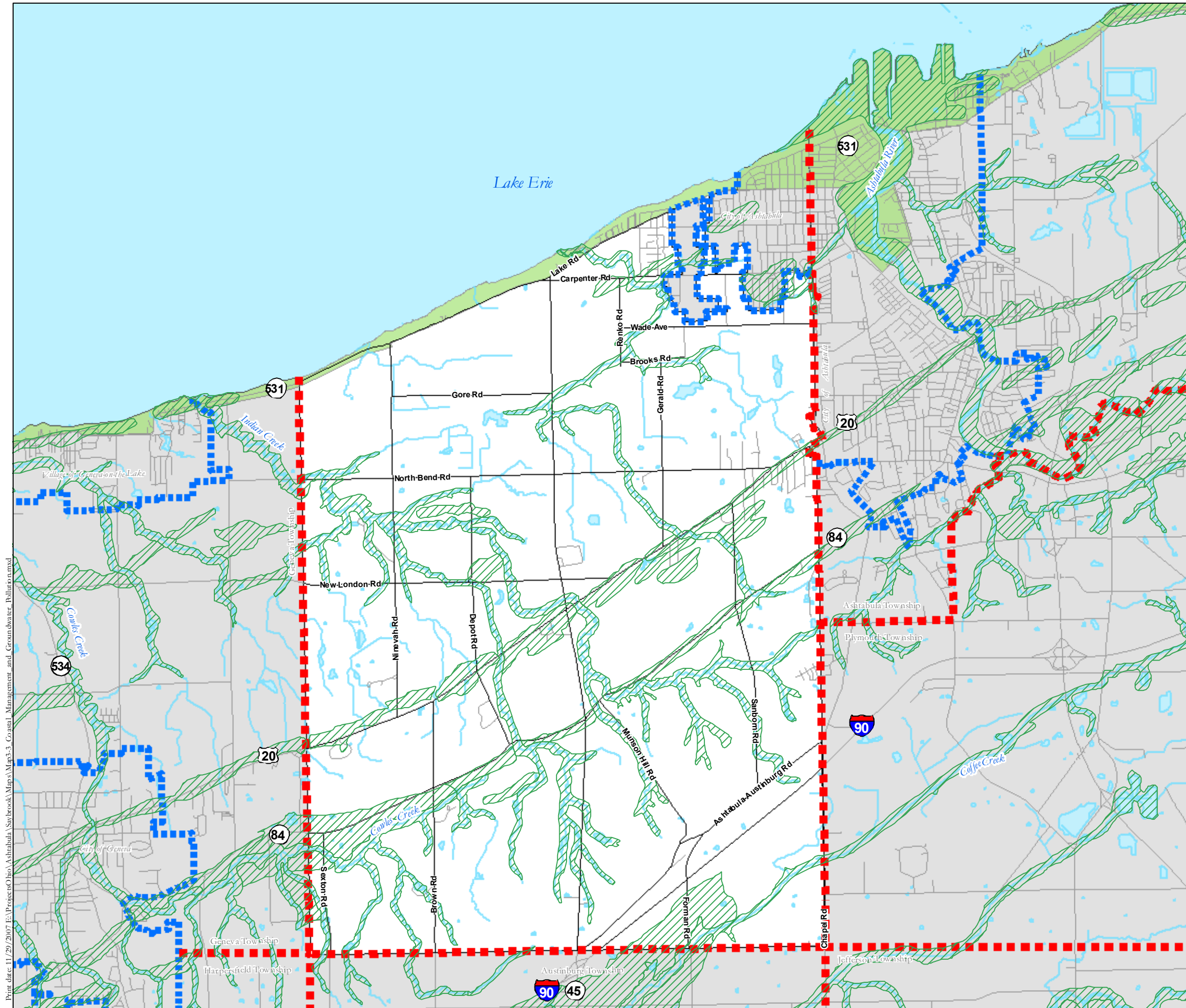
-  Township Boundaries
-  Municipal Boundaries
-  Lakes and Rivers
-  Surrounding Area
-  Coastal Management Area
-  High Groundwater Pollution Potential

Base Map Source: Ashtabula County Engineer, 2006
Data Source: ODNR





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According to the ODNR-OCM, the goal of the Coastal Management program is:

1. To preserve, protect, develop, restore and enhance Lake Erie's valuable resources;
2. To manage coastal activities that affect the resources; and
3. To foster the resources' sustainable use for the benefit of all Ohio citizens.

The ODNR-OCM works collaboratively with political subdivisions in the Coastal Management Area and is active in protecting Lake Erie through education and financial assistance. The Coastal Management Area may have particular relevance to the Township in providing opportunities for increased public access to Lake Erie. As a result of areas of the Township being designated in the Coastal Management Area by the ODNR-OCM, the Township is eligible for grant funding to acquire land and construct infrastructure improvements that enable increased public access to Lake Erie.

Within the Coastal Management Area, the State has separately designated the Coastal Erosion Area, which includes land close to Lake Erie that is anticipated to be lost due to erosion in a 30 year period if no preventative action is taken. To promote wise land use, the State has adopted rules and requires permits for certain types of development in the Coastal Erosion Area. While State and Township goals for the Coastal Erosion Area are complementary, State law (ORC 1506.06.G.2) would prevent the Township from using a property's Coastal Erosion Area designation as a basis for not issuing any permit required by law. This limitation should be carefully considered by the Township in updating zoning regulations to implement Plan recommendations.

PUBLIC PARTICIPATION

Residents were given the opportunity to identify their "likes", "dislikes", and "visions" for the Township, at a Visioning Workshop held in March 2007. The input received at the Workshop plays an integral role in shaping the recommendations set forth in this Plan. The primary issues/needs related to Environmental Features include but are not limited to the following:

- ❖ Preservation of environmental features and agricultural lands
- ❖ Expansion and connection of open space/conservation areas
- ❖ Enhanced stormwater management and erosion control measures
- ❖ Creation of landscaping standards

A complete list of all "likes", "dislikes", and "visions" for all topic areas discussed at the Visioning Workshop is provided in the Appendix.

CHAPTER 4: COMMUNITY FACILITIES & INFRASTRUCTURE

OVERVIEW

Community facilities exist for the benefit of the residents of Saybrook Township. The Township's administrative offices, fire station, parks, and various other community facilities provide residents valuable services and opportunities for recreation. Since other important facilities operated by other governmental units or organizations also provide important services for Township residents and businesses, some of these facilities are also included in this discussion. The discussion of Township community facilities will conclude with a brief discussion of Township roadways, as roadways provide for movement into and throughout the Township.

TOWNSHIP FACILITIES

Township facilities house the equipment and personnel needed to provide a range of services to its residents. *Map 4-1 Community Facilities* shows the location of facilities throughout the Township. Many of these facilities are discussed below. The numbers below correspond with the numbers shown on *Map 4-1 Community Facilities* for ease of locating information.

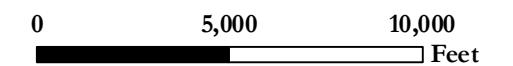
1. *Saybrook Township Administrative Offices.* Township Administrative Offices are located at 7247 Center Road. The offices house the general administrative functions of the Township as well as the Township zoning and road departments. Road department services include snowplowing, replacing culverts, installing culverts, cleaning ditches, and addressing right-of-way and various safety issues.
2. *Saybrook Township Fire Department.* The Township Fire Department is located at 5714 North Ridge Road West. The Fire Department provides fire and basic life support emergency medical response services. In addition, the Fire Department also provides water rescue services, fire extinguisher training, carbon monoxide investigations, fire station tours, CPR training, and free blood pressure checks.
3. *Saybrook Township Cemetery.* The Township Cemetery is located near the southeast corner of Center Road and North Ridge Road West.

Map 4-1 Community Facilities

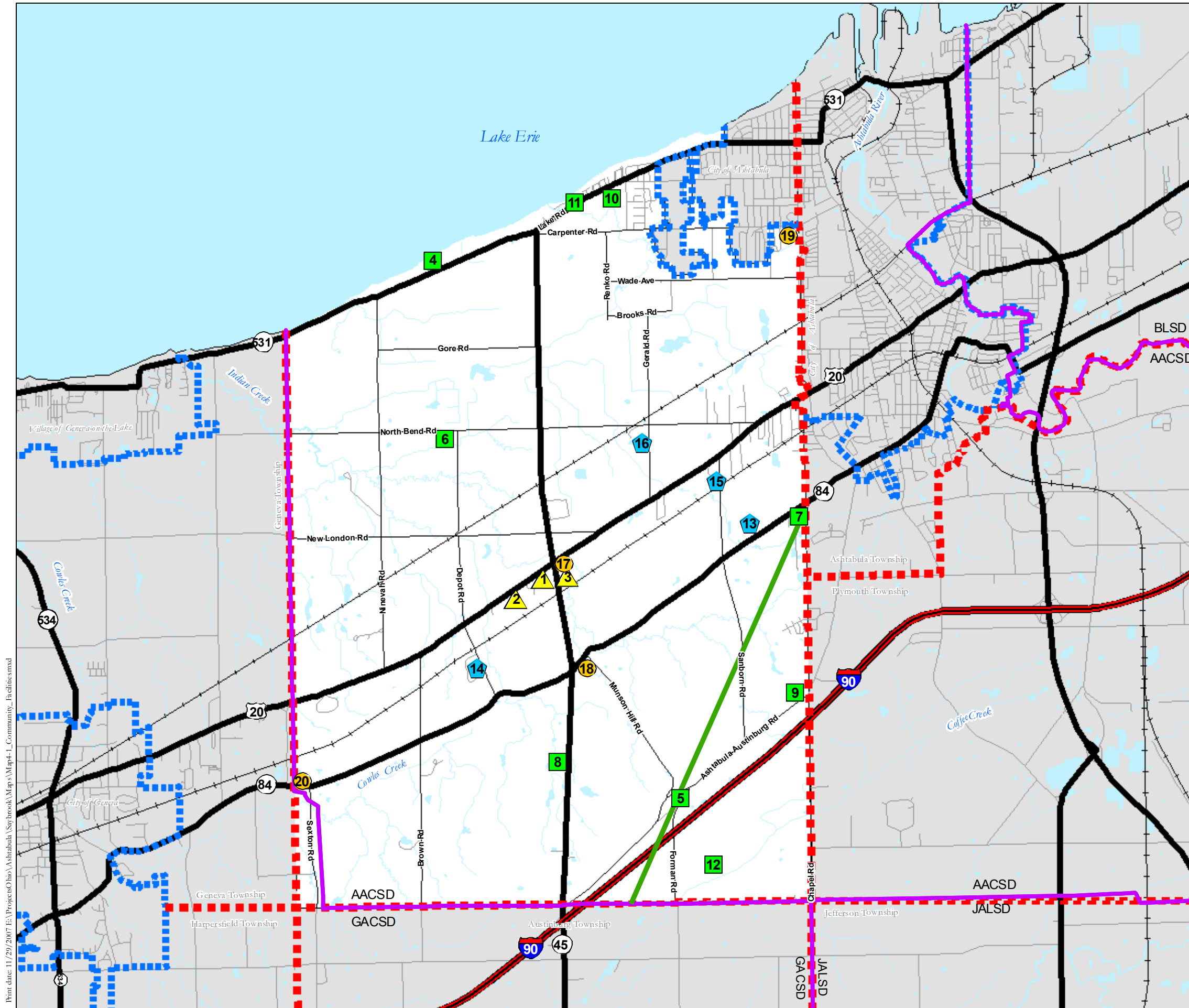
Saybrook Township,
Ashtabula County, Ohio

- ▲ **Saybrook Township Facilities**
 - 1 Saybrook Township Administrative Offices
 - 2 Saybrook Township Fire Department
 - 3 Saybrook Township Cemetery
- **Parks and Recreation**
 - 4 Saybrook Township Park
 - 5 Munson Hill Station
 - 6 Grace M. Ralph Memorial Ball Park
 - 7 Hide-A-Way Lakes Campground
 - 8 Maple Ridge Golf Course
 - 9 Chapel Hills Golf Course
 - 10 Harbor Golf Club
 - 11 Redbrook Boat Club
 - 12 Buck Bison Farm
- **School Facilities**
 - 13 Lakeside High School & proposed Junior High School
 - 14 Saybrook Elementary School
 - 15 Windermere School
 - 16 Ashtabula Area City School District Bus Garage
- **Other, Quasi-Public & Private**
 - 17 Ohio State Highway Patrol Post
 - 18 Bates Cemetery
 - 19 Saint Josephs Cemetery
 - 20 Sexton Cemetery
- **School Districts**
 - AACSD Ashtabula Area City School District
 - GACSD Geneva Area City School District
 - JALSD Jefferson Area Local School District
 - BLSD Buckeye Local School District
- Western Reserve Greenway Trail
- - - Township Boundaries
- - - Municipal Boundaries
- Lakes and Rivers
- Surrounding Area

Base Map Source: Ashtabula County Engineer, 2006
Data Source: McKenna Associates, Inc.



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PARKS AND RECREATION

The Township is home to a number of parks, golf courses, and other public and private recreational uses. These facilities, both public and private, provide residents the opportunity to enjoy a range of recreational offerings. The number next to each facility summary corresponds with the number shown on *Map 4-1 Community Facilities*.

4. *Saybrook Township Park*. The Township Park is located at 5941 Lake Road West. Park amenities include softball and baseball, basketball, volleyball, and picnicking. The park is publicly owned and admission is free.
5. *Munson Hill Station*. Munson Hill Station is a trailhead of the Western Reserve Greenway located off of Old Austinburg Road, south of the intersection of Munson Hill Road and Ashtabula-Austinburg Road. It is currently the only Western Reserve Greenway trailhead located in the Township. Both Munson Hill Station and the Western Reserve Greenway are shown on *Map 4-1 Community Facilities*. The Greenway extends a total of 43 miles, with 27 of those miles located in Ashtabula County. The Greenway is accessible in all seasons, including by snowmobiles when winter weather conditions permit. Once fully developed, the Western Reserve Greenway will tie into a nationwide network of hiking and biking trails.
6. *Grace M. Ralph Memorial Ball Park*. The Grace M. Ralph Memorial Ball Park is located at the southwest intersection of Depot and North Bend Roads.
7. *Hide-A-Way Lakes Campground*. Hide-A-Way Lakes Campground is located on South Ridge Road West between Sanborn Road and Ashtabula-Austinburg Road. Amenities offered at the campground include but are not limited to the following: 200 Recreational Vehicle camp sites (with electric and water), fishing, swimming pool, hayrides, playground, and volleyball.
8. *Maple Ridge Golf Course*. Maple Ridge Golf Course is located on Center Road, south of South Ridge Road West.
9. *Chapel Hills Golf Course*. Chapel Hills Golf Course is located on Austinburg Road, just northeast of the Chapel Road/Austinburg Road intersection.
10. *Harbor Golf Club*. The Harbor Golf Club, formerly the Ashtabula Country Club, is located on Lake Road West, just west of the Stowe Road/Lake Road West intersection.
11. *Redbrook Boat Club*. The Redbrook Boat Club is located on Lake Road West, west of the Stowe Road/Lake Road West intersection. The Club provides members boat access to Lake Erie.
12. *Buck Bison Farm*. Buck Bison Farm is located on Forman Road, south of I-90 and north of Clay Street. The 200 acre farm, named after Fredric (Buck) Buckmaster, Jr., contains a buffalo breeding farm, and gift shop.

SCHOOL FACILITIES

The majority of the Township is served by the Ashtabula Area City School District, with a small portion of the Township served by the Geneva Area City School District. The service area of Geneva School District is located primarily along Sexton Road in the southwestern corner of the Township. The 2005-2006 School Year Report Cards prepared by the Ohio Department of Education show that the designation for both School Districts is Continuous Improvement. The designations include Excellent, Effective, Continuous Improvement, Academic Watch, and Academic Emergency. Although both School Districts did not receive the designation of Excellent or Effective, the Performance Index Score of both Districts has continued to improve over the last three school years. The Ashtabula Area City School District has an enrollment of approximately 4,400 students from the City of Ashtabula, Ashtabula Township, Plymouth Township, and Saybrook Township. The Geneva Area City School District has an enrollment of approximately 2,900 students. The two schools listed below fall within the Ashtabula Area City School District and are located in the Township. The number next to each facility summary corresponds with the number shown on *Map 4-1 Community Facilities*.

13. *Lakeside High School and Junior High School.* Lakeside High School is located at 6600 Sanborn Road, north of South Ridge Road West. The new High School opened in August of 2006. A new Junior High School is under construction and will be located adjacent to and on the same campus as Lakeside High School, at 6620 Sanborn Road.
14. *Saybrook Elementary School.* Saybrook Elementary School is located at 7911 Depot Road, between North Ridge Road West and South Ridge Road West. Saybrook Elementary is one of eight elementary buildings in the Ashtabula Area City School District. The District has stated that the existing eight elementary schools will be replaced by five new campus style elementary schools. The location for each new school has not yet been determined.
15. *Windermere School.* Windermere School is located at 6309 Sanborn Road, between North Ridge Road West and South Ridge Road West. Windermere School is designed to meet the specific needs of preschool children with disabilities. Staff includes occupational, physical, speech and language therapy professionals.
16. *Ashtabula Area City School District Bus Garage.* The Ashtabula Area City School District Bus Garage is located at 5921 Gerald Road, between North Bend Road and North Ridge Road West. According to Ashtabula Area City School District personnel, the bus garage currently holds approximately 25 school busses.

OTHER, QUASI-PUBLIC & PRIVATE

Township residents and businesses are also serviced by the following facilities. The number next to each facility summary corresponds with the number shown on *Map 4-1 Community Facilities*.

17. *Ohio State Highway Patrol Post.* The Ashtabula Patrol Post of the Ohio State Highway Patrol is located at 4860 North Ridge Road West. The Patrol provides traffic services, emergency response, and support services to the public.
18. *Bates Cemetery.* Bates Cemetery is located near the intersection of Munson Hill Road and South Ridge Road West.
19. *Saint Josephs Cemetery.* Saint Josephs Cemetery is located at the intersection of Carpenter and Cemetery Roads in the northeast corner of the Township.
20. *Sexton Cemetery.* Sexton Cemetery is located at the intersection of South Ridge Road West and the western Township boundary. The Saybrook Township/Geneva Township boundary runs through the center of the Cemetery

FUNCTIONAL CLASSIFICATION

The Ohio Department of Transportation (ODOT) has adopted a Functional Classification system to categorize roadways throughout the State. The Functional Classification is a hierarchical system that identifies and explains the relationships between roadways and property throughout the State. ODOT has identified three main classes of roadways: Arterials, Collectors, and Locals. These three main classes, with corresponding roadways in Saybrook Township listed below, are also displayed on *Map 4-2 Transportation*, and defined as follows:

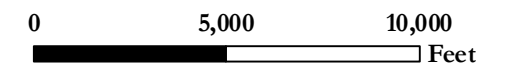
- *Interstates and Arterials.* Mobility and through movement of traffic are the primary functions of these roadways. Arterials include Interstates, Expressways, Freeways, Principal Arterials, and Minor Arterials.
 - Interstate. I-90.
 - Principal Arterial. North Ridge Road West.
 - Minor Arterial. Center Road (south of North Ridge Road West), South Ridge Road West (east of Sanborn Road), Lake Road (east of Center Road).
- *Collectors.* Distribution and connection between arterials and locals are the primary functions of these roadways. Collectors include Major Collectors and Minor Collectors.
 - Major Collector. Ashtabula-Austinburg Road, South Ridge Road West (west of Sanborn Road), Center Road (north of North Ridge Road West), Lake Road (west of Center Road).
 - Minor Collector. New London Road.
- *Locals.* Providing access to land is the primary function of these roadways. Travel speeds, distances, and traffic volumes are generally low.
 - Locals. All other Township roadways not classified as Arterials or Collectors are Locals.

Map 4-2 Transportation

Saybrook Township,
Ashtabula County, Ohio

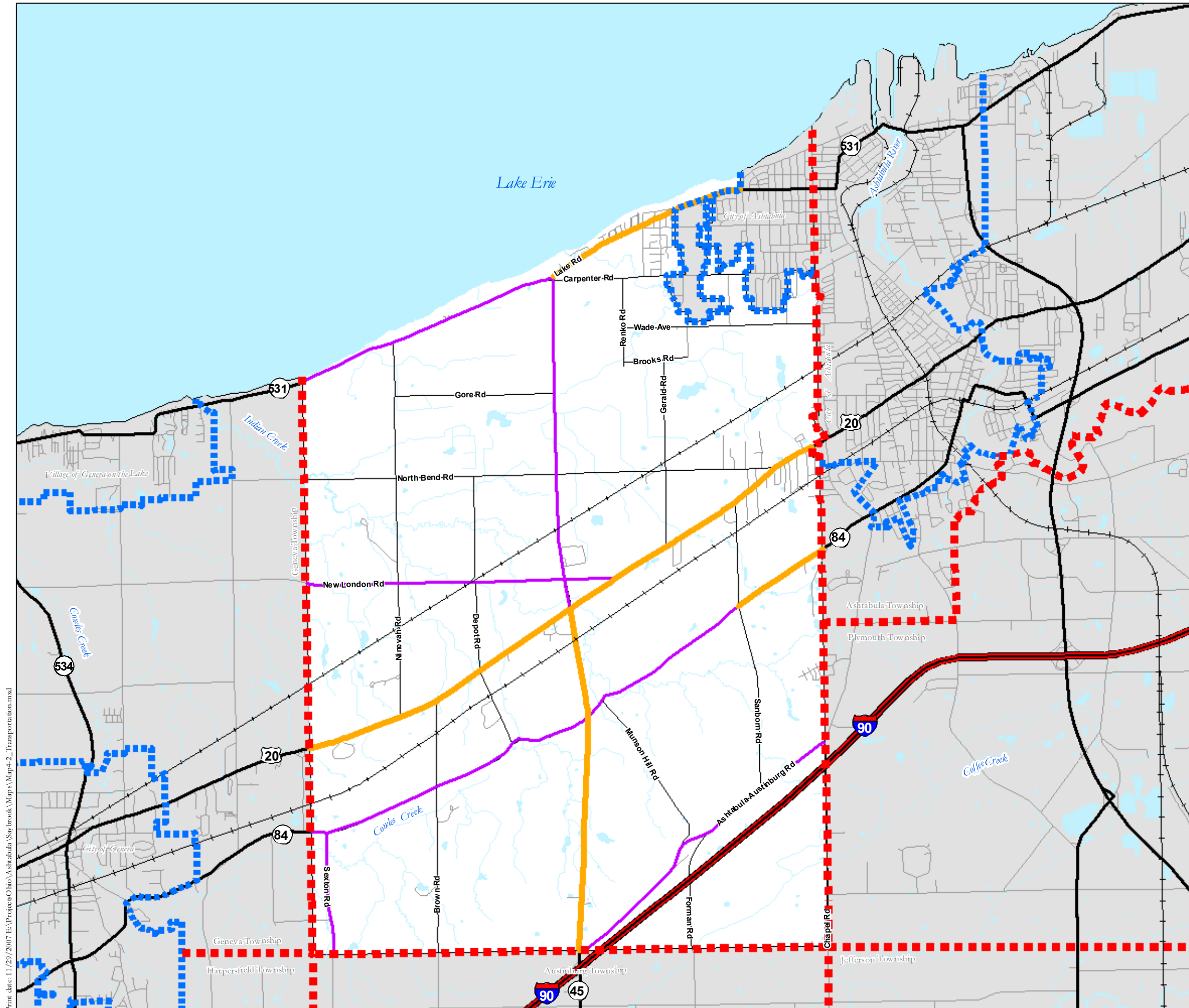
-  Township Boundaries
-  Municipal Boundaries
-  Interstate
-  Arterial Road
-  Collector Road
-  Local Road
-  Lakes and Rivers
-  Surrounding Area
-  Surrounding Major Roads

Base Map Source: the Ashtabula County Engineer, 2006
Data Source: ODOT, 2007





8/23/2007



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The Functional Classification system can have numerous implications, from impacting funding allocations to establishing speed limits and intersection design. For the purpose of this Plan, Functional Classification has two broad implications. First, as communities grow, roads with lower classifications can evolve into roads serving the function of a higher class roadway. As a result, roads designed and previously functioning as local roads begin to convey volumes of traffic more closely associated with Arterials or Collectors. Increasing use of local roads beyond their intended design capacity often leads to increasing congestion and risk of traffic incidents. Second, access management is an ongoing concern for all roadways. The management of existing curb cuts along developed roads can be extremely difficult. The Township should consider developing an access management plan for highly traveled roadways. In addition, the Township should review its site plan requirements to limit curb cuts and encourage ODOT and the Ashtabula County Engineer to limit and manage access points along arterials in the Township.

PUBLIC TRANSPORTATION

Per the website www2.ashtabula.com, Ashtabula County Transportation System (ACTS) provides county-wide transportation using two types of public transit service, point deviation bus routes and door-to-door service. The bus routes operate on a regular schedule with stops at scheduled points and times, but may go off the “route” between stops to pick up passengers in nearby areas. Door-to-door service operates on a demand-based schedule. Children under 5 are required to ride with an adult. Route maps are available at the Operations Center, 425 W. 24th Street, Ashtabula, or at 4332 Main Avenue, Ashtabula. Service hours for Ashtabula area service routes are between 7:00 AM and 5:00 PM Monday through Saturday. Door-to-door service is provided between the hours of 7:00 AM and 7:00 PM for the remainder of the County. For more information, contact the ACTS Operations Center. The only public transportation service in Saybrook Township consists of a point deviation route service stop at Saybrook Plaza, located on SR 20 (North Ridge Road).

CENTRAL WATER AND SANITARY SEWER SERVICE

Central Water Service

According to the Ashtabula County Department of Environmental Services (DES), water service in the Township is provided by a combination of individual water wells and centralized public water sources. There are currently two providers of central water service in the Township, Ashtabula County and Ohio American Water. The following is a general summary of the location of central water service lines in the Township for both water providers. Ohio American generally serves areas of the Township east of SR 45 and north of Ashtabula-Austinburg Road. The remainder of the Township is served by County-owned water lines. For reference, County-owned water lines are located along the following major roadways in the Township:

- Entire length of SR 45
- Entire length of SR 531
- US 20 from the western Township boundary east to approximately 1,600 F east of SR 45
- SR 84 from the western Township boundary east to SR 45
- Sexton Road, south of SR 84 to the southern Township boundary
- Brown Road, south of SR 84 to Fox Run

- Depot Road between New London Road and SR 84
- New London Road from Ninevah Road to approximately 1,500 F east of SR 45
- North Bend Road, west of SR 45 to Gerald Road
- Entire length of Kister Court
- Ninevah Road- south from SR 531 approximately 4,000 F, and north from US 20 approximately 3,100 F
- Gore Road- west from SR 45 approximately 1,500 F
- Carpenter Road from SR 45 to Stowe Road
- Entire length of Renko Road

It should be noted that the County is currently considering expansion of central water service into the Munson Hill Road area of the Township.

Sanitary Sewer Service

According to the Ashtabula County Department of Environmental Services (DES), sanitary sewer service in the Township is provided by treatment plants owned and operated by either Ashtabula County or the City of Ashtabula. The following is a general summary of the location of sanitary sewer lines in the Township as well as information regarding where wastewater is treated and the entity responsible for such treatment. Sanitary sewer service is currently provided in the Township as follows:

- US 20 from the Ashtabula City boundary, west to Depot Road. Sanitary sewer service extends south from US 20 to SR 84 along Sanborn Road, and south from US 20 to approximately half way between US 20 and SR 84 along Depot Road and SR 45. Wastewater treatment in the above areas is provided by the City of Ashtabula-owned wastewater treatment plant located on Lake Erie.
- North Bend Road, west of SR 45 to US 20. Wastewater treatment in this area is provided by the City of Ashtabula-owned wastewater treatment plant located on Lake Erie.
- SR 531 from the Ashtabula City boundary, west to approximately 750 F west of Ninevah Road. Sanitary sewer service also extends south from SR 531 along SR 45 to Gore Road and east of SR 45 along Carpenter Road to Ashbrook Drive. Wastewater treatment in the above areas is provided by the City of Ashtabula-owned wastewater treatment plant located on Lake Erie.
- SR 45 from the southern Township boundary (north of the I-90/SR 45 interchange) approximately 1,500 F and along Ashtabula-Austinburg Road east of SR 45 for approximately 1,500 F. Wastewater treatment in the above areas is provided by the Ashtabula County-owned wastewater treatment plant located on Coffee Creek.
- Elmwood Drive from the eastern Township boundary to the western limit of Elmwood Drive. Wastewater treatment in the above area is provided by the Ashtabula County-owned wastewater treatment plant, developed as part of the Meadowood Subdivision, and located within the subdivision, just west of the western limit of Elmwood Drive.

PUBLIC PARTICIPATION

Residents were given the opportunity to identify their “likes”, “dislikes”, and “visions” for the Township, at a Visioning Workshop held in March 2007. The input received at the Workshop plays an integral role in shaping the recommendations set forth in this Plan. The primary issues/needs related to Community Facilities and Infrastructure include but are not limited to the following:

- ❖ Extension of water and sanitary sewer lines
- ❖ Enhanced public transportation system
- ❖ Increased access to Lake Erie
- ❖ Addition of Fire/Safety facilities
- ❖ Removal of obstructions to safe, efficient travel

A complete list of all “likes”, “dislikes”, and “visions” for all topic areas discussed at the Visioning Workshop is provided in the Appendix.

CHAPTER 5: EXISTING LAND USE

OVERVIEW

Saybrook Township is located in northern Ashtabula County along the shores of Lake Erie. It is surrounded by Geneva Township, Harpersfield Township, Austinburg Township, Jefferson Township, Plymouth Township, Ashtabula Township, and the City of Ashtabula. State Route 531, which is also part of the Lake Erie Circle Tour, U.S. Route 20, State Route 84, and State Route 45 run through the Township and have played an important role in shaping the existing land use patterns in the Township today.

The predominant land use in the Township is vacant/agricultural lands, with residential land uses being the second most prominent. *Table 9* below lists the Township’s existing land uses and provides the percentages of land contained in each classification. *Map 5 Existing Land Use* shows how land is currently being used throughout the Township.

All information represents general conditions and is not intended to reflect parcel-specific features. Land use information was compiled through a windshield survey and analysis of aerial photography.




Table 9
Summary of Existing Land Uses

Land Use	Acres	%
Vacant/Agricultural	10,952	56.3%
Single Family Residential	5,912	30.4%
Multiple-Family Residential	65	0.3%
Recreation	858	4.4%
Commercial	731	3.8%
Public Facilities	32	0.2%
Industrial	303	1.6%
Institutional	192	1.0%









Source: McKenna Associates, Inc.

Map 5 Existing Land Use

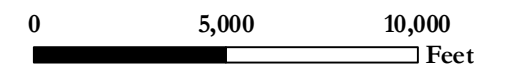
Saybrook Township,
Ashtabula County, Ohio

-  Township Boundaries
-  Municipal Boundaries
-  Lakes and Rivers

Existing Land Use

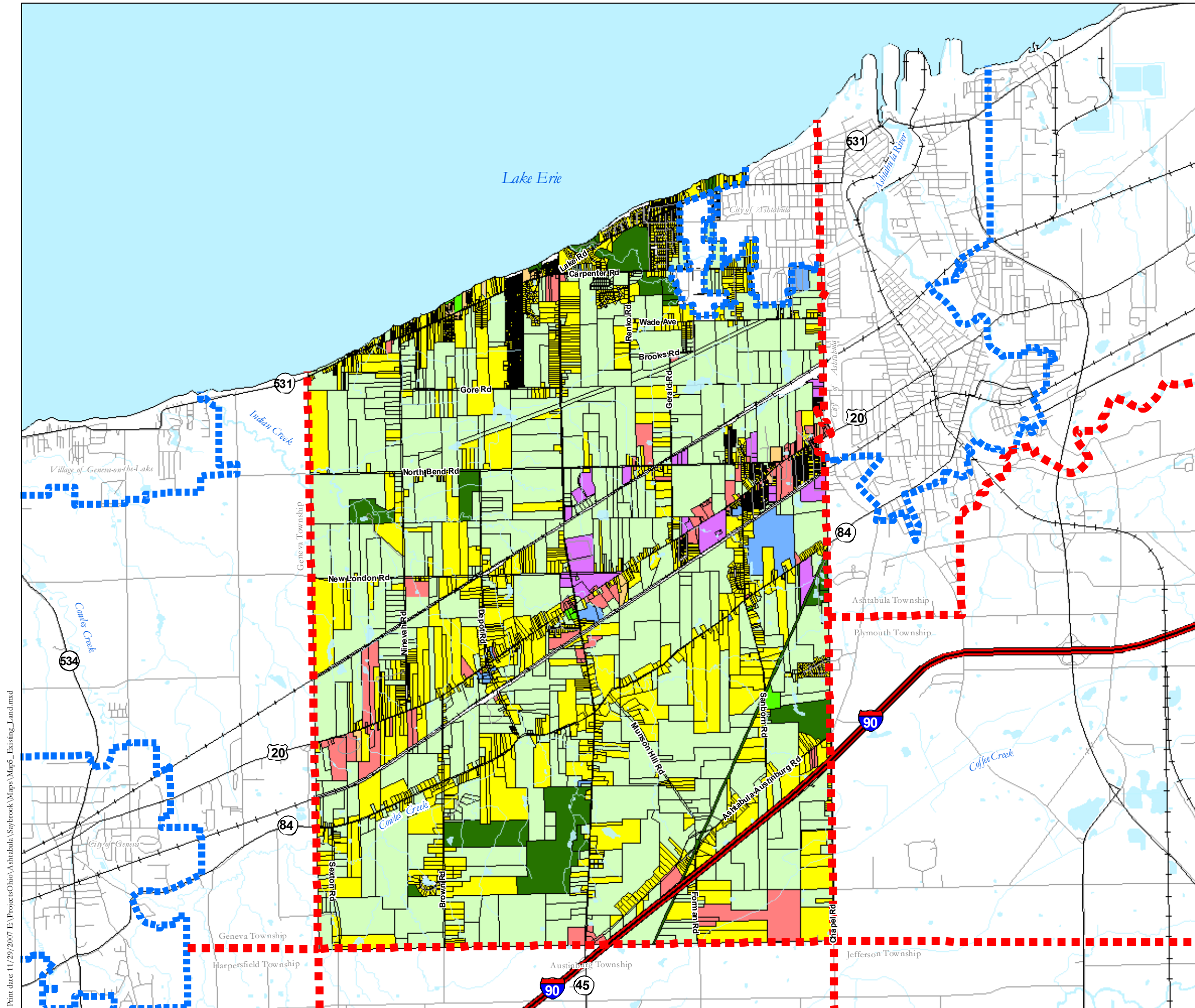
-  Vacant/ Agricultural
-  Single Family Residential
-  Multiple Family Residential
-  Commercial
-  Industrial
-  Institutional
-  Public Facilities
-  Private Recreation

Base Map Source: Ashtabula County Engineer, 2006
Data Source: McKenna Associates, Inc., 2007



McKenna
ASSOCIATES
INCORPORATED

8/23/2007



VACANT/AGRICULTURAL

Vacant and agricultural lands are the predominant land use in the Township. This classification includes undeveloped land, land currently in agricultural production, and nurseries.

SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL

Residential uses are the second most prominent land use in the Township. This classification includes single-family, two-family, and multiple-family residential.

COMMERCIAL

Commercial land uses include occupied and vacant commercial buildings and the parcel surrounding the building. 62 acres, or 21 percent, of all land classified as commercial in the Township is currently vacant.

INDUSTRIAL

Industrial land uses include occupied and vacant industrial buildings and the land surrounding the building. 58 acres, or 16 percent, of all land classified as industrial in the Township is currently vacant.

INSTITUTIONAL

Institutional land uses are the least common land use in the Township. This land use classification includes school, cemeteries, camps, churches, and fraternal organizations.

PUBLIC FACILITIES

Public facilities include Township-owned buildings and parkland, and other properties that are utilized by public entities, such as highway patrol posts and trail heads.

PRIVATE RECREATION

Private recreation land uses are privately owned or accessed portions of the Township utilized for recreation or open space activities. This land use classification includes golf courses, hunting clubs, subdivision open space, and non-public parks.

PUBLIC PARTICIPATION

Residents were given the opportunity to identify their “likes”, “dislikes”, and “visions” for the Township, at a Visioning Workshop held in March 2007. The input received at the Workshop plays an integral role in shaping the recommendations set forth in this Plan. The primary issues/needs related to Existing Land Use include but are not limited to the following:

- ❖ Addition of retail establishments
- ❖ Redevelopment of vacant properties
- ❖ Creation of Mixed Use development in appropriate areas

A complete list of all “likes”, “dislikes”, and “visions” for all topic areas discussed at the Visioning Workshop is provided in the Appendix.

CHAPTER 6: FUTURE LAND USE

OVERVIEW

One of the most important components of the Plan is the Future Land Use Map. *Map 6 Future Land Use* consolidates existing conditions information collected in Chapters 2 through 5 of this Plan with the public input gathered throughout the process to create a vision of future land use in the Township. *Map 6 Future Land Use* should be used as a tool to guide future land use policies and decisions, and reflects responsible use and reuse of land that is consistent with the Township's visions.

FUTURE LAND USE

Map 6 Future Land Use recommends eight land use categories. Descriptions of these categories are as follows:

RESIDENTIAL 0.10 DU/ACRE




The Residential 0.10 DU/acre land use category applies to areas of the Township that contain significant natural features such as floodplains and high ground water pollution potential. Residential development, at densities not exceeding 0.10 dwelling units per acre (minimum lot size of 10 acres), are recommended in order to reduce the impacts of flooding preserve agricultural uses, and prevent high intensity development of areas susceptible to ground water pollution. Potential uses include agricultural uses, single-family homes, planned residential developments, parks, and trails. This category comprises approximately 3,152 acres or 16.2 percent of the Township.

RESIDENTIAL 0.25/0.50/1.00 DU/ACRE

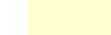







The Residential 0.25/0.50/1.00 DU/acre (minimum lot size of four/two/one acre depending upon conservation thresholds to be established by the Township) land use category applies to areas of the Township that are **not** currently served and **not** currently planned to be served by sanitary sewer facilities. This category provides for larger minimum lot sizes, to accommodate septic systems that meet current State regulations. This category is intended to bridge the gap between areas with higher and lower density residential uses. Potential uses include agricultural uses, single and two-family homes, planned residential developments, parks, and trails. Appropriate zoning regulations should be drafted to implement these recommendations. This category comprises approximately 8,863 acres or 45.5 percent of the Township.

Map 6 Future Land Use

Saybrook Township,
Ashtabula County, Ohio

-  Township Boundaries
-  Municipal Boundaries
-  Lakes and Rivers

Future Land Use

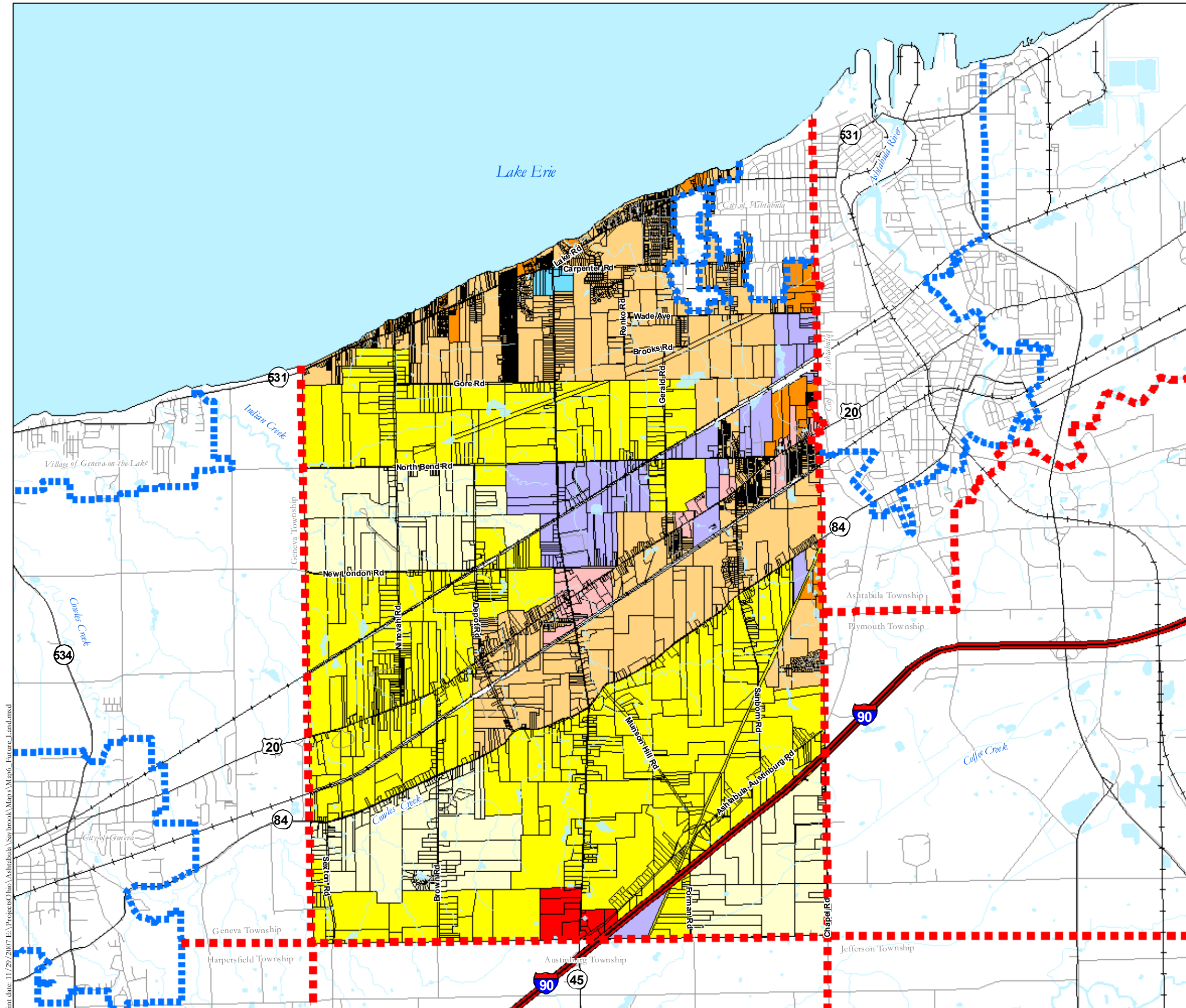
-  Residential 0.10 DU/acre
-  Residential 0.25/0.50/1.00 DU/acre
-  Residential 2 or 4 DU/acre
-  Residential 10 DU/acre
-  Coastal Commercial
-  Planned Commercial
-  Highway Commercial
-  Industrial

Base Map Source: Ashtabula County Engineer, 2006
Data Source: McKenna Associates, Inc., 2007

0 5,000 10,000
Feet




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RESIDENTIAL 2 OR 4 DU/ACRE

The Residential 2 or 4 DU/acre (minimum lot size of one-half or one-quarter acre depending upon amenity thresholds to be established by the Township) land use category applies to areas of the Township that are currently served by central sanitary sewer facilities and, therefore, are able to sustain higher density development. This category also contains areas in relatively close proximity to the lake, where existing lot sizes are small and the potential for future expansion of sanitary sewer service is greatest. Potential uses include single and two-family homes, and planned residential developments. Appropriate zoning regulations should be drafted to implement these recommendations. This category comprises approximately 5,066 acres or 25.9 percent of the Township.

RESIDENTIAL 10 DU/ACRE

The Residential 10 DU/acre (minimum lot size of one-tenth acre or 4,356 SF) land use category applies to the areas of the Township that have multiple-family residential. High density residential areas often provide needed alternative housing options in the Township and are often intended to capitalize on lakefront views. This category provides the highest density development within the Township and is also intended to act as a deterrent to annexation in some areas. Potential uses include single-family homes, cluster homes, duplexes, town homes, and apartments. This category comprises approximately 335 acres or 1.7 percent of the Township.

COASTAL COMMERCIAL

The Coastal Commercial land use category applies to areas of the Township that are located close to the lakeshore that either currently contain or are adjacent to existing commercial development and centered around the SR 45/SR 531 intersection. Potential uses include restaurants and related small scale (i.e., not “big box”) retail and service uses, active recreational uses, and other tourism-oriented businesses and activities, as well as residential uses when mixed with the above uses. This category comprises approximately 58 acres or 0.3 percent of the Township.

PLANNED COMMERCIAL

The Planned Commercial land use category is primarily located along US 20, with a small additional area around the SR 84/Sanborn Road intersection, and encompasses areas that can service both pedestrian and automobile clientele. This category is designed to allow for a mix of commercial and residential uses. The “Planned” nature of the land use should ensure that any development or redevelopment that occurs in these areas is well-designed, with an emphasis on providing easy access pedestrian and vehicular access to storefronts while insuring that parking areas are located in the rear of buildings and are buffered with landscaping in and around them. Uses should contain small setbacks to create a boulevard-type feel to these areas. Potential uses include shopping centers, restaurants, and services such as dry cleaners, banks, and other service-oriented businesses, as well as residential uses when mixed with the above uses. This category comprises approximately 316 acres or 1.6 percent of the Township.

HIGHWAY COMMERCIAL

The Highway Commercial land use category is intended to accommodate commercial uses adjacent to and supporting the I-90/SR 45 interchange. Potential uses include gasoline filling stations, truck stops, restaurants and travel-oriented uses commercial uses, hotels/motels, and office/research use. This category comprises approximately 181 acres or 0.9 percent of the Township.

INDUSTRIAL

The Industrial land use category applies to those areas that are primarily industrial in use, and some of which are in proximity to residential land uses. This category is primarily concentrated adjacent to railways and in areas of existing or planned industrial park development. The relative proximity of some of these areas to residential uses, as well as the existing environmental constraints throughout these areas, requires that less intense industrial uses, as well as research and development uses, are developed or redeveloped. This category comprises approximately 1,121 acres or 5.6 percent of the Township.

Corridor Planning

The Township should consider development of a US 20 overlay district. Overlay districts are a type of zoning tool that can be used to identify and establish a package of physical development requirements that would apply throughout the corridor. Specific regulations could be developed to address signage, setbacks, building appearance, and, if desired, uses that the Township would like to encourage within the corridor. It should be noted that the 5 of the 8 land use categories present on *Map 6 Future Land Use*, and summarized above, are located long the US 20 Corridor.

CHAPTER 7: PLAN RECOMMENDATIONS

OVERVIEW

This Chapter contains the goals and action items, or “To Do list”, for the Plan, as identified by the Comprehensive Plan Steering Committee and the citizens of Saybrook Township. Public input into the goals and action items took place at various points throughout the planning process including public meetings of the Steering Committee, the Visioning Workshop, and Walkaround Workshop.

GOALS AND ACTION ITEMS

The Steering Committee first discussed draft goals and action items at the April 9, 2007 meeting. Goals are broad, general statements that represent the shared vision of the Township. The goal for each topic area is shown in large bold text next to the underlined title of the topic area for which the goal and action items relate. The three topic areas correspond to the existing conditions chapters of the Plan (Chapters 2, 3, and 4) and include: (1) Demographics, Housing, and Economy; (2) Environmental Features; and (3) Community Facilities and Infrastructure.

Action Items are listed below each goal. While the goals are broad and present a vision, action items are more defined and usually more easily measured. Action items can be seen as the steps necessary to achieve each goal and are intended to provide the Township with a “To Do” list of practical, attainable tasks.

Below each action item in regular text is an explanation of the tasks associated with that particular action item. The explanation consists of concrete courses of action and identifies organizations that can play a key role in helping the Township complete the stated action item. Goals and action items for the Plan begin on the next page.

Demographics, Housing & Economy- Provide for well planned, clearly defined, and safe residential, commercial, and industrial areas of the Township.

Develop a comprehensive business attraction and retention strategy. Work with the Ashtabula Area Chamber of Commerce and Growth Partnership for Ashtabula County to promote and market the unique attributes of the Township as a means of attracting new and retaining existing small businesses. Work with the Ashtabula Area Chamber of Commerce to create a merchants' association. Work with County, State, and Federal agencies to identify programs, and offer subsidies to businesses looking to establish themselves within the Township.

Foster a balanced tax base. Identify areas for low impact commercial and industrial development. Identify alternative sources of revenue to increases in property taxes.

Expand areas where research and development uses are permitted. Develop a technology overlay district to encourage redevelopment of underutilized areas. Work with the County and State to identify and provide incentives to technology focused businesses.

Encourage residential developments which utilize conservation or cluster development techniques to preserve open space and other environmental features. Incentives can aid in persuading developers to utilize voluntary zoning tools such as Planned Residential Developments and Planned Unit Developments. Create a planned development overlay district and incorporate incentives, such as density bonuses, reduced fees, and streamlined review procedures into zoning regulations.

Improve the appearance of the Township. Develop and adopt landscape and architectural standards and procedures into zoning regulations and create a review board to administer such standards. Develop a policy to address vacant buildings. Require property owners to maintain and/or demolish vacant buildings that exceed specified thresholds and create cleared sites that are suitable for redevelopment. Adopt and enforce a property maintenance code.

Initiate cooperative service agreements with adjacent communities to reduce the cost of providing Township services such as maintenance of Township roads and parks and recreation services. Develop a plan to evaluate opportunities for cooperation, develop an achievable list of projects, and form a committee to ensure that identified goals are being implemented.

Demographics, Housing & Economy (continued)- Provide for well planned and safe residential, commercial, and industrial areas of the Township.

Coordinate with adjacent communities regarding the establishment of intergovernmental alliances such as Joint Economic Development Districts (JEDDs) and Cooperative Economic Development Agreements (CEDAs). Such tools can be utilized to finance infrastructure improvements and can lessen the threat or impact of annexation. Develop a plan that identifies opportunities for establishment of such agreements, develops a list of desired infrastructure improvements.

Incorporate Crime Prevention through Environmental Design (CPTED) principles into existing zoning regulations. Work with the County Sheriff to identify problem safety areas and to ensure that proposed regulations address Township-specific needs.

Encourage development that preserves lake views. Require building orientation that limits blockage of lake views. Incorporate provisions into zoning regulations requiring that all new developments preserve a specified percentage of lake views on a project site.

Support a tax abatement policy that considers proposed investment, job creation, and revenue foregone by the applicable school district. Such a policy should consider requiring payments in lieu of taxes to the school district that is equal to the taxes forgone as a result of the abatement. Coordinate with County and School District officials to develop a policy that would not negatively impact the fiscal condition of local schools.

Develop a comprehensive redevelopment strategy for US 20, east of SR 45, to address vacant, underutilized commercial properties. Develop an inventory of all vacant properties and evaluate and consider Township purchase of certain properties along the corridor. The Township should develop and incorporate into zoning regulations the following incentives: 1) an accelerated review process for projects seeking to redevelop along the US 20 corridor; 2) develop baseline zoning standards and provide accelerated approval if all such standards have been met; and 3) waive development fees in areas where vacant buildings are prevalent.

Work with the County to initiate a Community Reinvestment Area (CRA) for suitable areas of the Township. CRAs provide tax incentives for private development in underutilized areas.

Take advantage of the Township's proximity to Lake Erie. Lake Erie provides abundant recreation opportunities and can have a significant economic impact. Attract businesses which capitalize on natural resource-based recreation opportunities, such as hunting, boating, fishing, and bird watching. Work with the Ashtabula County Convention and Visitors Bureau to develop an eco-tourism program to market the environmental features present in the Township to the residents in the region.

Demographics, Housing & Economy (continued)- **Provide for well planned and safe residential, commercial, and industrial areas of the Township.**

Provide for mixed use development along the US 20 corridor. Mixed use development would promote redevelopment of vacant nonresidential buildings and provide opportunities for a greater variety of housing types throughout the Township. Concentrate nonresidential development at key nodes and intersections. Integrate mixed uses into existing zoning districts or create a new zoning district that would permit both residential and nonresidential uses.

Encourage retail uses that will provide residents and visitors with amenities and places to spend money within the Township. Neighborhood commercial uses, such as dry cleaners, hardware stores, and restaurants would help capture a portion of the money that Township residents currently have no choice but to spend outside of the Township.

Promote redevelopment of existing brownfield sites. Brownfield redevelopment would replace existing underutilized property with tax revenue generating land uses. Work with State and County officials to identify priority brownfield sites. Develop a strategy to facilitate redevelopment of brownfield properties, including identification of funding for such activities.

Environmental Features- Preserve and conserve environmental features for future Township residents.

Identify potential areas for acquisition of open space. Work with the Ashtabula County Metroparks to determine priority areas for acquisition.

Identify and preserve areas that contain rare and/or endangered species. Coordinate with local, state, and national conservation organizations regarding preservation efforts. Develop zoning regulations which require developers to submit information regarding the presence or absence of rare and/or endangered species as part of the development process.

Discourage development in flood prone areas. Development in flood prone areas creates negative impacts on existing environmental features such as wetlands and is often expensive due to increased risk-based insurance rates associated with such areas. Incorporate flood plain regulations into the Zoning Resolution which require development to meet minimum setback requirements from floodplains.

Support open space preservation and connectivity. Connection of open space promotes healthy lifestyles, and provides vital habitat to wildlife. Urge the County to amend the subdivision regulations to require preservation of open space and other environmental features in all new developments and require connection of open space within all proposed developments and between existing and proposed developments. Work with the Township Park Board, the County Park District, and private landowners to connect existing and planned areas of open space.

Protect riparian corridors. Riparian setbacks play a significant role in preserving the specialized habitat that riparian corridors provide to flora and fauna. In addition, they help to improve water quality, support flood protection, and contribute to stormwater management. Work with the Ashtabula Soil and Water Conservation District to determine adequate setback distances for the riparian corridors present within the Township. Establish and incorporate riparian setbacks into zoning regulations.

Protect steep slopes. Development on steep slopes can be dangerous and, over time, play a role in increasing erosion rates. Identify priority areas for erosion prevention. Establish regulations that prevent development in areas containing slopes exceeding specified thresholds.

Protect wetlands. Wetlands play a vital role in maintaining healthy ecosystems by retaining flood waters, removing contaminants from water, and providing specialized habitat. Urge the County to amend the subdivision regulations to require wetland delineations and environmental impact statements for all proposed developments exceeding specified thresholds. Amend the zoning regulations to require that wetlands be preserved to the greatest extent possible within all proposed developments.

Environmental Features (continued)- **Preserve and conserve environmental features for future Township residents.**

Promote green building practices. Develop zoning regulations to encourage use and construction of pervious pavement, rain gardens, swales, and other best management practices. Work with the County Building Department to identify practical building practices that can be incorporated into new and existing developments.

Minimize lakeshore erosion. Work with relevant agencies to develop regulations to lessen lakeshore erosion. Support development of effective erosion control measures on public property and encourage development of erosion control measures on private property adjacent to the lakeshore that would prevent or lessen the intensity and rate of erosion.

Promote agricultural preservation within the Township. Develop zoning regulations to preserve agricultural uses within the Township. Coordinate agricultural preservation efforts with first priority areas identified in the 2000 Ashtabula County Farmland Preservation Plan.

Utilize Greenspace and Farmland Preservation Tools and Programs, as appropriate and referenced in the 2003 Ashtabula County Comprehensive Plan, including but not limited to conservation easements, agricultural easements, and transfer of development rights.

Promote sound stormwater management and erosion and sediment control. Work with the County Engineer to develop a stormwater management plan to address runoff and establish erosion and sediment control standards for all development where land is not being subdivided. Develop zoning regulations that require proof that developers have met all OEPA stormwater and erosion/sediment control mechanisms.

Encourage recycling in the Township. Work with the Ashtabula County Department of Environmental Services to develop a recycling program/tree planting program. Grant funding is often available for initiation of such programs at the Township level.

Minimize impacts on the Coastal Management Area. The Coastal Management Area contains and represents a number of aesthetic, environmental, and economic benefits to the Township. Work with the ODNR to identify high priority conservation areas within the Coastal Management Area and increase development requirements within such areas. Develop a coastal management overlay district to provide enhanced local control over development. Develop zoning regulations that require coastal management impact statements for all proposed developments exceeding specified thresholds within the overlay district to determine the effects of existing and planned land uses on such areas. Encourage low impact land uses adjacent to the lakeshore which will limit pollutant runoff.

Community Facilities and Infrastructure- Provide for safe and efficient movement of people and goods throughout the Township.

Promote increased park and recreational opportunities throughout the Township. Work with the Ashtabula County Metroparks and the Township Park Board to identify areas suitable for park expansion and/or acquisition.

Maintain and improve roadway safety. Work with the County Engineer and ODOT to prioritize road improvements based on existing condition, safety, and present and future use. Monitor traffic data on an annual basis to determine dangerous intersections. Coordinate with the County Engineer and ODOT to address congested and dangerous roadways. Work to ensure that future road improvements are compatible with Township goals and objectives as identified in this Plan. Develop zoning regulations that require traffic impact studies to be completed for all developments exceeding specified thresholds.

Support construction of railroad overpasses along SR 45. Coordinate with the County Engineer and ODOT to evaluate where additional overpasses and other crossing improvements would create safer movement throughout the Township. Seek State and Federal transportation funding whenever possible for such improvements.

Develop an access management plan for Township roads. The quantity and placement of curb cuts should be limited and unimpeded sight lines should be maintained. Work with the County to identify problem areas and develop a plan that complements the subdivision regulations.

Coordinate and partner with the County Department of Environmental Services regarding expansion of sanitary sewer service areas in the Township.

Continue to work collaboratively with the County to identify funding sources and provide financial support for expansion of water service to unserved or underserved areas of the Township.

Coordinate with the ODNR to identify and develop opportunities for increased public access to the lake. Promote development of boat launches, public beaches, and marinas. The State and Federal governments provide grant funding, which can be utilized to acquire and construct public access to Lake Erie. Support development of a revetment adjacent to the Lakeshore that would enable safe boat launches.

Community Facilities and Infrastructure (continued)- Provide safe and efficient movement of people and goods throughout the Township.

Promote an enhanced public transportation system. Promote use of the Ohio Rideshare program. The Ohio Rideshare program links commuter partners within 13 counties and is provided by the Eastgate Regional Council of Governments. Support expanded Ashtabula County Transportation Service to the Township. Identify grant funding for purchase of Township-owned vehicles to facilitate safe travel for senior citizens. Promote development of light rail and passenger bus service to connect to population centers throughout the region.

Work with neighboring communities to undertake a feasibility study and needs assessment regarding future fire service needs in the Township and surrounding areas.

Support increased pedestrian circulation opportunities. Promote linkages between existing and proposed paths. Coordinate with the County Engineer and ODOT to promote development of bike paths adjacent to County and State roadways. Paths and sidewalks should not be required in existing developments unless petitioned by residents. Develop zoning regulations that require paths and sidewalks to be incorporated within all new developments with densities exceeding specified thresholds.

Enhance roadway appearance. Develop streetscape standards which incorporate traffic calming techniques and require street trees, benches, cross walks and similar amenities in all proposed nonresidential developments. Coordinate with the County Engineer and ODOT to incorporate streetscape improvements where necessary to facilitate safe vehicular and pedestrian travel on County and State roads.

Support historic preservation. Develop an inventory of all historic structures and require preservation of such structures in all new developments. Work with the Ashtabula County Convention and Visitors Bureau to promote tourism and marketing of historic sites throughout the Township.

Promote safe pedestrian travel. Work with School District officials to develop a plan that addresses the transportation impacts of current and proposed school facilities within the Township. Evaluate current and future pedestrian traffic levels generated by schools to facilitate safe pedestrian access to and from school facilities. Coordinate with the County Engineer and ODOT to assess the need for roadway improvements, including but not limited to walk and bike lanes, adjacent to school facilities. Promote improvements which facilitate travel at all times of the day to accommodate student participation in after-school activities. Identify grant funding opportunities to help offset the cost of needed improvements.

APPENDIX:

VISIONING WORKSHOP RESULTS

Approximately 23 residents, business owners, and other interested citizens and officials, along with professionals from McKenna Associates, Incorporated (McKA) participated in the Thursday, March 8, 2007 Saybrook Township Comprehensive Plan Visioning Workshop, held at the Media Center at Lakeside High School. Those attending displayed a definite enthusiasm for the Township and the planning process. This enthusiasm appears to be indicative of the pride and hope for the future that exists in the region. At the Workshop, participants were split into four small groups. McKA professionals facilitated discussions in each of the four groups by asking three questions:

- *What do you like most about Saybrook Township?*
- *What do you dislike most about Saybrook Township?*
- *What is your vision for Saybrook Township over the next 5, 10, or 20 years?*

Each of the groups recorded responses to these questions on chart paper, assisted by McKA facilitators. Each group selected a spokesperson to present their vision concepts when everyone reconvened at the end of the Workshop. Upon hearing small group vision presentations, each person was allotted three colored dots to cast “votes” which could be put toward one or more of the presented visions. Each person was encouraged to “vote” before leaving the Workshop. The results from the Vision Voting and the “likes”, “dislikes”, and “visions” identified during the small group discussions are provided below. To help identify the most common responses and largest concerns raised by participants, the “likes,” “dislikes,” and “visions” of the groups have been combined and divided into five issue areas: 1)demographics, housing, and economy; 2) environmental features; 3)community facilities and infrastructure; 4)land use; 5)government. In instances where “likes”, “dislikes”, and “visions” fit reasonably into multiple categories an asterisk (*) is used to indicate that the item is listed in more than one issue area. Some of the “likes” and “dislikes” have numbers in brackets ([]) next to them, which indicates that more than one small group shared a given response. The number after each vision in parentheses (()) is the number of votes that the vision received when the large group reconvened.

DEMOGRAPHICS, HOUSING & ECONOMY

Likes [# Groups]

Lakeshore (multi-family housing) [3]
Close proximity to college campus- KSU Ashtabula (four year degree)* [2]
Home town type community
Owner-occupied housing
Low population density
Diversity
Residential character
Positive/progressive attitude towards residential development*
Privacy*
Agricultural areas: selling home grown produce and pick-your-own produce
Commercial to serve needs: retail*
Multi generational
Senior housing
Opportunity for industry*
Low crime rate
Great place to raise a family

Dislikes [# Groups]

Vacant buildings: commercial and residential* [2]
Lack of shopping*
Lack of planned economic growth
Lack of jobs/migration of industry
Impact of taxes on older population
Lack of lakeshore access- blocked with housing*
Difficulty enforcing codes/property standards
More independently owned businesses
Lack of banks
Lack of cluster housing*
Utilize existing brownfields for industry*

Visions (# Votes)

Redevelop existing commercial and industrial areas/promote mixed use in appropriate areas* (13)
Well planned, safe development: residential, commercial, industrial* (8)
Additional retail development (6)
Attract/capture tourism dollars (1)
Casino
Take advantage of port development
Political subdivision with a defined business plan (economic development)
Restructure tax system
Cluster and rural housing*
Gainful employment- industries with good employment standards
Historic preservation: Fire Station, Methodist Church, Grange Hall, Saybrook Center*
Mutual service agreements between areas*

COMMUNITY FACILITIES & INFRASTRUCTURE

Likes [# Groups]

Township services: fire, safety, roads, zoning [3]
Access to I-90, State Routes- close to major cities in the region [3]
Close proximity to college campus- KSU Ashtabula (four year degree)* [2]
Recreation: public and private golf courses * [2]
Lack of traffic
New High School and Junior High buildings/campus
Dispatch center

Dislikes [# Groups]

Lack of infrastructure: water, sanitary sewer, gas (cost to extend) [3]
Railroad crossings prevent safe, efficient travel throughout Township
Lack of close proximity to airport offering passenger service
SR 2 not extended to Ashtabula
Need more/better public transit
Lack of public access to the lake*
Lack of north end public services: fire
Lack of logging/natural gas standards
Lack of post office

Visions (# Votes)

Promote and expand recreation opportunities and lake access* (8)
Railroad overpasses on SR 45 (6)
Wastewater Treatment Plant (6)
Bike path system (4)
Ramp access to the lake (2)
Break wall for boat launch/marina from Geneva to Ashtabula City*
Passenger rail service and enhanced public transportation
Fire station north: in the 45/531 area
Great Lakes cruise ship
Recycling facilities in the Township
Preserve SR 531
Community pool or recreation club/community center
Public beach
Use Windermere School as a community center
Historic preservation: Fire Station, Methodist Church, Grange Hall, Saybrook Center*
Mutual service agreements between areas*

ENVIRONMENTAL FEATURES

Likes [# Groups]

Lake Erie/Lakeshore/Lakefront (park, recreation)* [3]
Township park* [2]
Rural and suburban feel*
Wildlife

Dislikes [# Groups]

Lack of public access to the lake*
Lakeshore erosion
Need improved drainage to prevent creeks from flooding
Lack of cluster housing*
Lack of landscaping standards

Visions (# Votes)

Promote and expand recreation opportunities and lake access* (8)
Dedicated greenbelt around Township* (7)
Protect natural resources and promote the rural, agricultural atmosphere. Utilize resources to promote the Township* (5)
Additional parkland, open space, recreation areas*
Cluster and rural housing*
Preserve open space and retain wildlife*
Preserve lakeshore*
Keep agriculture- promote corn and soy beans*
Preserve wetlands
Break wall for boat launch/marina from Geneva to Ashtabula City*

LAND USE

Likes [# Groups]

Lake Erie/Lakeshore/Lakefront (park, recreation)* [3]
Township park* [2]
Recreation: public and private golf courses* [2]
Good mix of land uses: residential, agricultural, commercial
Clean, low impact industry
Potential for growth
Positive/progressive attitude towards residential development*
Controlled, planned growth
Rural and suburban feel*
Agricultural areas: selling home grown produce and pick-your-own produce*
Commercial to serve needs: retail*
Opportunity for industry*

Dislikes [# Groups]

Vacant buildings: commercial and residential* [2]
Lack of shopping*
Lack of conformance with appropriate standards for development
Lack of lakeshore access- blocked with housing*
High density mixed use business district
Redevelop Saybrook Plaza and other abandoned commercial areas
Utilize existing brownfields for industry*

Visions (# Votes)

Redevelop existing commercial and industrial areas/promote mixed use in appropriate areas* (13)
Well planned, safe development: residential, commercial, industrial* (8)
Promote and expand recreation opportunities and lake access* (8)
Dedicated greenbelt around Township* (7)
Protect natural resources and promote the rural, agricultural atmosphere. Utilize resources to promote the Township* (5)
Additional parkland, open space, recreation areas*
School campus- develop commercial growth
Foster/encourage areas with character (streetscapes)
Cluster and rural housing*
Preserve lakeshore*
Keep agriculture- promote corn and soy beans*
Break wall for boat launch/marina from Geneva to Ashtabula City*

GOVERNMENT

Likes [# Groups]

Proactive, accessible, quality leadership- Township Trustees [2]
Township Website

Dislikes [# Groups]

Township government inability to control development

Visions (# Votes)

Participation by all people/residents
Continued accessibility of leadership

Several “likes” such as Lake Erie, Township services, and proximity and easy access to major cities were recognized by three of four groups. The Township park, public and private recreation opportunities, quality leadership, and close proximity to institutions of higher learning mentioned by multiple groups. Other aspects of the Community that participants felt were positive included low population density, potential for growth, and lack of traffic.

In terms of “dislikes” identified at the Workshop, three out of four groups identified lack of infrastructure and the cost to extend water, sanitary sewer, and gas as a problem, while vacant commercial and residential buildings was identified in two of the four groups. Other “dislikes” included lack of shopping, lack of lakeshore access, and the need for enhanced public transportation.

When the large group reconvened and participants were asked to vote for the visions they would most like to see become reality, 11 of the 37 visions identified by small groups were selected as “priority” visions and, therefore, were voted on by the large group. All of the 11 priority visions received at least one vote. The following table lists the visions in ranked order, starting with those visions receiving the most votes.

Table ??: Top Visions from the Visioning Workshop

Rank	Vision	Votes
1	Redevelop existing commercial and industrial areas/promote mixed use in appropriate areas	13
2(tie)	Well planned, safe development: residential, commercial, industrial	8
2(tie)	Promote and expand recreation opportunities and lake access	8
3	Dedicated greenbelt around Township	7
4(tie)	Additional retail development	6
4(tie)	Railroad overpasses on SR 45	6
4(tie)	Wastewater Treatment Plant	6
5	Protect natural resources and promote the rural, agricultural atmosphere- utilize resources to promote the Township	5
6	Bike path system	4
7	Ramp access to the lake	2
8	Attract/capture tourism dollars	1

The visions receiving the most votes seemed to be equally concentrated amongst all issue areas. The vision receiving the most votes (almost twice the number of votes received by the second place visions) was to redevelop existing commercial and industrial areas and promote mixed use in appropriate areas. Other visions receiving a substantial number of votes included well planned, safe development and promotion and expansion of recreation opportunities with improved access to the lake (both receiving 8 votes each).

In terms of environmental features, creation of a dedicated greenbelt around the Township, protection and promotion of the rural, agricultural atmosphere all received votes by Workshop participants. Creation of a bike path system, ramp access to the lake, and attraction and retention of tourism dollars also received votes by Workshop participants.

Vision Mapping Exercise Summary:

In addition to the “likes”, “dislikes”, and “vision” identification exercises summarized above, Workshop participants were also asked to provide a graphic representation of the visions identified within each small discussion group. The participants were asked to place symbols and/or textual remarks on the map related to identified visions. The following is a list of issues identified by Workshop participants as part of the vision mapping exercise:

- Redevelopment of US 20 east of SR 45
- Park expansion near the area between North Bend and New London Road, west of Ninevah Road
- Funding for SR 531 between the western Township boundary and SR 45
- Public access to the lake near Red Brook Boat Club

- Break wall between the City of Geneva and City of Ashtabula
- Fire Station near Lake Road/Carpenter Road intersection
- Railroad overpasses along SR 45
- Retail development along Ashtabula-Austinburg Road west of Forman Road
- Wastewater Treatment Plants near the intersections of Munson Hill/ Ashtabula-Austinburg Road and North Bend/Ninevah Road

“Where Do You” Exercise Summary:

In addition to the “likes”, “dislikes”, and “vision” identification and vision mapping exercises, summarized above, Workshop participants also completed a “Where Do You” exercise. As part of the exercise, participants were asked to place dots indicating where they completed the following activities: 1)Go to work; 2)Buy groceries; 3)Purchase clothing; 4)Go to the doctor/dentist; 5)Go for fun; and 6)Go to eat. The map contained concentric circles of 5, 10, and 20 miles, with the Township displayed as the epicenter. The “Where Do You” exercise gives an indication of where Township residents fulfill their daily activities and provides valuable insight into what types of land uses may be lacking in the Township. The results of this exercise indicated an overwhelming favoritism toward completing daily activities within 10 miles of the Township boundaries.

The Visioning Workshop, Vision Mapping Exercise, and “Where Do You Exercise” provided significant public input regarding all facets of the Township. The comments received at the Workshop, along with other information gathered throughout the planning process, will be used to develop goals, objectives, and implementation strategies designed to address the “likes”, “dislikes”, and “visions” of the residents of the Township.