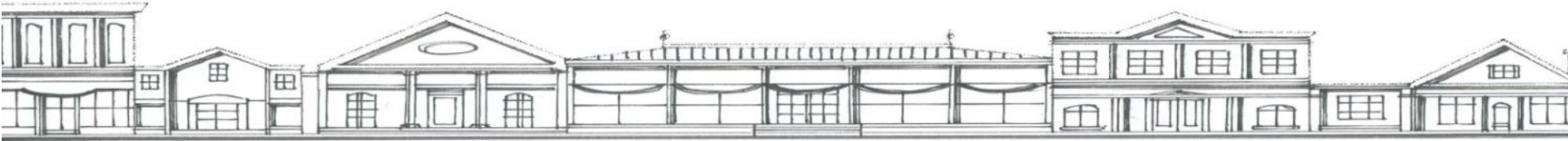


# Howland Township Comprehensive Community Plan



# Comprehensive Community Plan



...is an attempt to capture a collective community vision.

“a Township where the natural environment is protected, and where excellent services are provided in a manner that enhances the health of the community...a Township that offers a diversity of housing options; is economically-sustainable and a good place to do business...but most of all...people desire a treasured place they can be proud of and call home.”

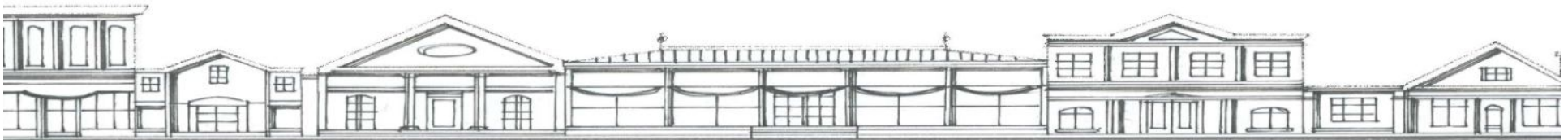
...is not a punch list of things to do but a statement of our community’s philosophy to guide how decisions are made.

...is a guide for our community’s overall growth and redevelopment, emphasizing innovative, sustainable, and green practices.

...is the basis for the modernization of our zoning resolution.

...is the leverage for the Township to secure grant money.

...is the vehicle to preserve the Township’s character while promoting our residents’ health, safety, and prosperity.

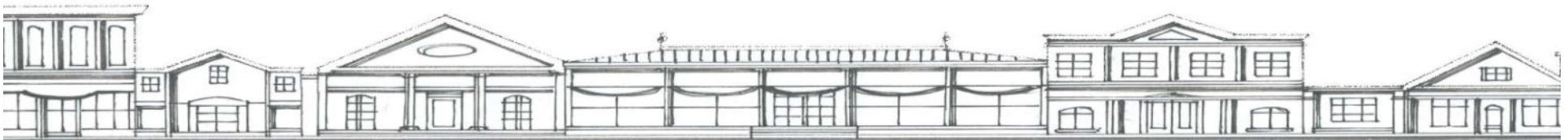




# Project approach

## 1. Public Participation and Plan Process

- January 2008 – consultant hired, steering committee selected
- August 2008 – community survey (over 550 respondents, 140 pages of open-ended comments) to guide steering committee
- Winter 2008 to Spring 2009 – interactive process to crystalize township identity and logo
- Steering committee and subcommittees based on planning areas met
- April 14, 2010 – Howland Township Zoning Commission endorsed
- May 12, 2010 – Howland Township Trustees approved plan, effective in 90 days



# Project approach

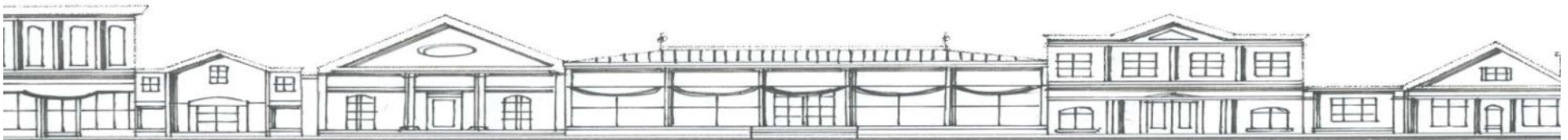
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## 1. Public Participation

## 2. Existing Conditions Analysis

- Community Reconnaissance; Interactive w/Steering Committee
- Review of Existing Plans, Regulations and Planning Initiatives
- Demographics and Housing
- Community Services and Facilities
- Economic Development
- Land Use
- Natural Resources
- Public Health
- Transportation
- Implementation



# Project approach

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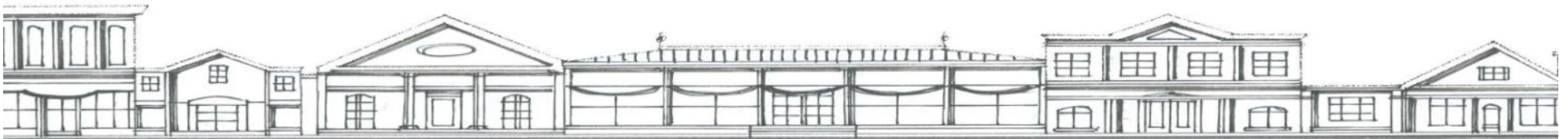


## 1. Public Participation

## 2. Existing Conditions Analysis

## 3. Strategies Development

- **The Plan's Strategies and Recommendations were developed through several approaches:**
  - **Physical Conditions**
  - **Best Practices**
  - **Legal Limitations**
  - **Public Opinion and Preferences**

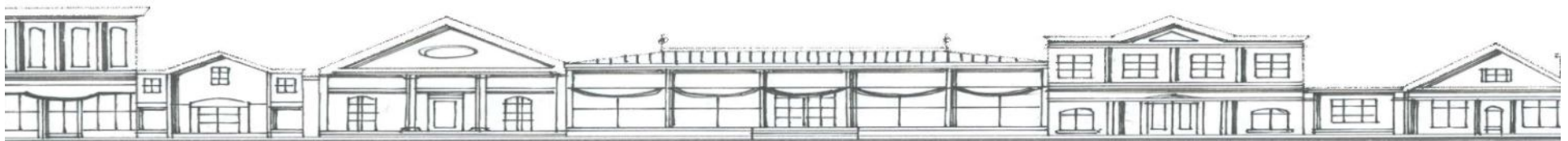




# Project approach

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1. Public Participation
2. Existing Conditions Analysis
3. Strategies Development
4. **Implementation**
  - Identify implementation strategies
  - Develop implementation schedule and assign responsibilities
  - Present *Comprehensive Community Plan*





# Can we live up to expectations?



## Editorials

> [News](#) > [Editorials](#)

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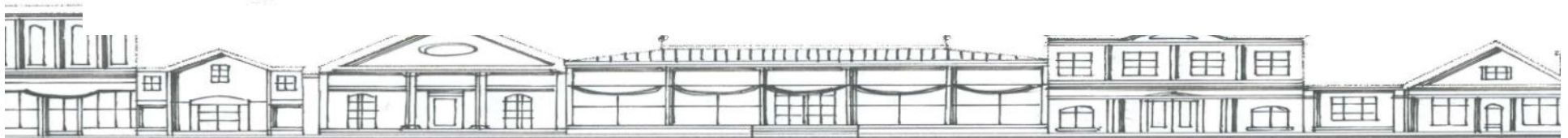
[«--back to story](#)

### **Township can be lesson for rest of country?**

*POSTED: December 13, 2009*

Howland Township has served as a sort of role model for residential development in Trumbull County. It has the fifth-highest median income out of 20 Trumbull County subdivisions. It has the highest percentage of college educated residents. It has a school system rated excellent with distinction.

While growth is essential, uncontrolled it can also make things worse by driving up the cost of providing services - police, fire and road - to the new residents, businesses and industries. Here's hoping Trustees Sally Wehmer and Richard Clark and trustee-elect Matthew Vansuch find a way to forge ahead for the entire county's benefit.

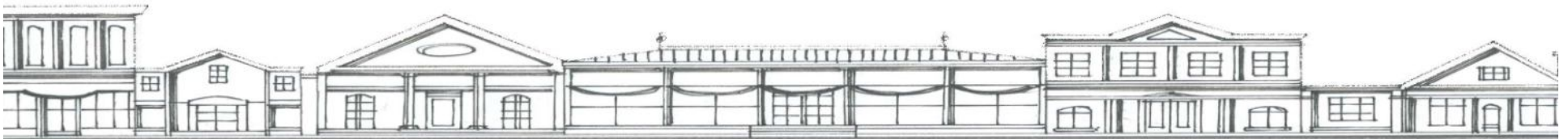




## Did we succeed? You decide.

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- “Year One Update – October 2011” reviews our work under each goal and objective.
- We learned that we already do so much of what we set out to do in the plan.
- The plan has not sat idly on a shelf.
- It guides how we make decisions.



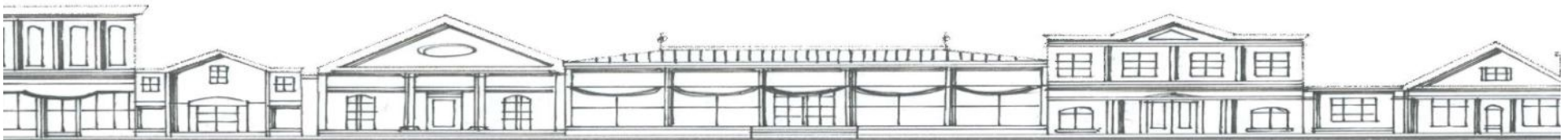




# What have we learned?

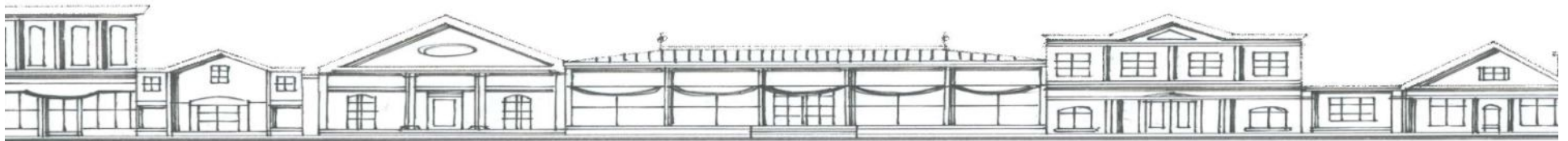
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- Lesson:
- Everyone working together as a team with a common vision and philosophy accomplishes much.
- That is why we have the reputation as a professional operation with the best-run township in the county.





What have we done?



# Zoning Resolution Update



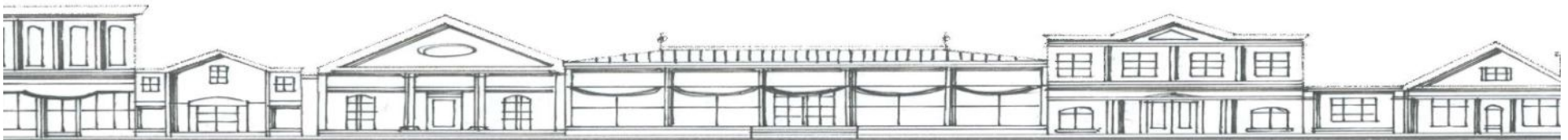
- Most important directive was to the Zoning Commission to consider the plan and to incorporate it into the zoning resolution.
  - This is not nor should it be a quick process.
  - Consultant has been working with ZC and PZ staff for almost a year.
  - They are considering nontraditional tools to address our unique situation.
    - Overlay district may be the way to focus planning to make the Howland Corners area the town center and to allow greater flexibility on its periphery while protecting the surrounding neighborhood's residential character





# Zoning Resolution Goals

- ensure that the Township remains attractive and that its commercial corridors are cohesive in character
- ensure that all development is compatible with surrounding use, scale, and character
- allow for greater flexibility in stormwater management
- protect the Township's natural resources
- promote infill development

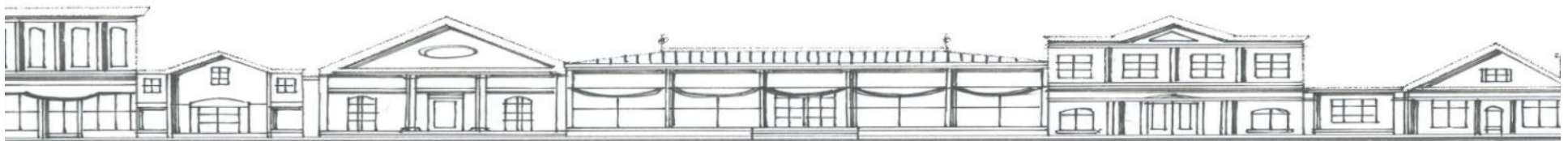




# Zoning Resolution Goals

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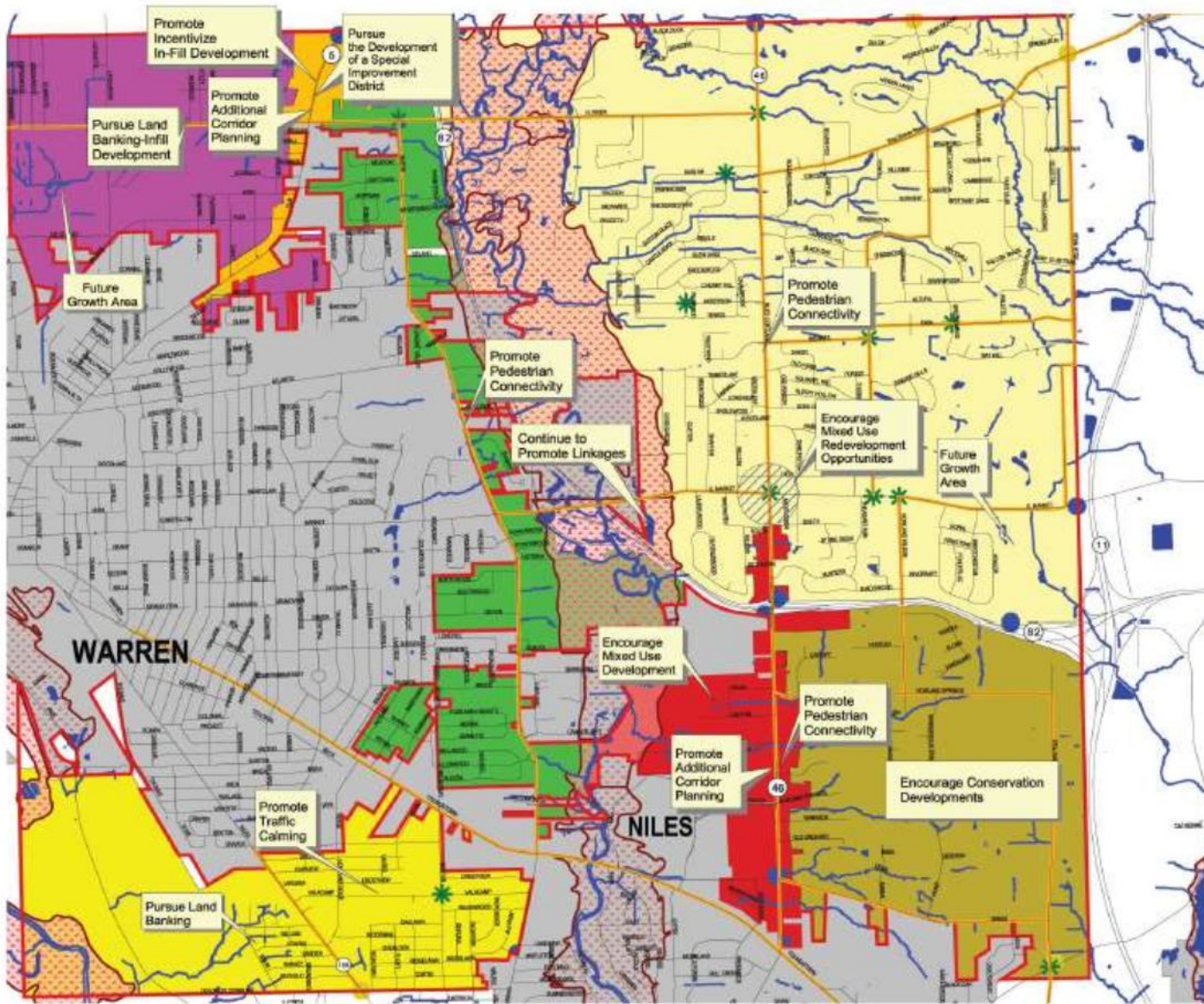
- The plan does **not** recommend any zone changes.
- Instead, it promotes the use of broad concept areas to promote future land uses in the Township based on the needs of particular areas of the Township.
  - This allows the community to address land use in a proactive yet flexible way.



# FUTURE INITIATIVES



HOWLAND TOWNSHIP COMPREHENSIVE COMMUNITY PLAN

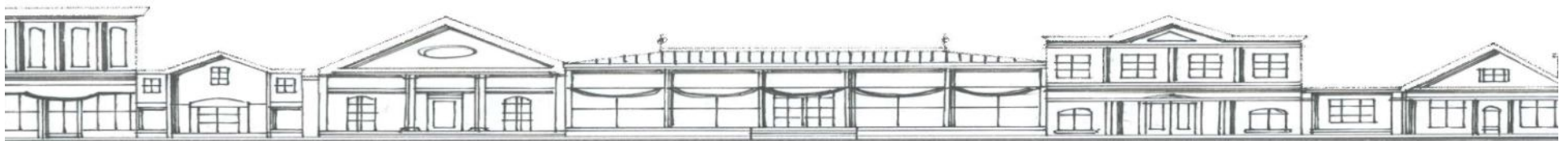


## LEGEND

- ROADS
- FUTURE PEDESTRIAN LINKAGES
- TOWNSHIP BOUNDARY
- HYDROGRAPHY
- OPEN WATER
- FLOOD PLAINS
- MUNICIPALITY
- POTENTIAL ROUNDABOUTS
- POTENTIAL GATEWAY LOCATIONS
- PRIMARY
- SECONDARY
- OPEN SPACE LINKAGE CORRIDOR
- CONCEPT AREAS
- MORGANDALE AND GOLDEN TRIANGLE
- ELM ROAD CORRIDOR
- BOULDALE
- NORTH ROAD
- SOUTHEAST
- SR 46 CORRIDOR
- NORTHEAST

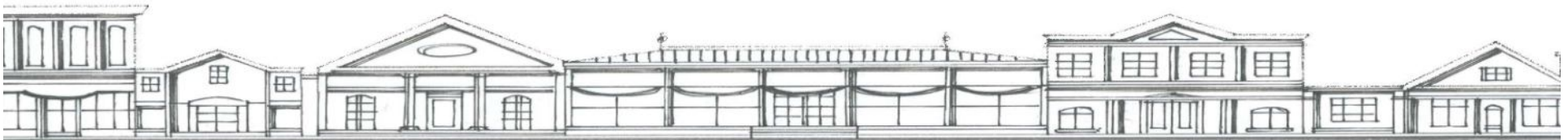


SOURCE: TRUMBULL COUNTY AUDITOR, EASTBATE O&G, HOWLAND TOWNSHIP AND STANTEC





- Demographics & Housing
- Land Use
- Economic Development
- Natural Resources
- Public Health
- Community Services & Facilities
- Transportation, Mobility & Accessibility



# Zoning Resolution Update



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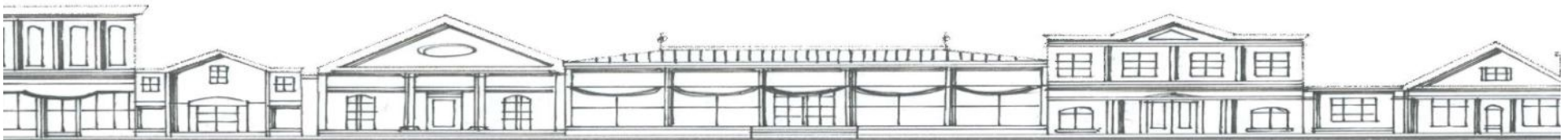






# Major Initiatives

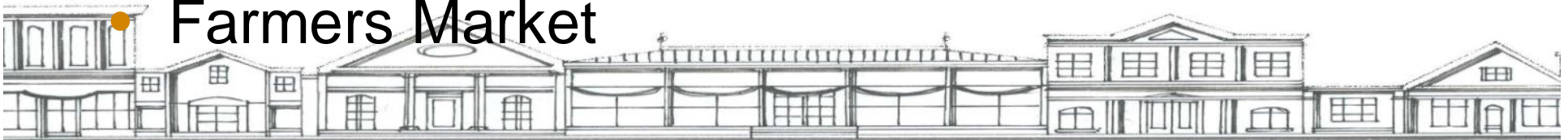
- 30 nuisance homes in Bolindale and Morgandale demolished under NSP
- Venice Heights I and II and South Bolindale/Ravenwood stormwater improvement
  - Venice Heights III bid out, IV in the planning process
  - Localized flooding reduced
- Investing \$200,000 in cooperative project to extend sanitary sewer service in west Bolindale to 70 households, reducing their monthly capital charge





# Major Initiatives

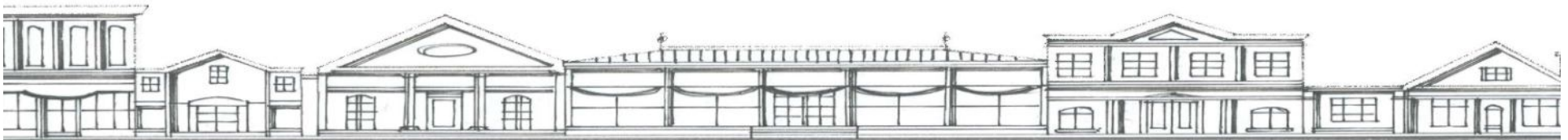
- Clean Ohio grant money purchased property in SE quadrant
- Safe Routes to School plans in the final stages
- SR 46/82 gateway beautification
- Demolition regulations
- WRPA executive director funding
  - Instrumental in Delphi building sale
  - Brownfields assessment grant
- Community garden
- Farmers Market





## Under the Radar

- Early advocating of county land bank
  - Howland sits as a director
- Riparian and wetland setback resolution
- HFD self-inspection program
- Tax abatements
  - Flex Strut now on its fourth
- Coordinated site plan review with HPD, HFD, and PZ
- TAG activities

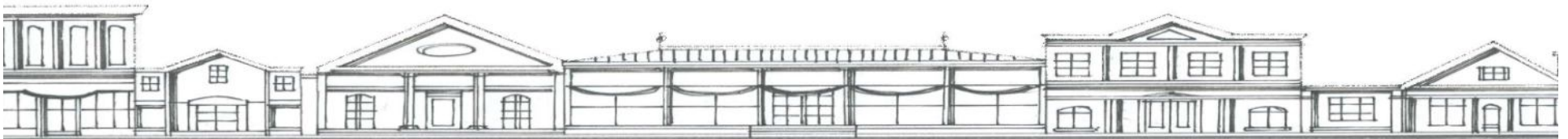




## Under the Radar

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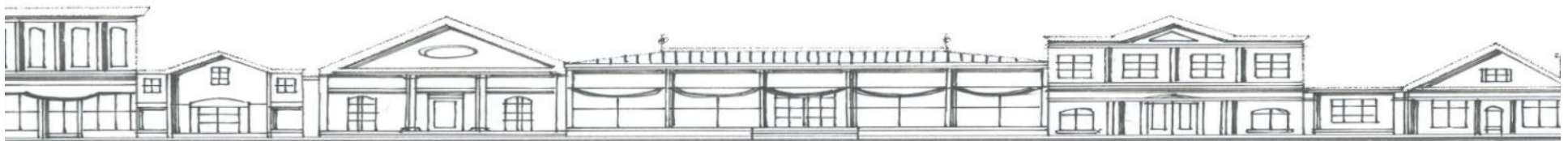
- Improving the Township's website
  - Informative, timely articles and information from staff
    - 6-part series on organic lawn care
- Website hosting agreement w/ Park Board
  - [HowlandTownship.org/Parks](http://HowlandTownship.org/Parks)
- County-wide healthy community coalition w/ the TC Health Department
- Summer recreation programs
- Leaf and limb pick-ups





# Working Together

- Lower Mosquito Creek Balanced Growth Plan
- Trumbull County Brownfields Collaborative
  - Inventory under-utilized post-industrial sites
  - Assess possible environmental contamination
  - Apply for funding to remediate and improve them
  - Redevelop
- Trumbull County Roundtable
- WRPA





# Plan Comment and Questions

- Questions?

