Farmington Township

Comprehensive Plan

APRIL 2016

Prepared by: Trumbull County Planning Commission

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Chapter 1: Introduction

Farmington Township is a quiet, picturesque community situated in the northwestern portion of Trumbull County, Ohio (see Map 1-1). The Farmington Township Comprehensive Plan is a document that will serve as the blueprint for the community's future and provide guidance for local decisions over the next 20+ years. The plan is divided into two main sections: inventory and plan. The inventory section compiles all of the necessary data to determine any deficiencies or future needs for the township. The plan section assesses the adequacy of the current services and development patterns within the township and makes recommendations to accommodate orderly development and provide guidance for growth.

Background and Context

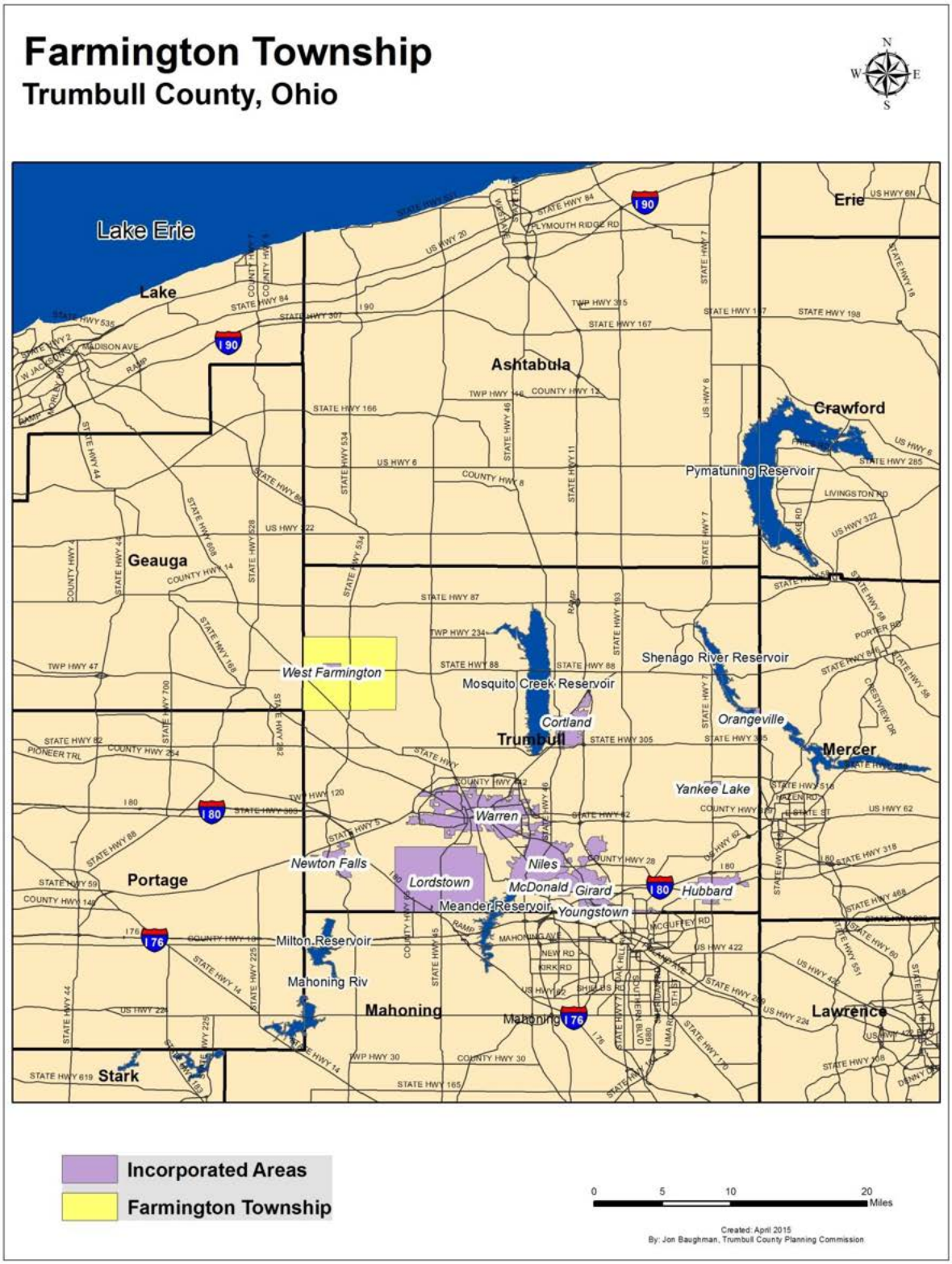
Farmington Township is one of 24 townships in Trumbull County. The 25 square mile township contains 17,033 total acres of land and surrounds the Village of West Farmington. Farmington Township is bordered by Mesopotamia Township to the north, Southington Township to the south, Bristol Township to the east and Parkman Township in Geauga County to the west (see Map 1-2).

Farmington Township contracted with the Trumbull County Planning Commission to assist the township in producing a comprehensive plan. Farmington adopted a zoning resolution on December 3, 1956 and the latest version is dated March 2012, but the township never established a true comprehensive plan. A comprehensive plan is an expression of a community's needs and aspirations. It is a document that typically includes maps, charts and text that analyzes existing trends and conditions of growth or decline and makes recommendations for the general development of the community. The comprehensive plan also provides the legal basis for zoning, per the Ohio Revised Code.

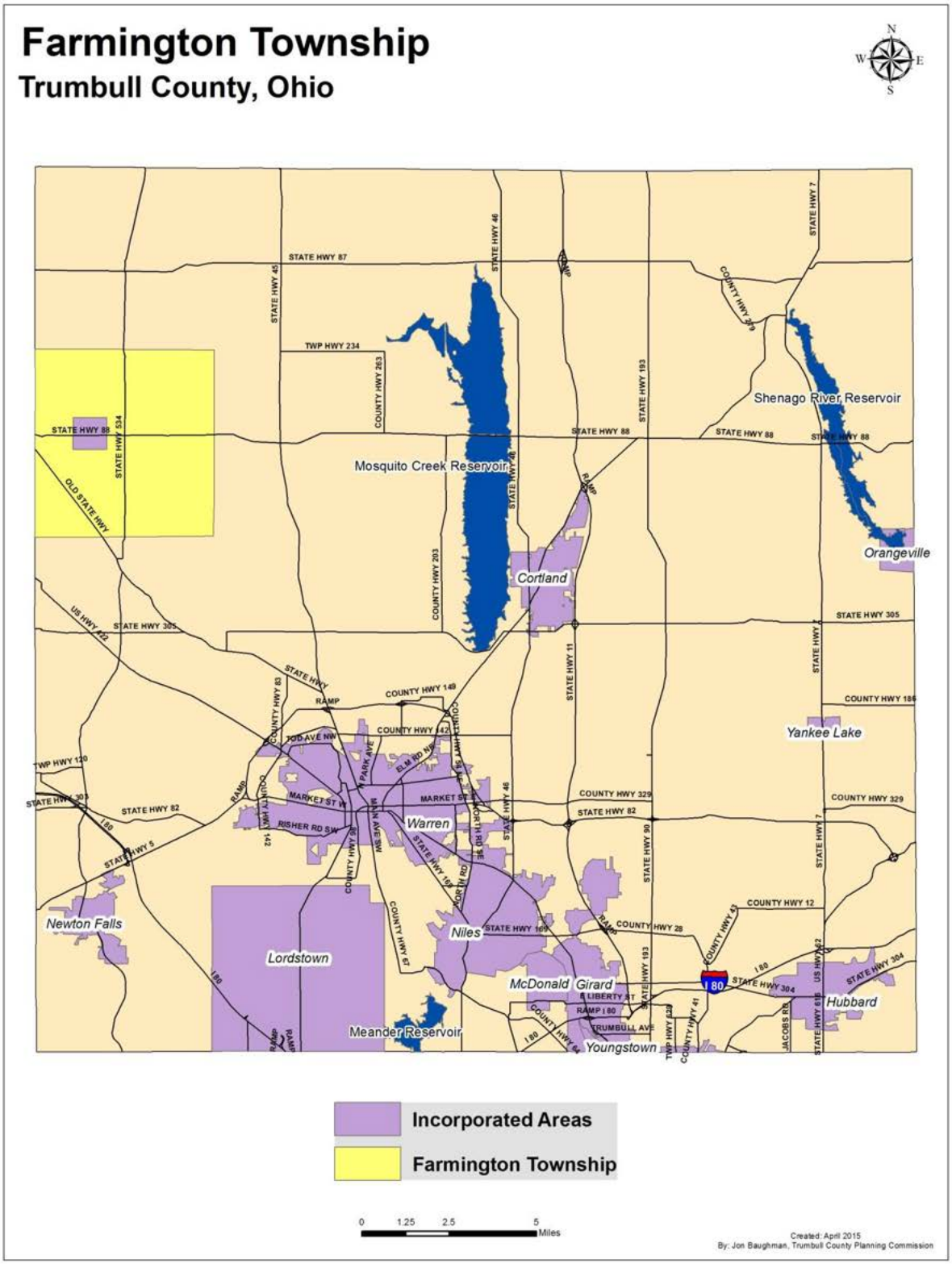
The 2016 Farmington Township Comprehensive Plan was developed with oversight and participation by the Farmington Township Trustees, department heads, business and non-profit organizations and the citizens of Farmington Township. First, it is a physical plan. The plan is fundamentally a guide for the physical development of the area. It translates values to describe why and where to build, rebuild or preserve the lands in the community. Secondly, the plan is long range so flexibility is understood. The plan contains various goals and projects that will shape the future of Farmington Township over the course of 20 years or more. A third characteristic of the plan is that it is comprehensive. The plan covers all the functions that make a community work: transportation, housing, water and sewer, land use, economic development, community facilities and recreation, while considering the inter-relationships of these functions. The fourth characteristic is that of process guide. The plan should be used as a tool to aid the public decision-making process.

Previous plans and studies that have been completed with sound processes and methodologies help inform the current comprehensive plan. The goal of this planning document is to facilitate the most appropriate and efficient use of land and resources, consistent with the public interest. The Farmington Township Comprehensive Plan should instill hope for the people of Farmington Township and future generations to come!

Map 1-1: Farmington Township in the Region



Map 1-2: Farmington Township in the County



Planning Process

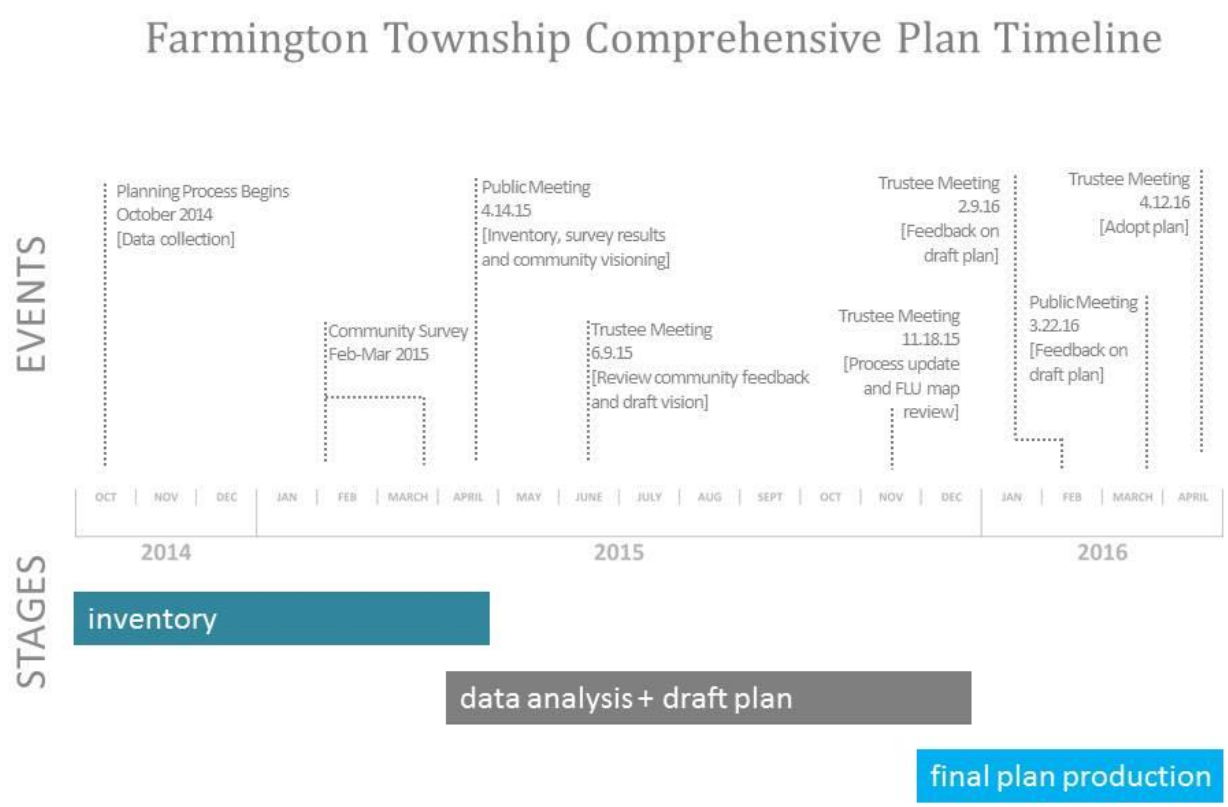
The Farmington Township comprehensive planning process took just over two years to complete (see Figure 1-1). The process was divided into three main components: inventory, data analysis/draft plan and final plan production. The inventory (a.k.a. data collection) began in October 2014. A 12-question community survey followed in early 2015 with distribution via social media and hard copies at two Amish-friendly stores in West Farmington Village. One hundred and twelve people completed the survey between February 4 and March 27. It covered a variety of community topics (see Appendix A). The Trumbull County Planning Commission continued to gather baseline data from a number of sources at the local, state and federal level during the inventory phase. Data gathering activities included contacting all township departments that deal with development issues to understand their current and future needs. Previous planning efforts were another resource to consider in the formulation of the draft plan.

The kick-off public meeting on April 14, 2015 was combined with the monthly trustee meeting at the Fire Station meeting room in West Farmington Village. A presentation by the Trumbull County Planning Commission explained the components of a comprehensive plan, highlighted the planning process, reviewed the community survey results and conducted a visioning exercise with the public. Approximately a dozen people attended the meeting.

The draft plan started to take shape after further analysis of the data over the next several months. The final draft plan was presented to the public on March 22, 2016 at the Fire Station meeting space. Over a dozen people participated in that meeting. The public comment period continued until April 8, 2016. A copy of the comprehensive plan was available for review online and at a local store in West Farmington Village (as a reference copy).

The Farmington Township Trustees accepted and unanimously approved the final draft plan via resolution at their April 12, 2016 meeting.

Figure 1-1: Farmington Township Comprehensive Plan Timeline



Development History

The Connecticut Western Reserve was an area of land in what is now known as Northeast Ohio that was held, sold and distributed by the State of Connecticut following the American Revolution. In 1795, the Connecticut government sold the eastern portion of the reserve to the Connecticut Land Company. The Connecticut Land Company sent General Moses Cleveland to survey the territory. The surveyors laid out townships in five-mile square grids beginning with Township 1; Range 1 in what is now Poland, Mahoning County, Ohio.

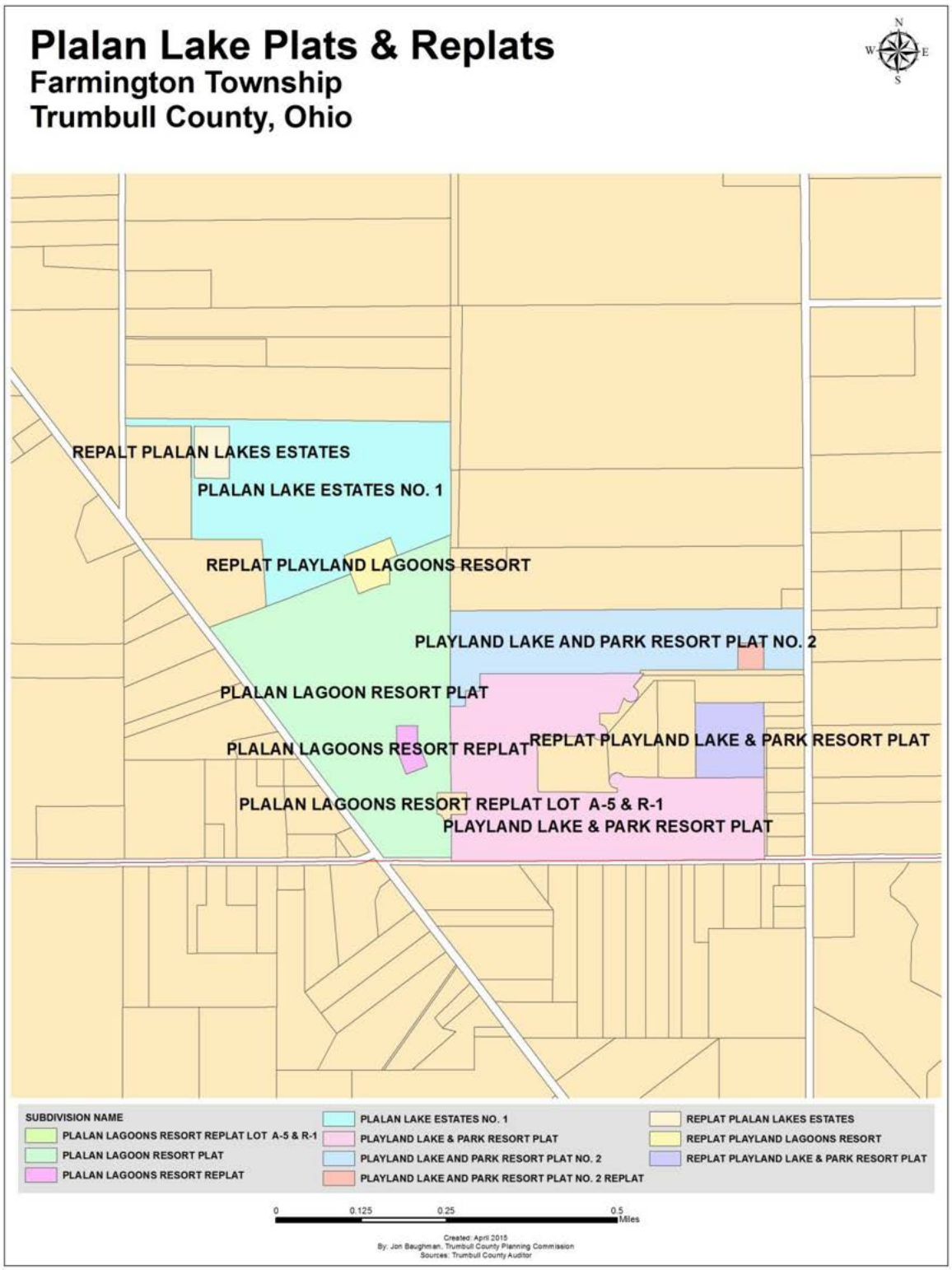
Farmington Township was surveyed as Range 5, Township 6 and originally named Henshaw Township after Samuel Henshaw, one of the original eleven owners. The first settlers arrived in 1806. Growth and settlement was slow in the beginning. On July 4, 1817, the township was organized as Farmington Township, named after Farmington, Connecticut. Several industries were originally located in Farmington Township including a sawmill on the Grand River, a flax-mill, a flourmill and a chair company. It is likely these industries located in Farmington because of the Grand River and the railroad line.

The first schoolhouse was erected in 1816 in the center of the township. In 1831, the Farmington Academy, an institution of higher learning, was established. Young men and women travelled from all over Ohio to attend. In 1849, the old building was abandoned and a new three-story building was

constructed in West Farmington Village. The name was changed to the "Farmington Normal School." In 1854, ownership of the school was transferred to the Erie Conference of the Methodist Episcopal Church and the name was changed again to the "Western Reserve Seminary." The school added dormitories in 1868. By 1900, enrollment at the school had declined significantly. The last class graduated in June 1906 and the school closed. The population of Farmington Township slowly declined from 1900 with 723 people through the 1930's with 563 people. In the 1940's, the population increased to 700 people and has gradually increased every decade since.

In the 1960's and 1970's, a unique development was platted near the southern border of Farmington Township near Geauga Portage Easterly Road. (See Map 1-3). The original phase, Plalan Lake and Park Resort, was designed in 1961 as a vacation destination for people to enjoy the lake and recreational amenities on ½-acre lots with small summer cottages. Three additional phases (and many replats) followed over the next two decades that make up the 339-acre neighborhood today. The Plalan Lake Estates plat introduced 1½-acre lots along Scenic Drive in 1978. Deed restrictions in the private development include various items such as pet guidelines. The development does not have an overarching association, rather, three separate committees: Plalan Lakes, Plalan Roads and Plalan Water. Each committee collects annual dues from the residents to defray maintenance costs to provide each service (Plalan Lakes is an optional fee).

Map 1-3: Plalan Lake Platted Lots



Administration

The oldest form of government in the United States is the township form of government. This level of local government was established long before our current national form, dating back to 1620, when our early settlers established the "town" unit in the Massachusetts Colony. Before Ohio was ushered into the union as a state in 1803, the township form was already well established.

When Ohio became a state in 1803, the elected officials of an Ohio township consisted of three trustees, a clerk, two overseers of the poor, a number of supervisors of highways, justices of the peace and constables. The offices of treasurer and assessor were added at a later time. During the state's infancy, the township's role was diverse. The township government cared for the poor, maintained the roads, preserved the peace, registered brands and fulfilled the needs of local government in general.

Today, Farmington Township is administered by a board of three Township Trustees, a Fiscal Officer, Zoning Commission, Board of Zoning Appeals and the following departments: Fire and Zoning. The Zoning Commission is composed of six members who reside in the township. The powers and duties of the Zoning Commission consist of recommending township zoning and amendments to the existing zoning resolution. The Board of Zoning Appeals is composed of six members who reside in the township, as well. The township Board of Zoning Appeals may hear and decide appeals where it is alleged an administrative official in the enforcement of the township zoning has made an error. The Board may authorize variances, based on an appeal, from the terms of the township zoning resolution and grant a conditional zoning certificate.

As a subdivision of the state, the township has only those powers extended to it by the state legislature and preforms those mandatory or permitted functions as directed by state law. These duties and functions of the township have changed over time. As demands for the increase of different services have been made, the state has increased township authority to provide these services.

Chapter 2: Natural Environment

Chapter 2: Natural Environment

This section will identify and locate valuable resources in Farmington Township, giving the community some tools to utilize to move forward in a sustainable way. It will assist in the process of delineating the areas in which development and redevelopment are the most economically sensible, while protecting the areas that are more costly to develop and more valuable when set aside - allowing them to continue to perform their natural functions.

The inventory and analyses will cover topics and map features, such as surface water, watersheds, groundwater yields, floodplains, wetlands, slopes, depth to bedrock, topographic elevations, bedrock geology and soil groups.

Geology

The shape of our present landscape is based on geological events that happened long ago, and today geological processes continue to sculpt our bioregion. A basic understanding of geology and these geological processes is important to enhance or limit development in Farmington Township. Planners, engineers, developers and others need to know what rock formations underlie the soil of the area. Bedrock Geology forms one of two separate types of geologic formations in Northeastern Ohio. The other type of geologic formation, glacial geology, mainly consists of sands, gravels and clays that were deposited by several glaciers.

Bedrock Geology

The Bedrock Geology in Farmington Township is from the Mississippian and Devonian Systems. The following are generalized stratigraphic descriptions for the geologic units delineated on the Ohio Division of Geological Survey's open-file 7.5-minute bedrock-geology maps. The geologic units are listed by system in descending stratigraphic order from youngest to oldest (see Map 2-1).

Mississippian System

Mbbd: Berea Sandstone and Bedford Shale undivided

Berea Sandstone

- Lithology: sandstone and minor shale
- Color: brown, weathers light brown to reddish brown
- Bedding: thin to thick, planar to lenticular
- Thickness: 5 to 75 feet, locally 100 to 125 feet
- Diagnostic feature: dominance of sandstone

Bedford Shale

- Lithology: shale and interbedded siltstone and sandstone
- Color: gray to brown, locally reddish brown
- Bedding: thin to medium, planar to lenticular
- Thickness: 80 to 180 feet, locally thin to absent where Berea Sandstone is thick
- Diagnostic features: dominance of shale, ripple marks in siltstone beds.

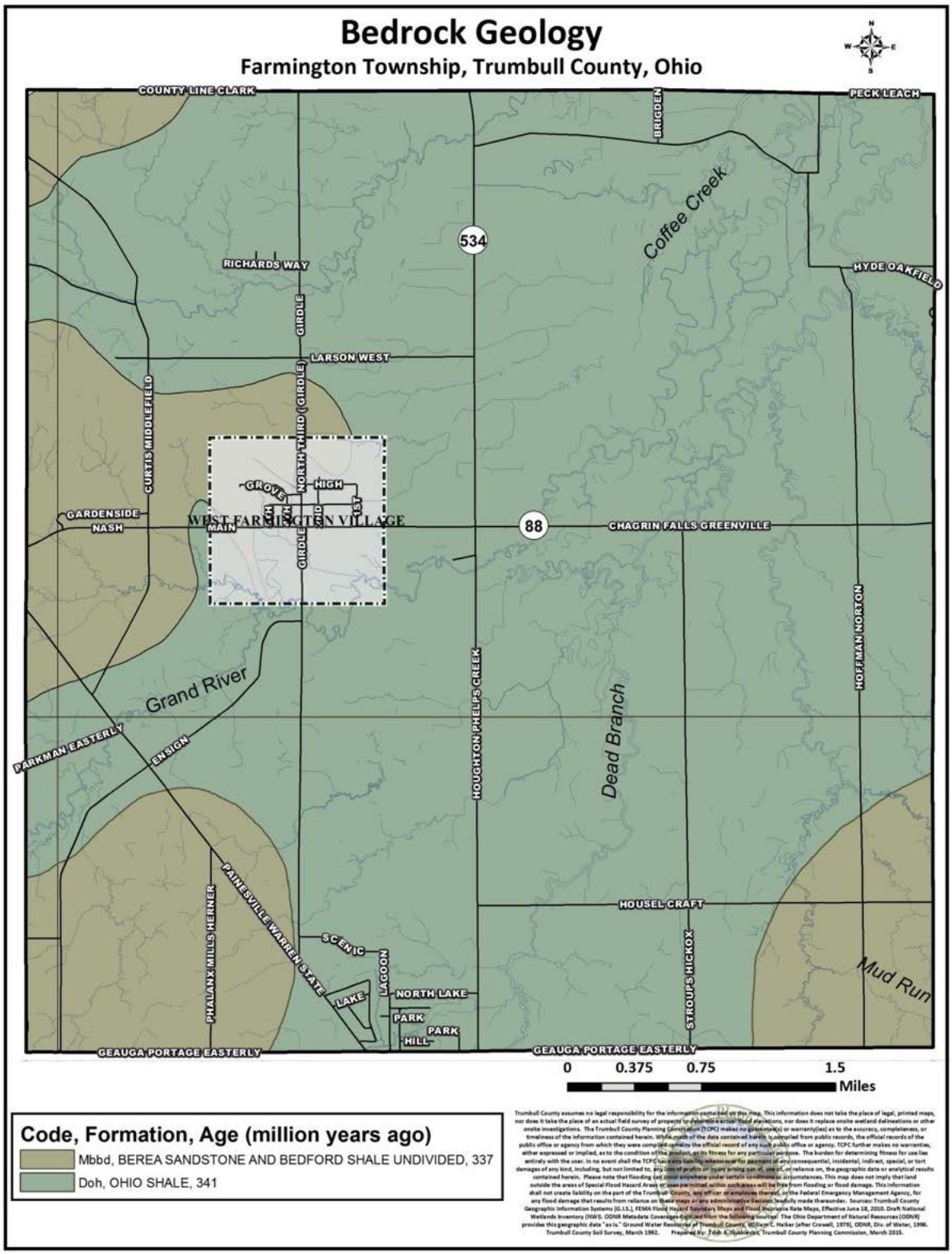
DEVONIAN SYSTEM

Doh: Ohio Shale

Ohio Shale

- Lithology: carbonaceous shale with carbonate/siderite concretions
- Color: brownish black to greenish gray, weathers brown
- Bedding: laminated to thin bedded, fissile parting
- Thickness: 250 to 500+ feet
- Diagnostic features: color, petroliferous odor, carbonate/siderite concretions in lower 50ftThe geology of the bedrock heavily determines the chemistry (quality) and movement (flow) of ground water. This information can help to determine the groundwater resource yields of an area.

Map 2-1: Bedrock Geology



Groundwater Resource Yields & Related Aquifer Geology

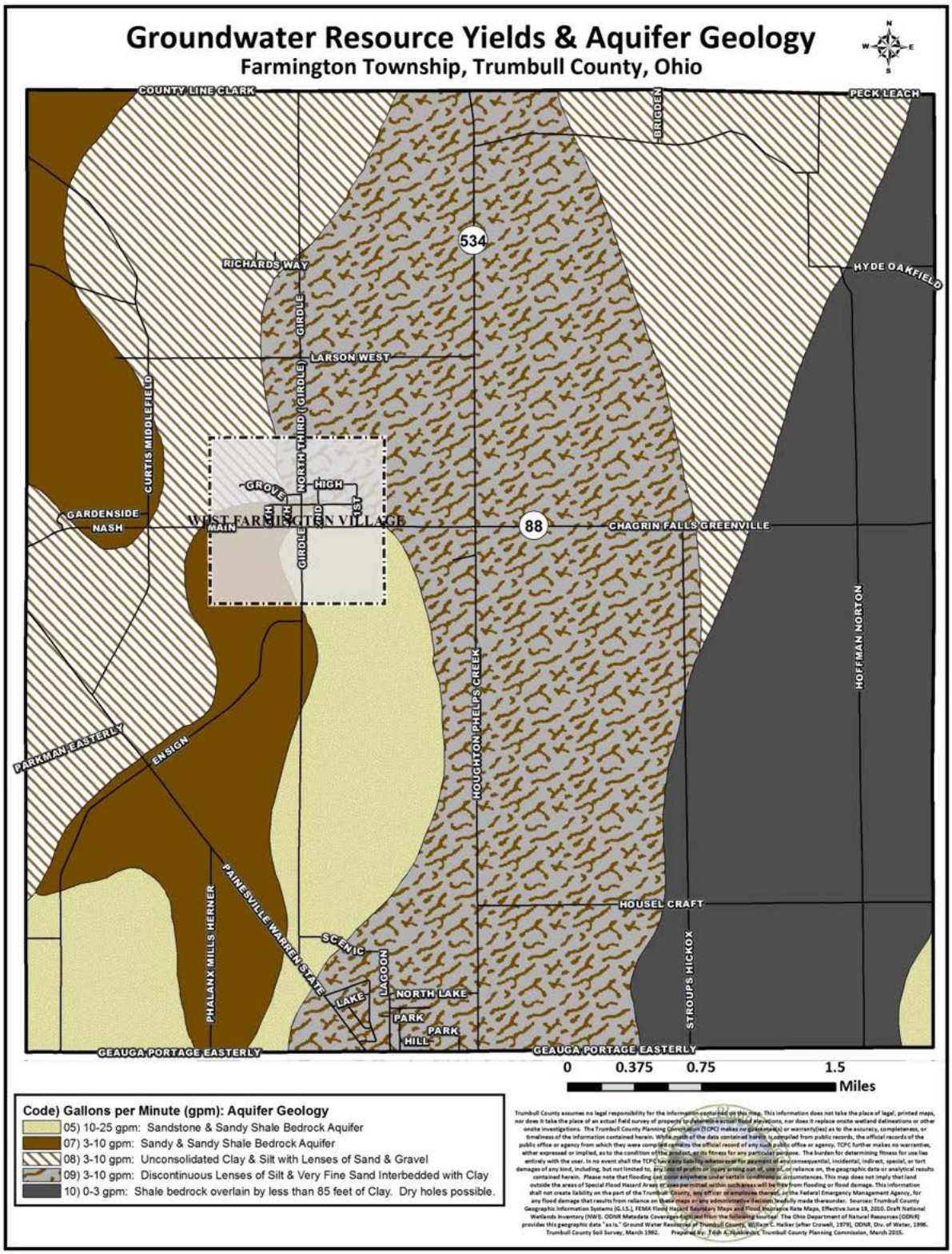
Groundwater is water saturating the voids, pores, fractures and holes in the soil and rock at some depth below the earth's surface. While this definition is technically correct, it does not even begin to explain all of the complex and varied aspects of groundwater or the importance of groundwater to Ohio and the nation.

The ultimate source of all groundwater is precipitation. Part of the rain and snow that falls to the Earth's surface seeps down through the soil and collects in porous geologic formations. These formations act something like sponges and temporarily store the water. If these geologic formations are capable of yielding usable quantities of groundwater to a well, they are called aquifers. The two basic types of aquifers in Ohio are sand and gravel aquifers and bedrock aquifers. Groundwater in sand and gravel aquifers occurs in pore spaces between individual grains of sand and gravel. In bedrock aquifers, groundwater occurs in pore spaces and along fractures, joints, voids and contacts between different formations. Farmington Township has both sand and gravel aquifers and bedrock aquifers.

The groundwater in Farmington Township can be obtained from sandstone aquifers or a sandstone and sandy shale bedrock aquifer. Yields of 10 to 25 gallons per minute (gpm) may be developed. Groundwater is obtained from Mississippian and Pennsylvanian sandstone and sandy shale bedrock. Although occasional yields of up to 75 gpm are possible, maximum sustained yields are closer to 25 gpm. Yields of 3 to 10 gpm may be developed. Sandy and sandy shale bedrock wells report yields of 3 to 20 gpm with sustained yields of less than 10 gpm. Flowing wells are occasionally reported in Mesopotamia Township. Up to 85 feet of unconsolidated material may cover the bedrock. Yields of 3 to 10 gpm may be developed. Unconsolidated deposits from 50 to 200 feet thick containing clay and silt with lenses of sand and gravel. Wells drilled into the underlying shale yield little or no water. Yields of 3 to 10 gpm may be developed. Groundwater is obtained from discontinuous lenses of silt and very fine sand inter-bedded in clay. Wells should be completed with properly sized commercially manufactured well screens to develop even minimal-to-moderate domestic or farm supplies. Wells drilled into the underlying shale yield little or no water. Yields seldom exceed three gpm. Shale bedrock overlain by less than 85 feet of clay yields 0 to 3 gpm. Dry holes are possible. Alternate storage devices such as cisterns may be necessary to provide water during times of peak daily use. Yields of 3-10 gpm are just sufficient to support low-density residential units, such as single-family and small-business uses (see Map 2-2).

While the type of bedrock heavily determines the quality and yields of the groundwater resource, it also partially determines the cost of drilling a well. Another cost factor in drilling for groundwater is the depth to bedrock.

Map 2-2: Groundwater Yields



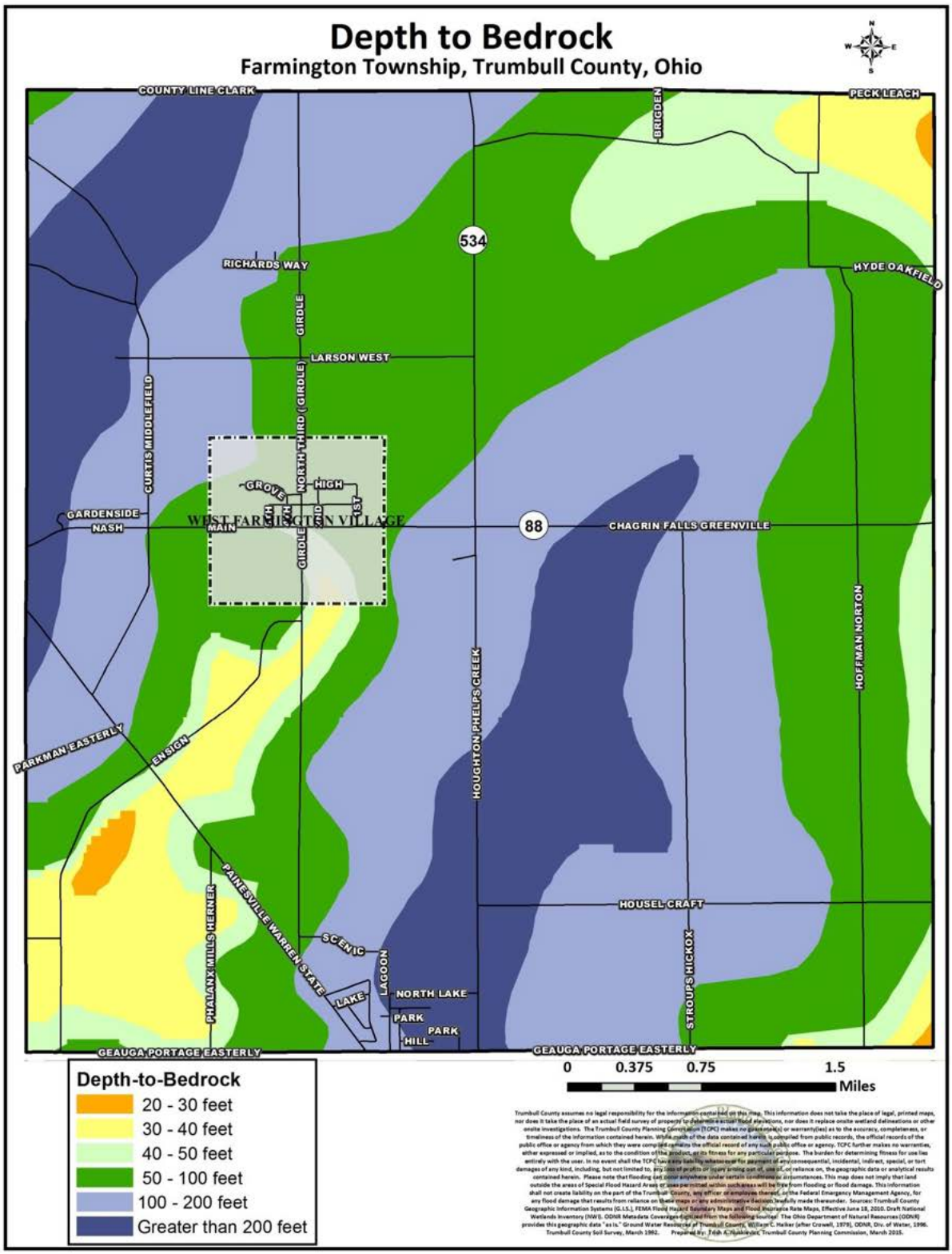
Depth to Bedrock

Knowledge of the depth to bedrock in a particular area is valuable information for a variety of users, including homeowners and construction companies. Such information can save considerable time, money and frustration. Consider the difficulty and added expense of digging a basement or a ditch for a pipeline or utility lines and suddenly discovering that blasting or other expensive excavation techniques must be used to remove rock when it was anticipated that only easily removable soil would be encountered. Prior knowledge of the depth to the bedrock could result in the selection of a homestead or route for utility lines that would avoid shallow bedrock and extra expense. A shallow depth to bedrock can also cause problems with septic system installation. In areas such as this, extra cost may be incurred for a suitable alternative system to be designed.

Although a shallow depth to bedrock (less than 10 feet) usually makes the excavating of basements for homes, installation of septic treatment systems and the laying of utility lines more expensive or impractical, it is an asset to have such a sturdy base surface for large construction projects such as bridges, tall buildings or manufacturing plants that contain heavy machinery. The shallow depth to bedrock can provide a very strong foundation for larger buildings without basements.

The bedrock in Farmington Township ranges from 20 feet to greater than 200 feet below the surface. Refer to the following Depth to Bedrock Map to view the areas that are 20-30 feet, 30-40 feet, 40-50 feet, 50-100 feet, 100-200 feet and greater than 200 feet below the surface (see Map 2-3).

Map 2-3: Depth to Bedrock

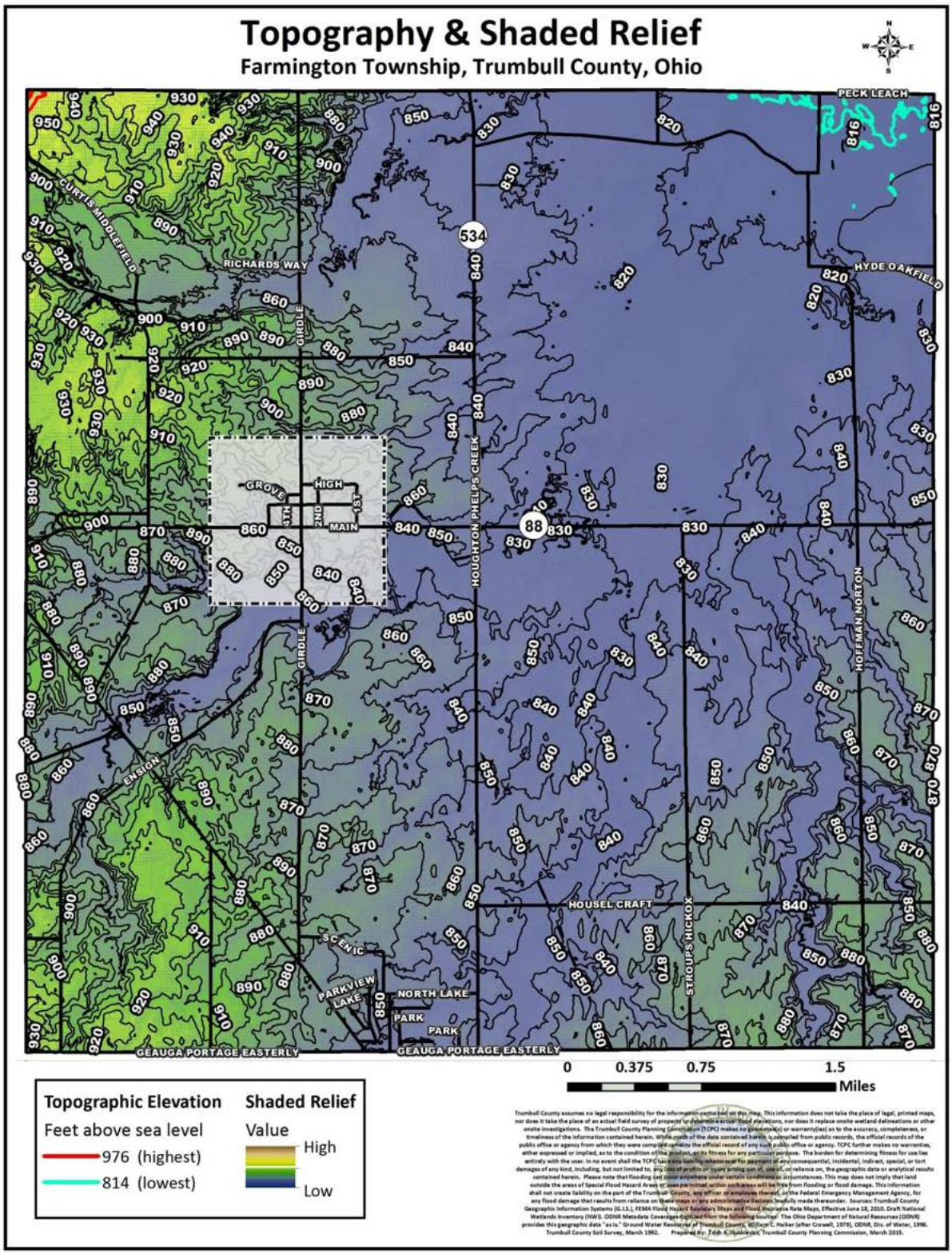


Topographic Elevations

As mentioned earlier, the shape of our present landscape is based on events that happened long ago. Topography is an important physical element that can influence the growth, urban and rural development, and the daily lives of an area's residents. These same natural features can play a strong role in the preservation of the area's natural state.

The elevations in Farmington Township range from 814-976 feet above sea level (fasl). The highest elevation of 976 fasl is located in the northwestern corner of the Township and is noticeable as one travels northwest along Curtis Middlefield Road. The lowest elevation in Farmington Township is 814 fasl and is located in the northeastern corner of the township (see Map 2-4).

Map 2-4: Topography & Shaded Relief

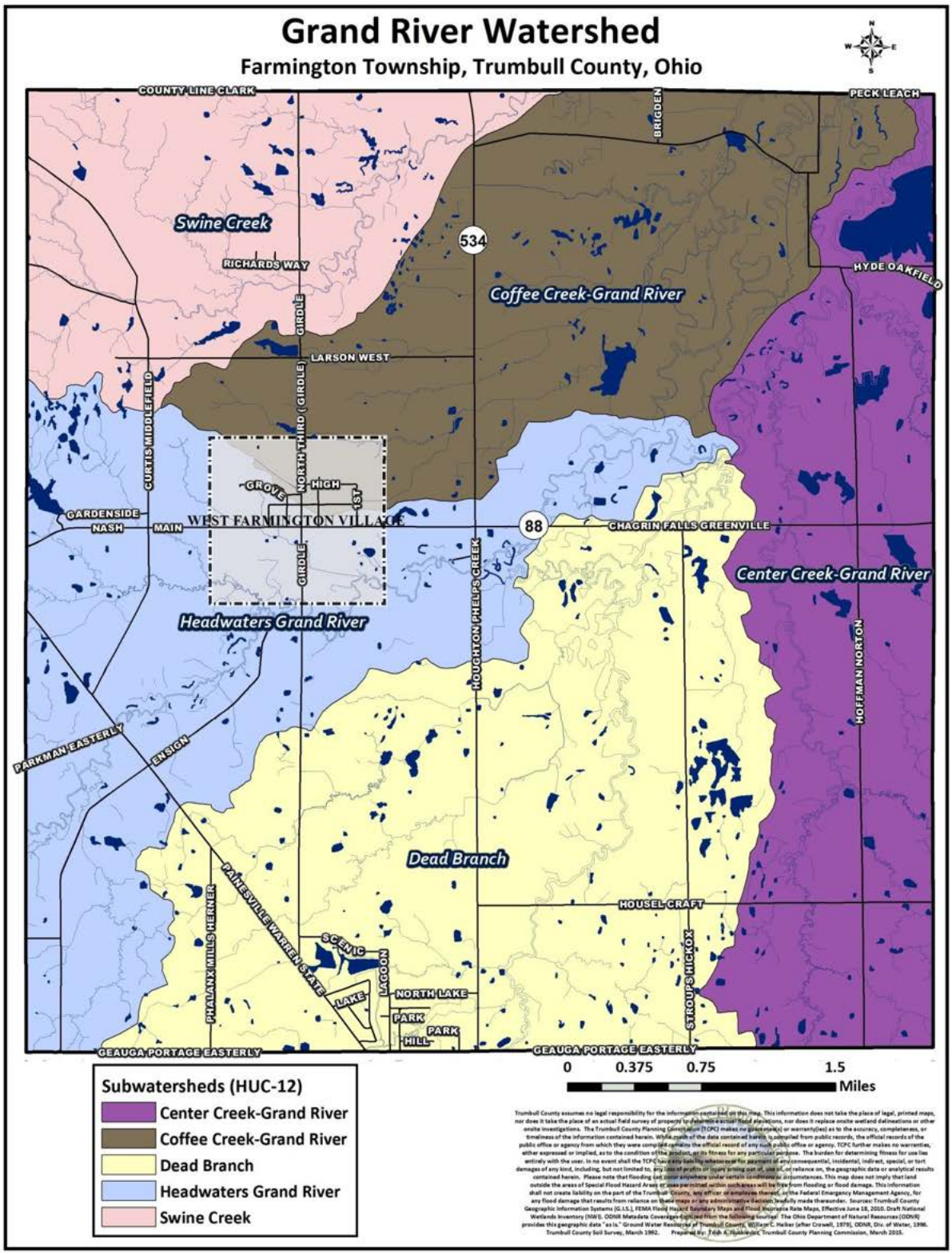


Watershed Drainage Basins

Farmington Township is located entirely within the Grand River Watershed. This means that all precipitation that falls within Farmington Township flows into the Grand River. The Grand River flows north and empties into Lake Erie. In very simple terms, a drop of rain that falls as precipitation onto the ground anywhere in Farmington Township has the potential to become a part of the water in Lake Erie. That same drop of rain also has the potential to filter through the soil, seep into the bedrock and end up in a glass of drinking water to be consumed by a resident or visitor. The growing concern about water quality issues often focuses on how we can protect our drinking and recreational water resources for safe future usage and highlights the ever-increasing need for protection of the entire watershed and restoration of the parts that may already be damaged or contaminated.

For more detailed drainage information, see the Watersheds Map, which shows the Grand River Watershed, divided into sub-watersheds. The sub-watersheds divide Farmington Township into five different areas of flow that are known as Center Creek-Grand River, Coffee Creek-Grand River, Dead Branch, Headwaters Grand River and Swine Creek (see Map 2-5).

Map 2-5: Watersheds



Soils

Soil is one of Ohio's most priceless natural resources. It is an essential link between the parent material below and the life above. Most land-dwelling organisms (such as plants, animals and humans) are dependent on soil for their existence. Our soils are derived from rocks and glacial materials. Sound land use and land management are dependent upon a thorough understanding of soils and their properties. These properties can help to determine if the site is suitable for building, septic tank absorption fields, crops, woodland and many other uses. This information is intended to provide a general idea of suitable uses for an area; however, an onsite soil survey should be performed to verify actual site conditions.

Soils, like varieties of plants and breeds of animals, differ considerably from one another. Many soils in Trumbull County have poor natural drainage and remain wet for long periods of the year. Some of these extremely wet soils are known as hydric soils, and it is in these soils that we are likely to encounter wetlands. Floodplains develop in the soils that border streams. This area is usually level and naturally subject to flooding. Deep, level and well-drained soils are suited for many uses. Because soil differences can mean success or failure in human use of the land, it is important that these differences can be recognized, addressed or avoided.

Soils in the planning area are of two types, residual and transported. The residual soils are those formed through the weathering or breaking down of the parent rocks in the area, which are sandstones and shales. Transported soils are those formed in other localities and carried to the areas of deposition by water, wind or ice. In some places, the soils have been modified or even created by human activities. These soils have been separated and grouped together to become the "urban soils" theme on some of the following maps.

Many maps included in this section were created for Farmington Township based (at least in part) upon the knowledge of various soil characteristics. These soil-based maps include Slopes, Wetlands and Hydric Soils, Flooding Soils and Soil Groups. Other soil-based themes included on the maps are the urbanized soils theme and the shallow depth-to-bedrock theme (see Map 2-6).

Soil Types

The inventory of soil types and summary of characteristics found in Farmington Township are:

Cb - Canadice silty clay loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

CcA - Caneadea silt loam, 0 to 2 percent slopes.

- High clay content, subject to excessive compaction when wet.
- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited septic tank absorption fields.

CcB - Caneadea silt loam, 2 to 6 percent slopes.

- High clay content, subject to excessive compaction when wet.
- Perched, seasonal high water table.
- Poorly suited for building site development.
- Poorly suited for septic tank absorption fields.

CdA - Caneadea-Canadice Complex, 0-2% slopes.

- Deep, nearly level soils are in basins of former glacial lakes.
- Found in depressions and drainage ways.
- Subject to ponding.
- Most support trees or brush.

- Undrained areas poorly suited to crops and pasture.
- Wetness and very slow permeability are major limitations.
- Poorly suited for building site development and buildings with basements.
- Generally unsuitable for septic tank absorption fields.

Ch - Carlisle muck, ponded, hydric.

- Ponded much of the year.
- Habitat for wetland wildlife.
- Hydric soil, high water table near or above surface for long periods.
- Includes frequently flooded soils adjacent to streams.
- Because of the ponding, low strength, and seepage, this soil is generally unsuited to crops, pasture, woodland, building site development, and septic tank absorption fields.

CnA - Chili loam, 0 to 2 percent slopes.

- Probable source of sand and gravel.
- Nearby groundwater may be contaminated if the distribution lines in septic tanks absorption fields are installed too deep in the soil.
- CnB - Chili loam, 2 to 6 percent slopes.
- Probable source of sand and gravel.
- Nearby groundwater may be contaminated if the distribution lines in septic tanks absorption fields are installed too deep in the soil.

CnC - Chili loam, 6 to 12 percent slopes.

- Erosion and drought are the main hazards.
- Probable source of sand and gravel.

Ct - Condit silt loam, hydric.

- Hydric soil, high water table near or above surface ring extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

Da - Damascus loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Seasonal wetness.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

EhB - Ellsworth silt loam, 2 to 6 percent slopes.

- Erosion is the main management concern.
- Poorly suited to septic tank absorption fields.
- Seasonal high water table.

EhB2 - Ellsworth silt loam, 2 to 6 percent slopes, eroded.

- Erosion is the main management concern.
- Poorly suited to septic tank absorption fields.
- Seasonal high water table.

EhC2 - Ellsworth silt loam, 6 to 12 percent slopes, eroded.

- Erosion is a serious hazard.
- Poorly suited to septic tank absorption fields.
- Seasonal high water table.

EhD2 - Ellsworth silt loam, 12 to 18 percent slopes, eroded.

- Moderately steep slopes.
- Seasonal wetness.
- Poorly suited site for building development.

EhF - Ellsworth silt loam, 25 to 50 percent slopes.

- Very steep slopes, hazard of erosion is very severe if vegetation is removed.
- Construction for recreation and urban development is very difficult.

- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Moderately well suited for trees and woodland wildlife habitat.

FcA - Fitchville silt loam, 0 to 2 percent slopes.

- Seasonal wetness.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

FcB - Fitchville silt loam, 2 to 6 percent slopes.

- Seasonal wetness.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

GbB - Geeburg silt loam, 2 to 6 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal wetness.
- Maintain plant coverage to avoid excessive soil loss and erosion.

GbB2 - Geeburg silt loam, 2 to 6 percent slopes, eroded.

- Poorly suited to septic tank absorption fields.
- Seasonal wetness.
- Maintain plant coverage to avoid excessive soil loss and erosion.

GbC - Geeburg silt loam, 6 to 12 percent slopes.

- Poorly suited to septic tank absorption fields.
- Erosion is a serious hazard.

GbC2 - Geeburg silt loam, 6 to 12 percent slopes, eroded.

- Poorly suited to septic tank absorption fields.
- Erosion is a serious hazard.

GfB - Glenford silt loam, 2 to 6 percent slopes.

- Seasonal high water table, frost action and shrink swell potential.
- Susceptible to surface crusting and erosion.

GfC - Glenford silt loam, 6 to 12 percent slopes.

- Erosion is a management concern, establish vegetation.

HaA - Haskins loam, 0 to 2 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action may be problems.

HaB - Haskins loam, 2 to 6 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal high water table, erosion and frost action may be problems.

Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.

- Frequently flooded, prolonged wetness and frost action are problems.
- Most areas support wetland vegetation.
- Hydric soil, high water table near or above surface during extended wet periods.
- Lowest and wettest part of the flood plain.
- Subject to ponding.
- Seasonal wetness.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

JtA - Jimtown loam, 0 to 2 percent slopes.

- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action are problems.

JtB - Jimtown loam, 2 to 6 percent slopes.

- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action are problems.

MgA - Mahoning silt loam, 0 to 2 percent slopes.

- Seasonal high water table.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

MgB - Mahoning silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

Or - Orrville silt loam, frequently flooded

- Soil suitable for hiking trails during the drier part of the year.
- Seasonal high water table.
- Located on flood plains.
- Subject to flooding.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

OsB - Oshtemo sandy loam, 2 to 6 percent slopes.

- Probable source of sand and gravel.
- The effluent in septic tank absorption field can pollute groundwater if the distribution lines are installed too deep in the soil.

OsC - Oshtemo sandy loam, 6 to 12 percent slopes.

- Probable source of sand and gravel.
- The effluent in septic tank absorption field can pollute ground after if the distribution lines are installed too deep in the soil.

RdB - Rawson silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Erosion is the main hazard.
- Limitations on septic tank absorption fields.

RmA - Remsen silt loam, 0 to 2 percent slopes.

- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

RmB - Remsen silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

RoB - Remsen-Urban land complex, 2 to 6 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Erosion is a major hazard where surface is disturbed or exposed for long periods.

Sb - Sebring silt loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

SeB - Seward loamy fine sand, 2-6% slopes.

- Long and narrow, irregularly shaped.
- Shrink-swell potential high.
- Droughtiness can be a problem during long, dry periods in the summer.
- Poorly suited for septic tank absorption fields.

Tg - Tioga loam, occasionally flooded.

- Subject to flooding.
- Soil is in the highest position of the flood plain.
- Erosion may be a concern.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

Th - Tioga loam, frequently flooded.

- Subject to flooding.
- Long and narrow, found in old meander channels.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

Tr - Trumbull silty clay loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and slow permeability.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

Ud - Udorthents, loamy.

- Conditions vary.
- Most areas have been used as construction sites.
- Suitable plant coverage is needed to control erosion.
- Onsite investigation is needed to determine the suitability for and limitations affecting any proposed use.

The inventory of Soil Types also includes other categories that are grouped together for mapping purposes due to the similarity of their characteristics. The categories are Flooding Soils, Hydric Soils, Shallow Depth to Bedrock, Steep Slopes and Urbanized Soils. These categories have been broken down into their individual soil units below:

Flooding Soils: Lowland areas along waterways are naturally subject to flooding. The following soil types indicate that flooding does occur frequently or occasionally in these specific areas.

Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.

Or - Orrville silt loam, frequently flooded.

Tg - Tioga loam, occasionally flooded.

Th - Tioga loam, frequently flooded.

Hydric Soils (survey for wetlands):

Cb - Canadice silty clay loam, hydric.

Ch - Carlisle muck, ponded, hydric.

Ct - Condit silt loam, hydric.

Da - Damascus loam, hydric.

Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.

Sb - Sebring silt loam, hydric.

Tr - Trumbull silty clay loam, hydric.

Shallow Depth to Bedrock:

There are no soils in Farmington Township with shallow depth to bedrock less than 10 feet.

Steep Slopes:

EhD2 - Ellsworth silt loam, 12 to 18 percent slopes, eroded.

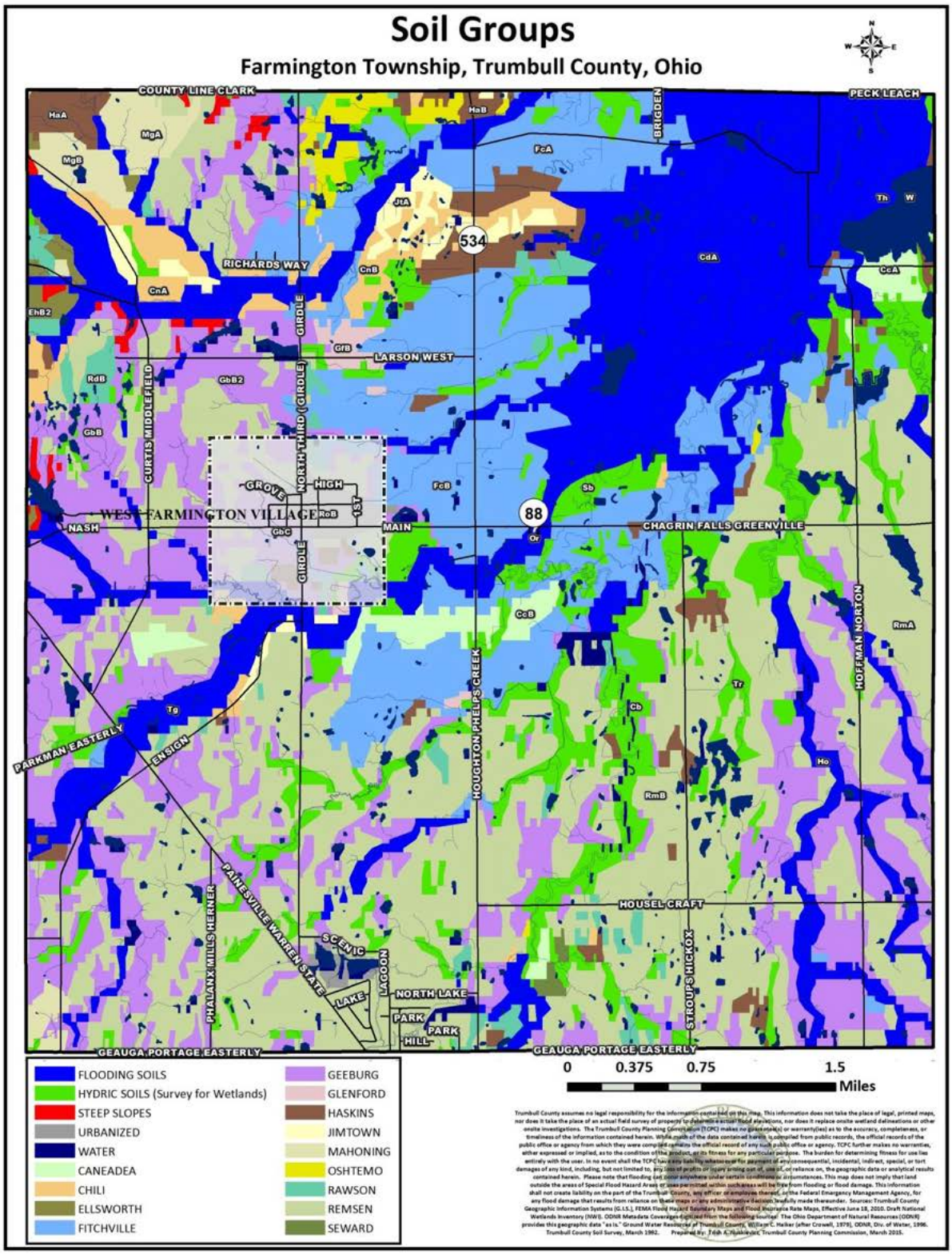
EhF - Ellsworth silt loam, 25 to 50 percent slopes.

Urbanized Soils (have been altered from their original characteristics by human activities):

There are no soils classified as urbanized by the Soil Survey in Farmington Township.

Source: Soil Survey of Trumbull County, Ohio, USDA, Natural Resources Conservation Service, Ohio Agricultural Research and Development Center, and Ohio Division of Natural Resources, Division of Soil and Water Conservation, March 1992. Grouping into categories and summarization of soil characteristics by the Trumbull County Planning Commission, April 2000/Updated December 2011.

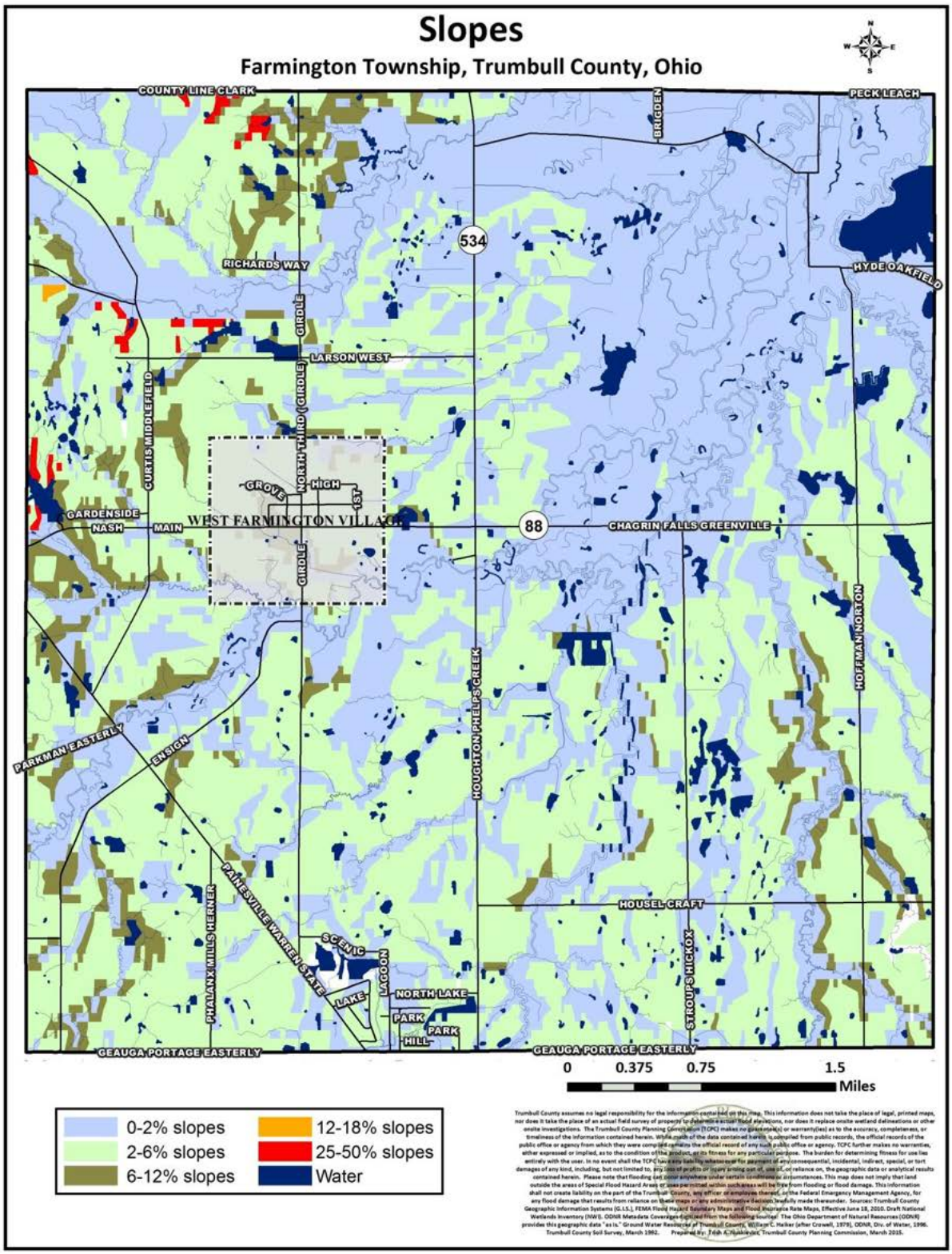
Map 2-6: Soil Groups



Slopes

The specific soil types that are listed on the previous pages were determined, in part, by the slope. Although the slopes in Farmington Township range from 0-50%, the majority of the slopes range from 0-6%. The area ranges from nearly flat and gently rolling to a few extremely steep slopes. The steepest slopes are 25-50%, which means that in a 100-foot horizontal distance the elevation drops 25 to 50 feet. These areas can usually be found sloping down into a drainage way. Developments can occur on steep slopes, but only at costs much higher than construction on more level lands, and it is not recommended. The steep slopes in the area occur wherever the creeks have cut relatively deep incisions through the land surface during the process of erosion. Steep slopes and the hazard of erosion make these areas poorly suited to building development (see Map 2-7).

Map 2-7: Slopes



Wetlands

The presence of hydric soils, hydrophytic vegetation and hydrology make up the three criteria necessary for an area to be considered a wetland. Different soils with similar characteristics form the soil pattern for hydric soils. Wetlands occur throughout the area in areas that have been left as open space areas or along creek corridors.

Wetlands provide many benefits including food and habitat for fish and wildlife; flood protection; shoreline erosion control; natural products for human use; water quality improvement; and opportunities for recreation, education and research.

Non-point source pollution is the nation's leading source of surface water and ground water quality impairment. When properly managed, wetlands can help prevent non-point source pollution from degrading water quality.

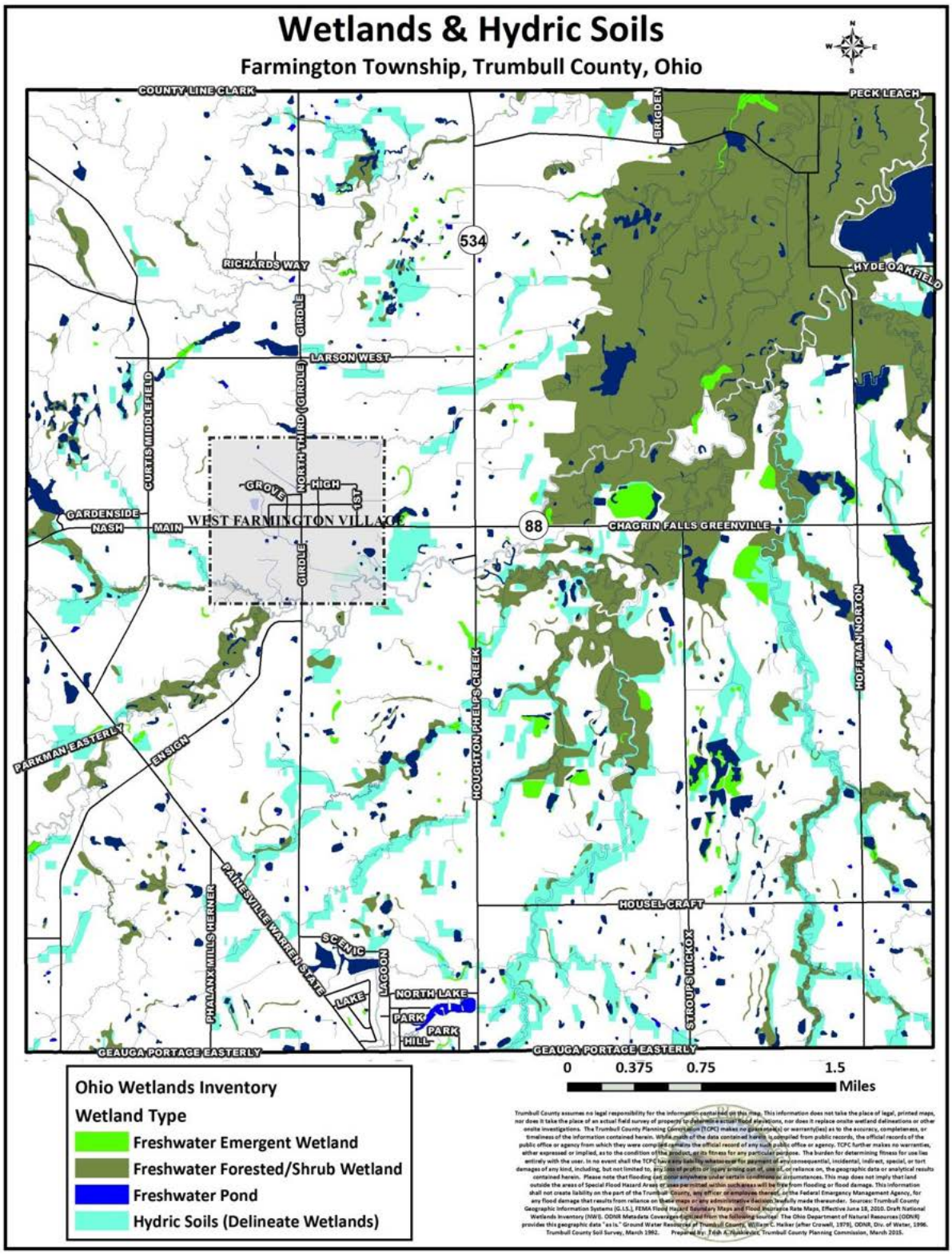
Wetlands produce great volumes of food as leaves and stems break down in the water. This enriched material is called detritus. Detritus is food for insects, shellfish and forage fish, and it provides nutrients for wetlands plants and algae. Recreational fish such as bluefish and striped bass, as well as mammals, reptiles, and amphibians, eat aquatic invertebrates and forage fish. Wetland plants provide shelter and food to diverse species.

Wetlands are among the most biologically productive natural ecosystems in the world. They can be compared to tropical rain forests and coral reefs in the diversity of species they support. Wetlands are vital to the survival of various animals and plants, including threatened and endangered species. The U.S. Fish and Wildlife Service estimates that up to 43% of the threatened and endangered species rely directly or indirectly on wetlands for their survival. For many species, wetlands are primary habitats. For others, wetlands provide important seasonal habitats where food, water and cover are plentiful.

Wetlands often function like natural tubs or sponges, storing water (floodwater, or surface water that collects in isolated depressions) and slowly releasing it. Trees and other wetland vegetation help slow flood waters. This combined action, storage and slowing, can lower flood heights and reduce the water's erosive potential. Wetlands help improve water quality, including that of drinking water, by intercepting surface runoff and removing or retaining its nutrients, processing organic wastes, and reducing sediment before it reaches open water. Wetlands provide opportunities for popular activities such as hiking, fishing and boating. For example, an estimated 50 million people spend approximately $10 billion each year observing and photographing wetlands-dependent birds.

In summary, wetlands reduce the likelihood of flood damage, help control increases in the rate and volume of runoff in urban areas and buffer lands against erosion. Because wetlands are so productive and they greatly influence the flow and quality of water, they are valuable to us. It can be concluded that wetlands perform critical functions. These areas are also perfect for providing natural storm water retention at little to no cost to the community. The costs of losing the functions this critical resource provides outweigh the majority alternative uses (see Map 2-8).

Map 2-8: Wetlands & Hydric Soils



Floodplains and Streamside Forests

Floodplains play an integral part in the function of our river systems. The alteration or development of a floodplain eliminates or degrades these vital functions and resources. By planning wisely and affording protection to natural floodplains, communities can balance economic growth and urbanization. We can protect a floodplain's functions and processes to create and maintain a better quality of life and living environment for the future generations that will work and live here.

Natural events such as heavy precipitation during storms or snow/ice melt in the spring produce large volumes of water that are released onto the land surface. Once the soil becomes saturated and excess water can no longer be absorbed into the ground, it then becomes surface runoff. This runoff then accumulates in streams and rivers. Sometimes this volume of water is so large that it actually exceeds the capacity of the stream or river channel. It is at this point that flooding occurs. The water spills over the banks onto the land, which outlines the course of the channel. This land is referred to as the floodplain, a natural safety valve to relieve the channel of its excess burden. In other words, the floodplain is the nearly flat plain along the course of the stream that is usually dry and naturally subject to flooding.

Floodplains are found in valley and lowland areas along the major streams and stream tributaries. The stream and its adjacent land (streamside forest/riparian area) together form the most vital and diverse feature of our landscape. Without trees in this land-water transition zone, streams typically become wide and shallow, habitat is degraded and water quality drops.

According to the Ohio Department of Natural Resources, riparian ecosystems with forest vegetation:

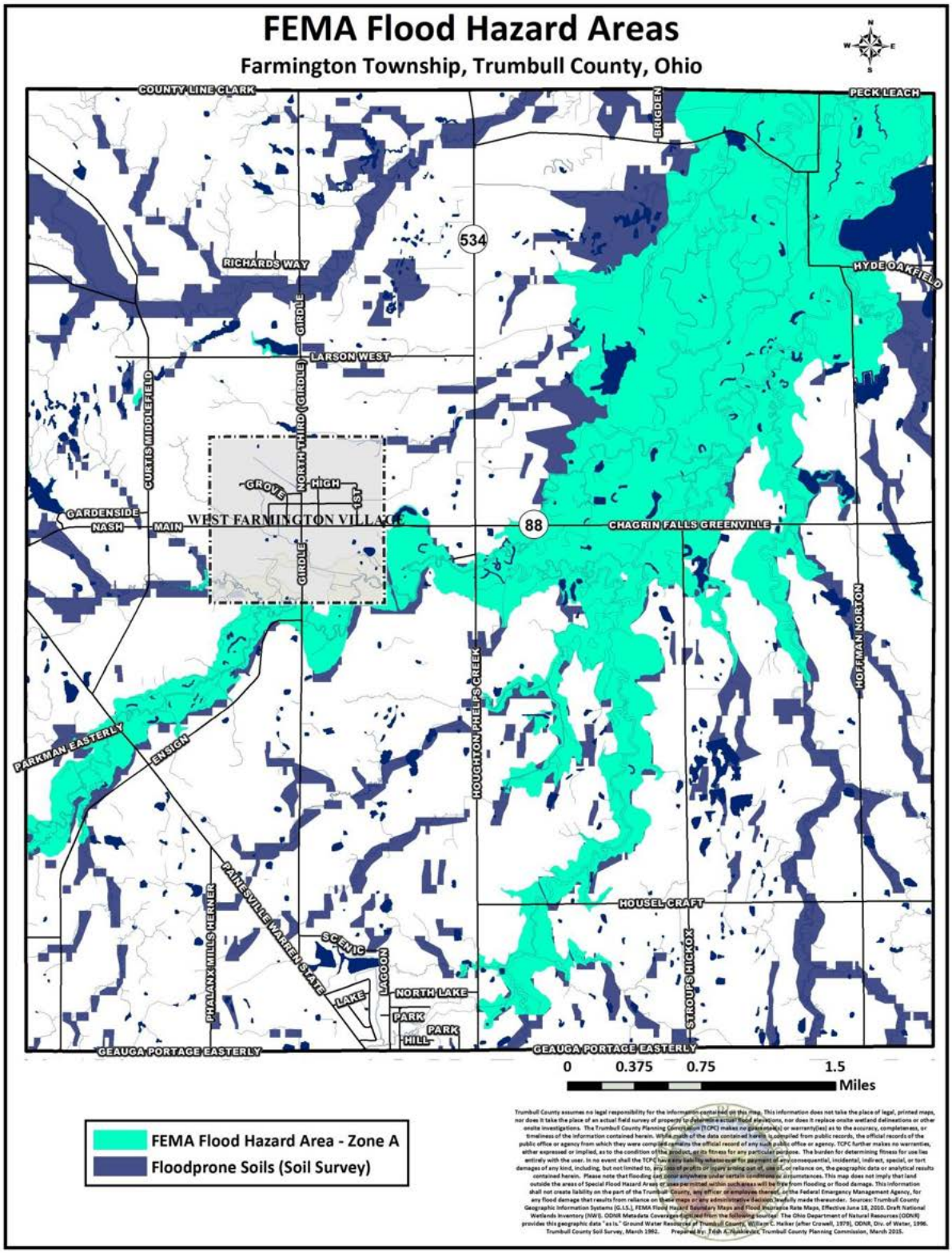
- remove pollutants from stream flows during periods of over-bank flow;
- reduce water temperatures by sheltering and shading;
- provide wildlife habitat and protect and create aquatic habitat;
- provide detritus (leaves and woody debris), which is the basic source of energy for the stream ecosystem; and
- reduce stream bank erosion through the high durability of tree root mass.

Streamside forest/riparian areas are definitive landforms. They are transition zones between channels and uplands where the land influences the stream and the stream influences the land. It is in this zone that 'buffer strips' of forested vegetation hold special importance for the quality of streams. Streamside forest areas correspond very well with the active floodplain. Estimations of the proper width of streamside forest area boundaries may also be based on floodplains identified on Federal Flood Insurance Rate Maps (FIRMs). The county soil survey reports list soils 'subject to frequent flooding' and ‘steep slopes’ which may help delineate some streamside forest areas. However, it is not always feasible to base buffer strip width on the Streamside Forest area. For example, highly entrenched channels may have a streamside forest area hardly wider than the channel itself and in other places, floodplains and streamside forest areas may be so extensive that encroachment is inevitable. For these conditions, a generic minimum standard may be useful. One such standard, according to the Ohio Department of Natural Resources, is based on a dimension equal to two and one-half times the bank full channel width or 50 feet.

The Cleveland Office of the National Weather Service provides flood warning and forecasting. This information is put on a statewide wire service. At the local level, residents of low-lying areas are warned of impending floods by civil defense authorities, state and local police, the Trumbull County Sheriff’s Office and fire officials. Local television and radio stations also broadcast flood warnings to local residents giving them warning to try to minimize damage losses.

Flood maps tell us where the flood risks are based on local hydrology, topology, precipitation, flood protection measures and other scientific data. Farmington Township has areas mapped by FEMA, as special flood hazard areas know as Approximate Zone A along the Grand River and its tributaries. It should be noted that the soils surrounding nearly every creek in Farmington Township flood by definition. This means that areas around these creeks are naturally subject to flooding, and although they do not appear on the Flood Insurance Rate maps, flooding can and does occur (see Map 2-9).

Map 2-9: Floodplains

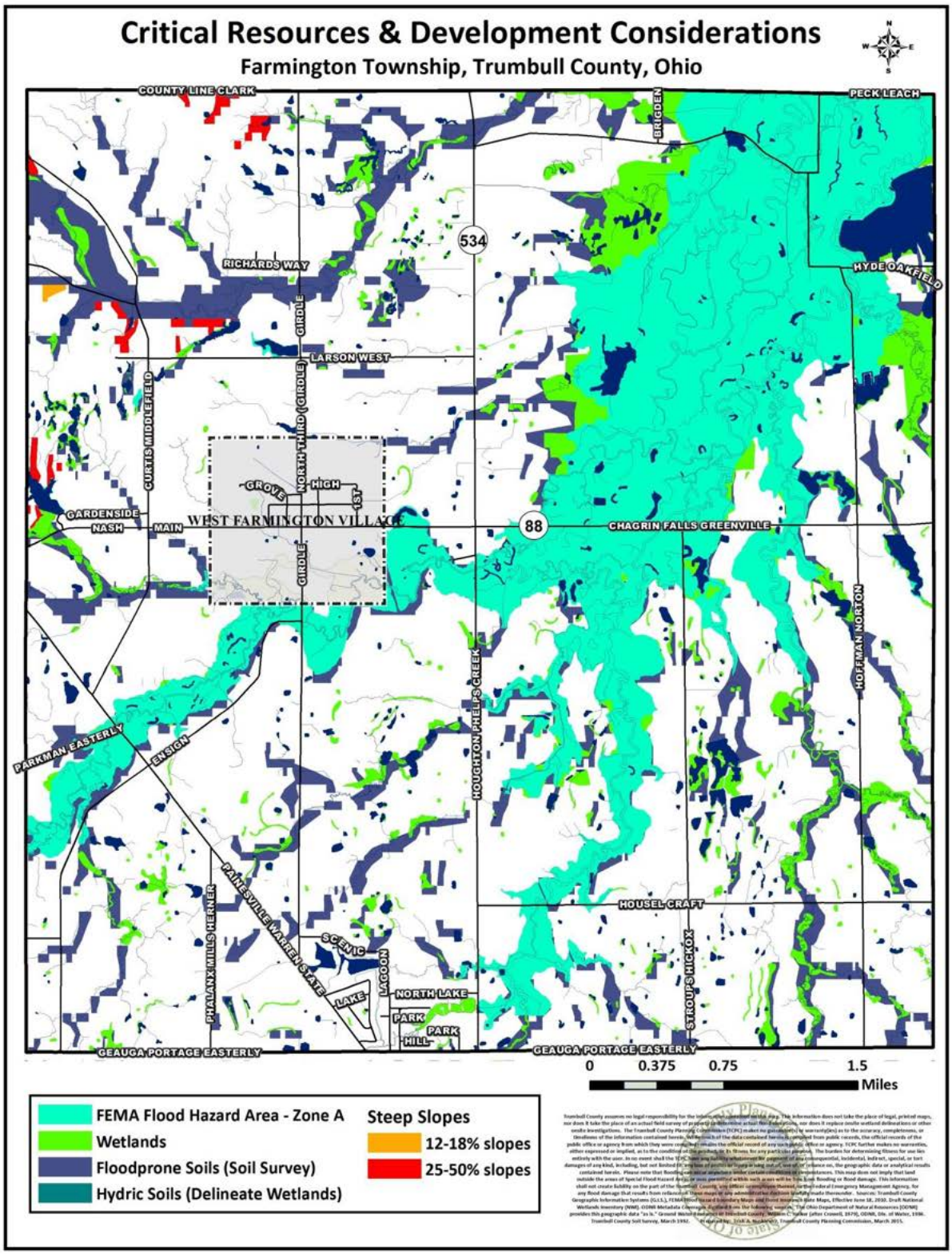


Critical Resources and Development Considerations

The Critical Resources and Development Considerations Map is a composite map that brings together multiple critical features in one snapshot (see Map 2-10). This map includes features such as surface water, floodplains, wetlands, hydric soils, flooding soil, steep slopes and shallow depth to bedrock.

The human use of natural resources should aim to meet the needs of society today, while conserving our resources for the benefit and enjoyment of future generations. There is a balance to achieve between the protection of these natural resources and the need for development. The optimum balance will be achieved when protection enhances the value of development. Virtually all phases of design and construction of projects (i.e. industrial, commercial, residential and recreational developments) depend on, at least, a basic knowledge of the area's natural features. Being aware of the naturally occurring characteristics of the land, such as whether the site is in an area prone to flooding, if wetlands are present or what types of soils are present, can save time, money and possibly lives.

Map 2-10: Critical Resource Composite

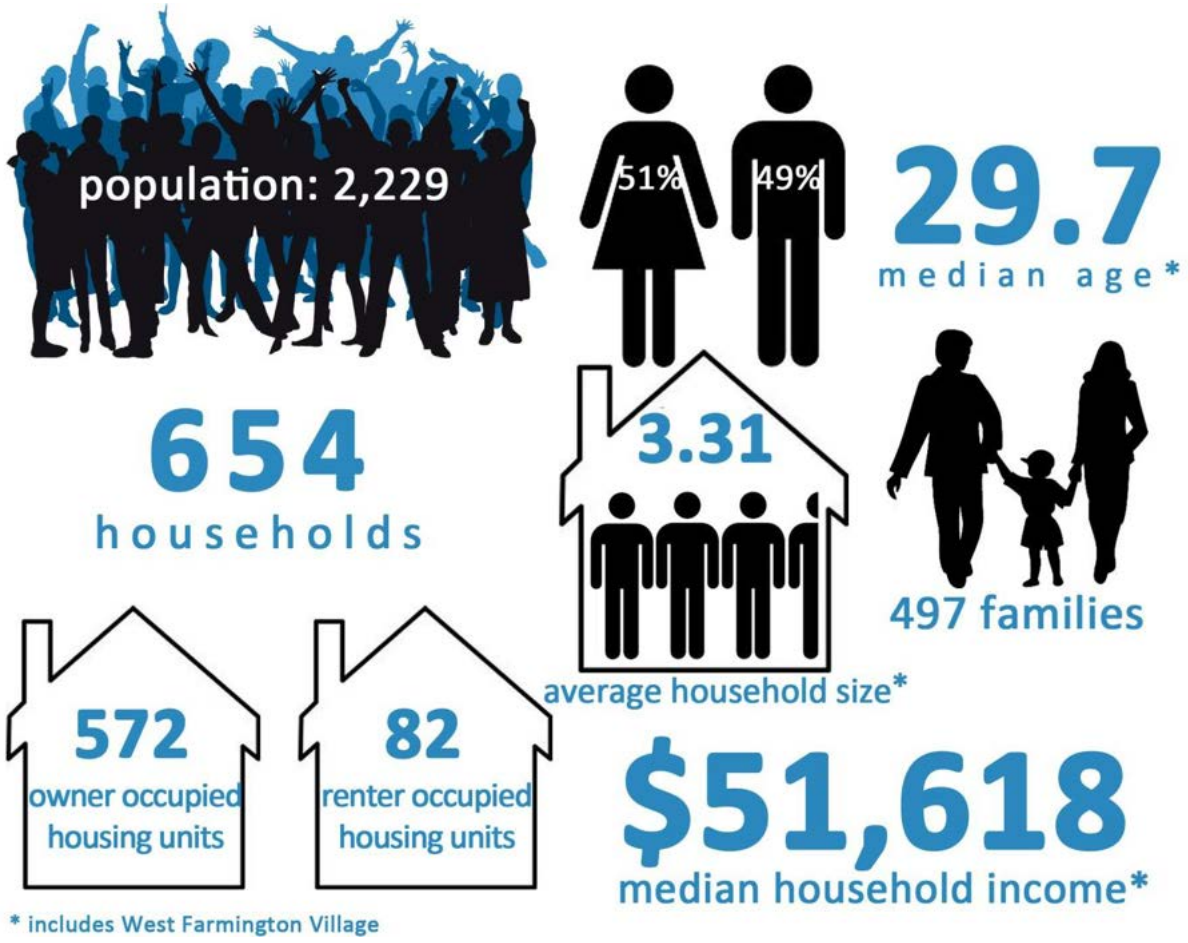


Chapter 3: Population and Demographics

Chapter 3: Population and Demographics

One of the most important elements in a comprehensive plan is a profile of the population within the community. Such a profile should be completed by considering the past, present, and future population. Gathering and analyzing this information can identify growth and development trends. These trends can help to predict conditions of the future. The information presented in this section will aid in developing a proper plan to assist in meeting the anticipated future needs of Farmington Township. The information provided below was collected from the United States Decennial Census as well as the American Community Survey, 5-Year Estimates. Please note that items marked with an asterisk (*) include data for both Farmington Township and the Village of West Farmington.

Figure 3-1: Snapshot of Farmington Township



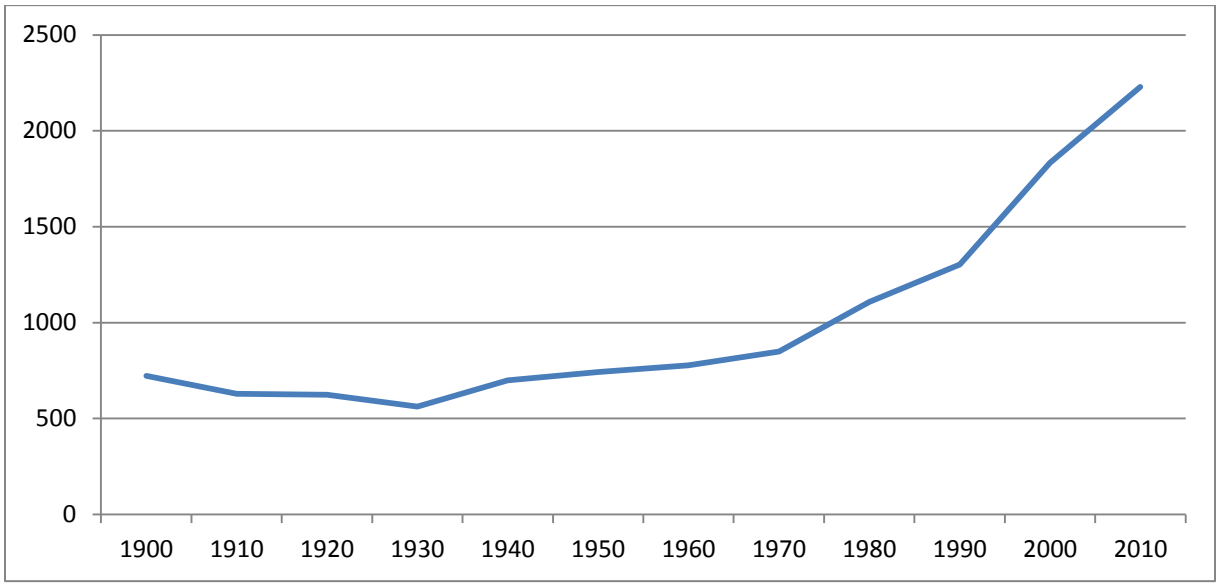
Sources: 2010 Decennial Census SF-1 and 2009-2013 American Community Survey, 5-Year Estimates

Population

The population of Farmington Township steadily increased from 777 in 1960 to 2,229 in 2010. In comparison, Trumbull County showed positive population growth until the 1980's when much of the Mahoning Valley began to experience a decline in population in part due to the loss of the steel making industry. Farmington Township's greatest population growth occurred between 1990 and 2000, and peaked in 2010 at 2,229. Due to data constraints with the American Community Survey, Trumbull County Planning Commission staff was unable to create a population projection for Farmington

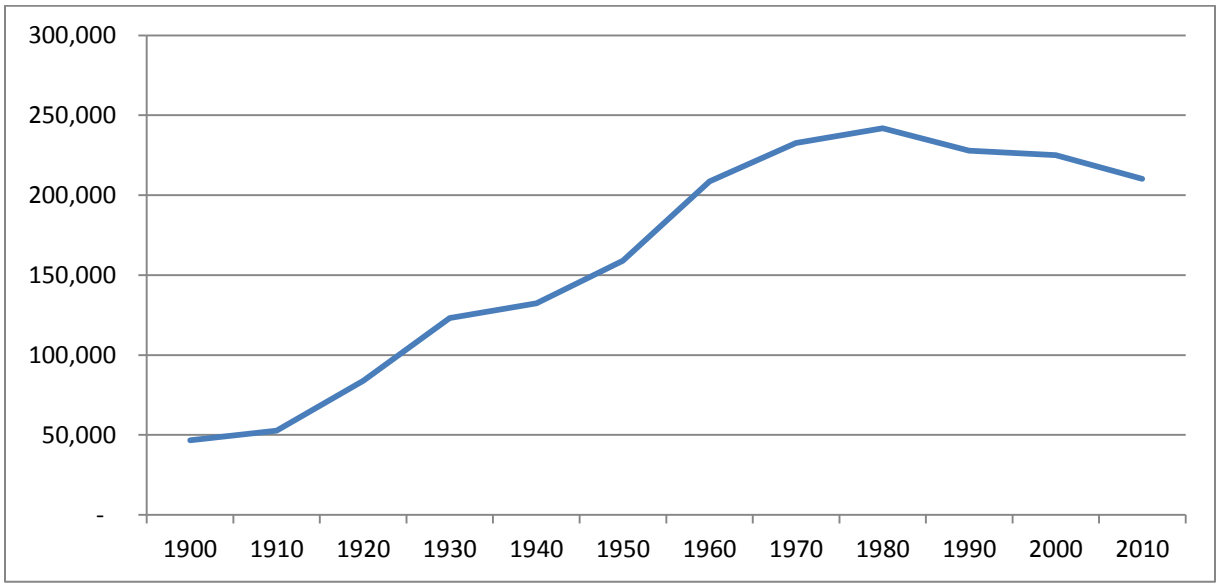
Township. Based on the past population trends, Planning Commission staff expect the population to steadily increase in the future.

Figure 3-2: Population Growth in Farmington Township



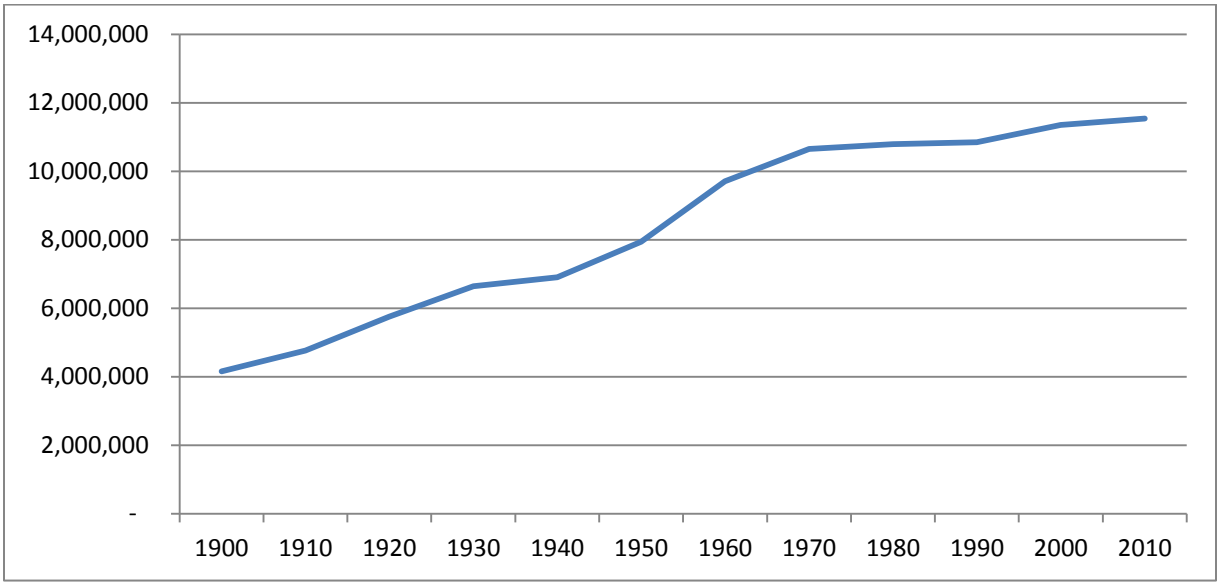
Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census SF-1

Figure 3-3: Population Growth in Trumbull County



Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census SF-1

Figure 3-4: Population Growth in State of Ohio

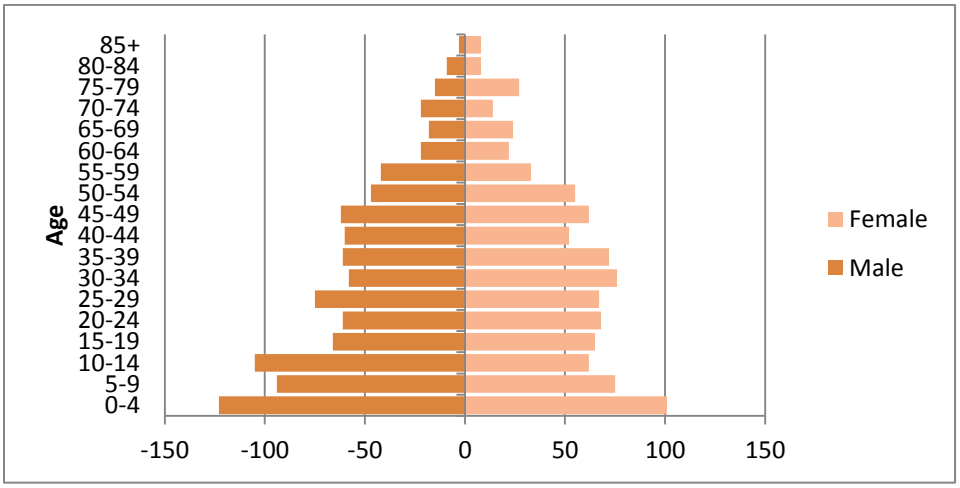


Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census SF-1

Age and Gender

The following charts illustrate the age and gender distribution of the population in Farmington Township. In 2000, the largest age group was 0-4 years old and the second largest age group was 5-9 years old. The smallest age group was 85+ years old. Ten years later, in 2010, the largest age group was 5-9 years old and 0-4 years old, respectively. The smallest age group was 80-84 years old. Having a significantly sized youth population is atypical for a Trumbull County community. Children under 19 years old make up over 38 percent of Farmington Township's population, whereas those over 55 years of age make up only 18 percent. The median age in the Farmington Community is 29.7. The median age in the Farmington Community is significantly lower than Trumbull County's median age of 42.8.

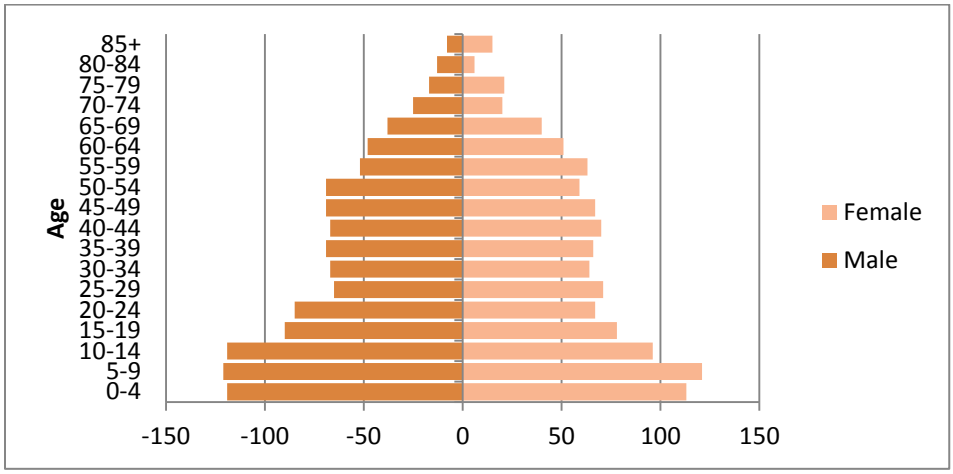
Figure 3-5: Age and Gender in Farmington Township 2000[1]



Source: 2000 Decennial Census SF-1

[1] Data includes both Farmington Township and Village of West Farmington.

Figure 3-6: Age and Gender in Farmington Township 20101[1]



Source: 2000 Decennial Census SF-1

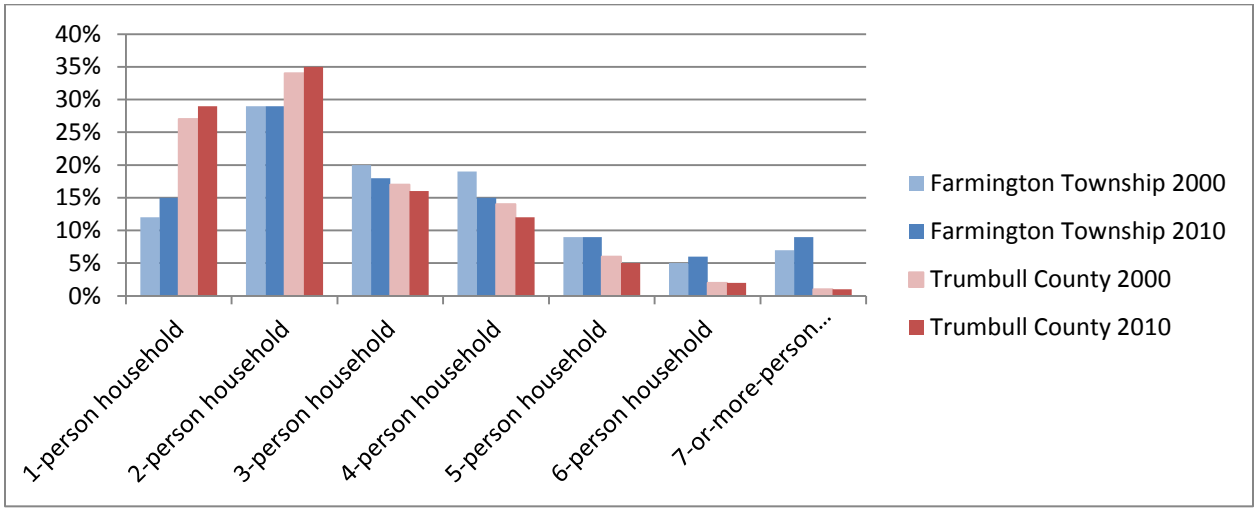
Households and Families

From 2000 to 2010, households in Farmington Township increased from 551 households to 654 households. One-person households increased by three percent. Compared to Trumbull County, Farmington Township follows the same trends, with the exception of 6- and 7-person households. Farmington Township's 6- and 7-person households increased from 2000 to 2010, whereas Trumbull County has stayed the same.

More than half of the households in the Farmington Community have one or more children living in them, compared to Trumbull County's 27.6 percent. Farmington Community has a much smaller percentage of householders who live alone compared to Trumbull County.

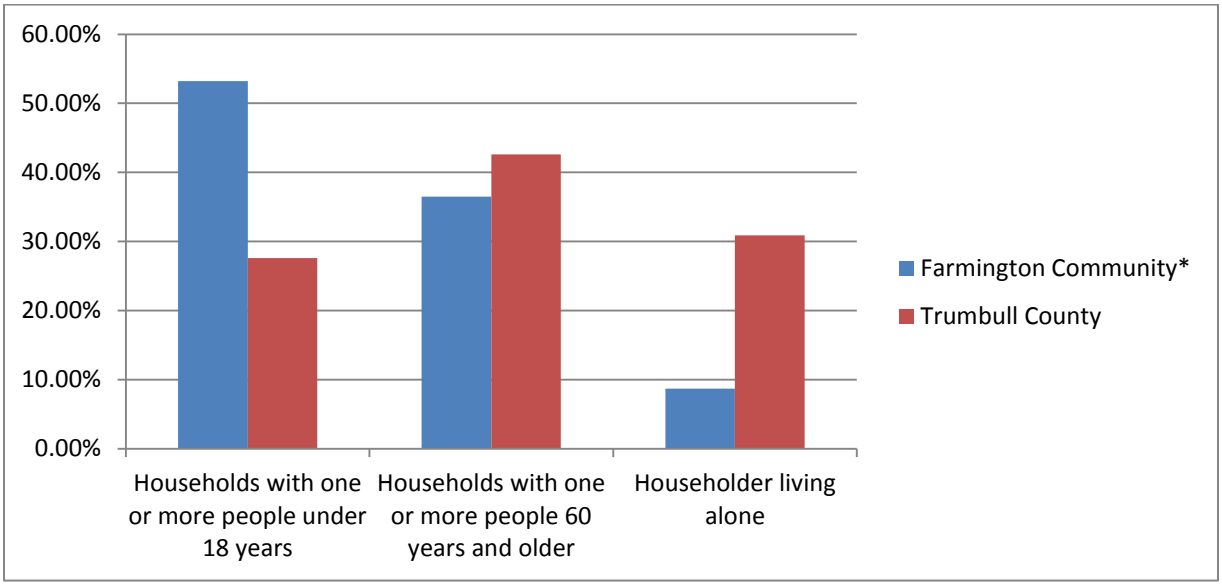
The majority of Farmington residents are married. Just under half of Trumbull County residents are married. Farmington Township also has a lower divorce rate and a lower percentage of residents that have never been married.

Figure 3-7: Household Size in Farmington Township



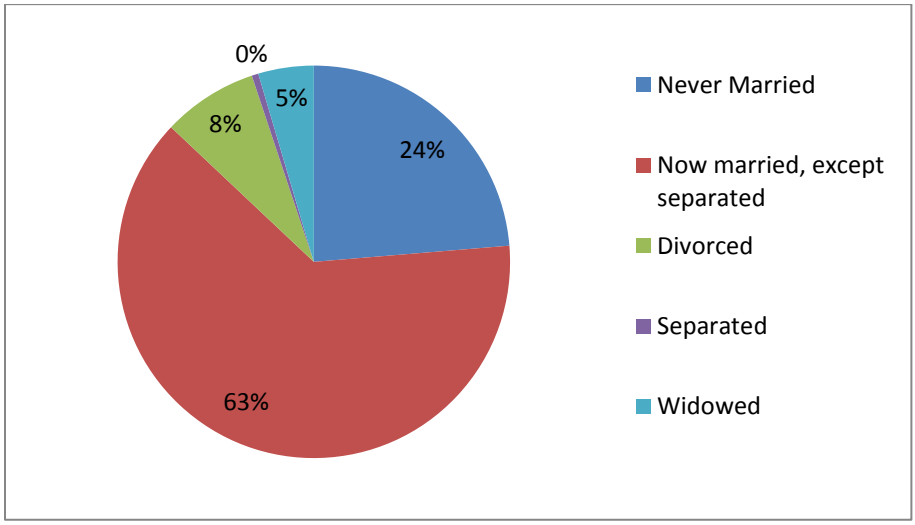
Source: 2000-2010 Decennial Census SF-1

Figure 3-8: Selected Household by Type in Farmington Community[1]



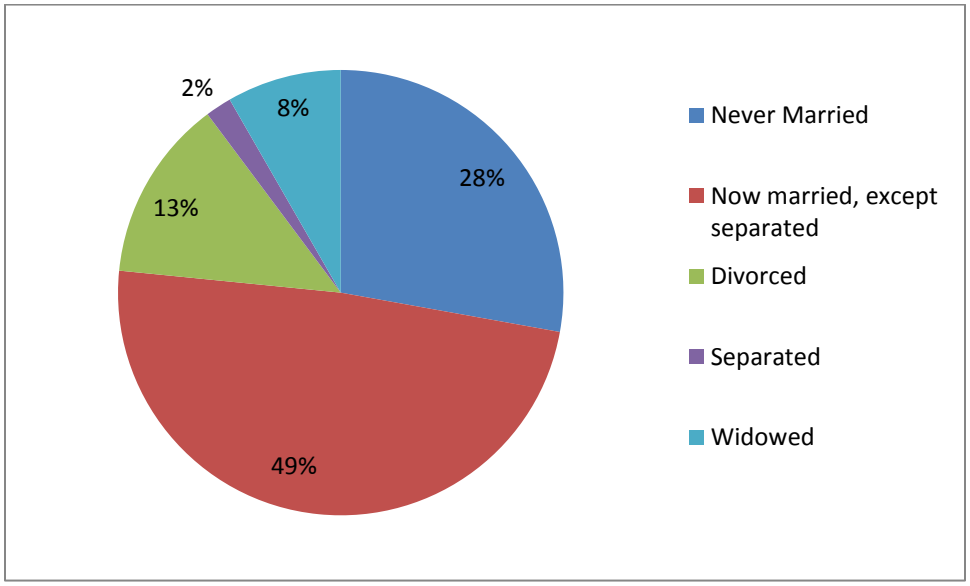
Source: 2009-2013 American Community Survey 5-Year Estimates

Figure 3-9: Marital Status in Farmington Township



Source: 2009-2013 American Community Survey 5-Year Estimates

Figure 3-10: Marital Status in Trumbull County



Source: 2009-2013 American Community Survey 5-Year Estimates

Race

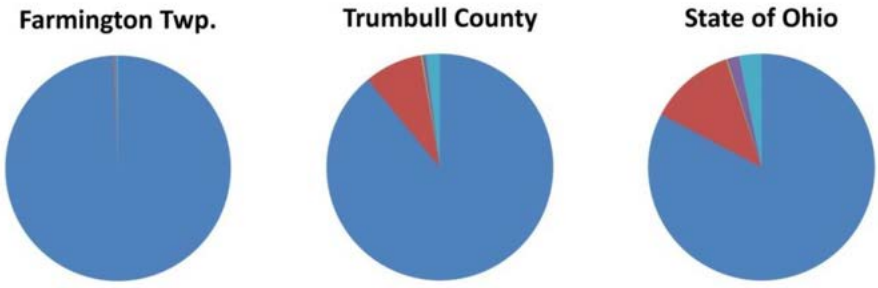
The 2010 Census indicates that Farmington Township is 99.2% white. Minorities represent a significantly lower percentage than minorities in Trumbull County, the State of Ohio and the United States.

Table 3-1: Race

Race	Farmington Township	Trumbull County	State of Ohio
White	99.2%	89.0%	82.7%
Black/African-American	0.1%	8.3%	12.2%
Asian	0.1%	0.2%	0.2%
American Indian/Alaska Native	0.2%	0.5%	1.7%
Other race	0.3%	2.0%	3.2%

Source: 2010 Decennial Census

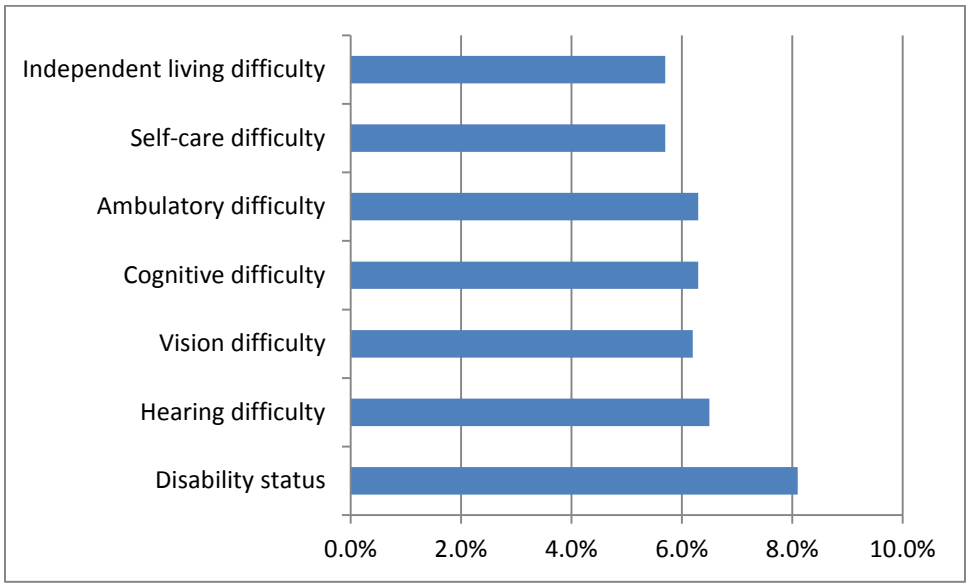
Figure 3-11: Race



Disabilities

Just over eight percent of Farmington Community residents reported a disability of some kind. As a comparison, only 4.7% of Trumbull County residents report a disability of some kind.

Figure 3-12: Disability Characteristics in Farmington Community[1]

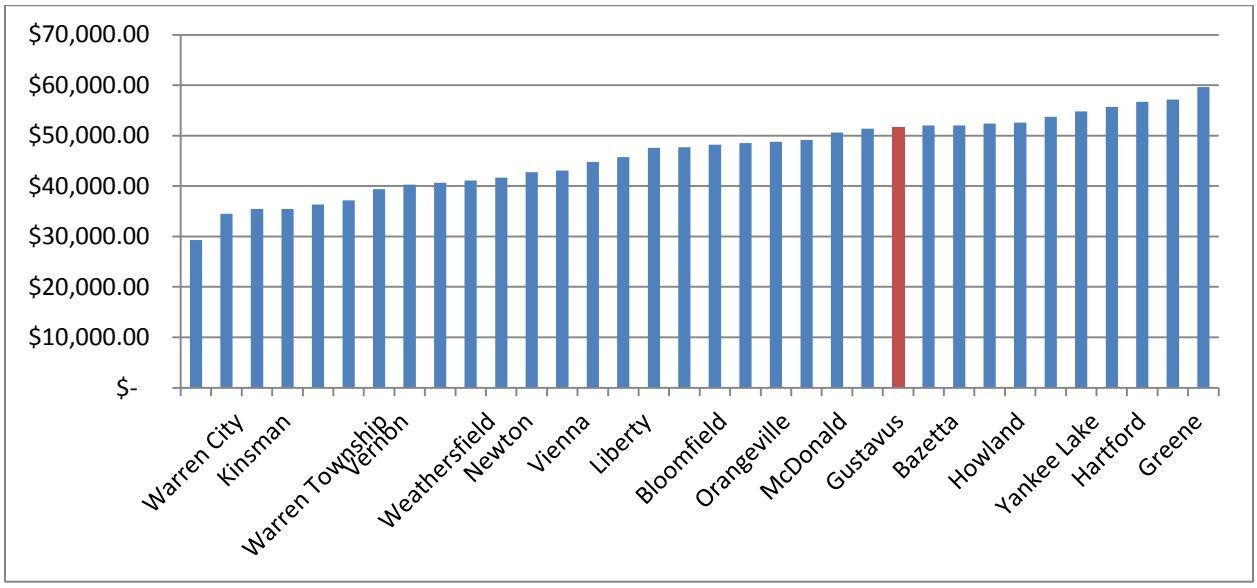


Sources: 2009-2013 American Community Survey, 5-Year Estimates

Median Household Income

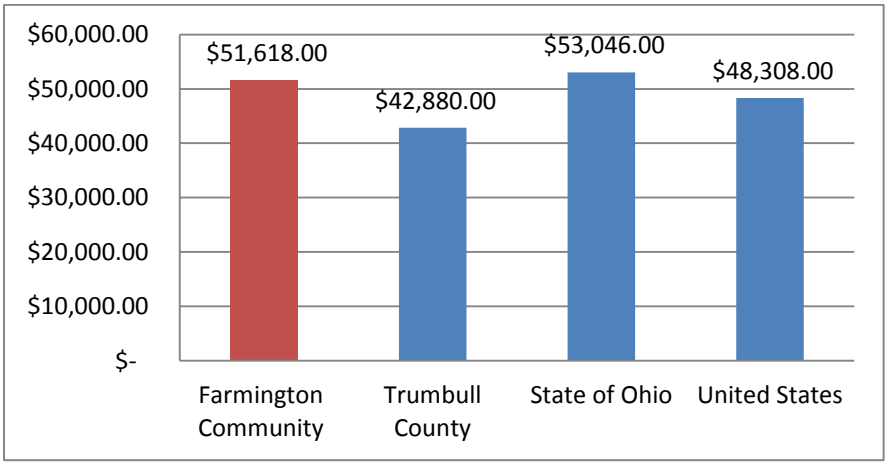
Median household income describes income levels of households in a given area. If all incomes of all households were listed from lowest to highest, this figure is the income in the middle. There is a wide range of household income in Trumbull County, but the county's median household income in 2013 was $42,448. Farmington Community's $51,618 median household income placed it above the county's median.

Figure 3-13: Median Household Income in Trumbull County[1]



Source: 2009-2013 American Community Survey 5-Year Estimates

Figure 3-14: Comparison of Selected Median Household Incomes[1]

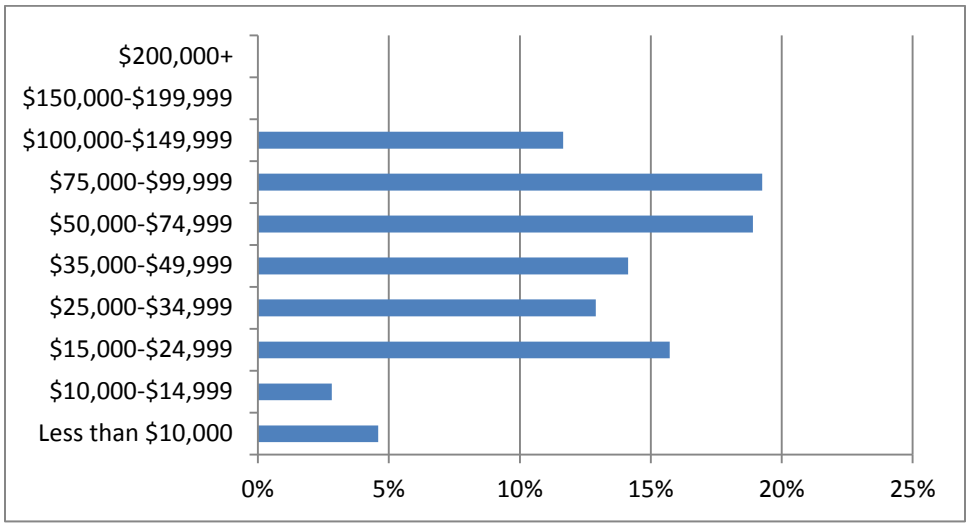


Source: 2009-2013 American Community Survey 5-Year Estimates

Household Income

Household income data reveals that the majority of the township's households having an annual income between $50,000 and $99,999.

Figure 3-15: Household Incomes and Benefits in Farmington Township

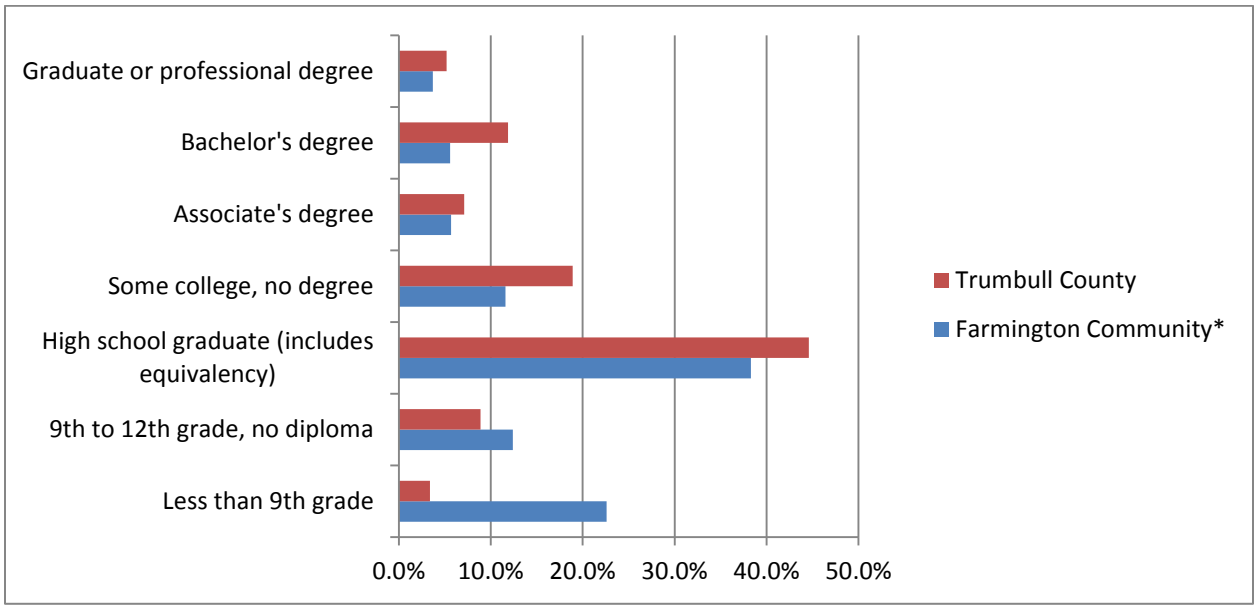


Source: 2009-2013 American Community Survey 5-Year Estimates

Educational Attainment

Educational attainment is an indicator of the level of skills and training that the residents of an area have. Nearly 65 percent of the residents of the Farmington Community over the age of 25 have at least a high school diploma (or equivalent), whereas over 87 percent of Trumbull County's residents hold a high school diploma (or equivalent). Over 9.4 percent of residents in Farmington Community hold a bachelor's degree or higher, compared to 17 percent in Trumbull County.

Figure 3-16: Educational Attainment for Population over the Age of 25[1]

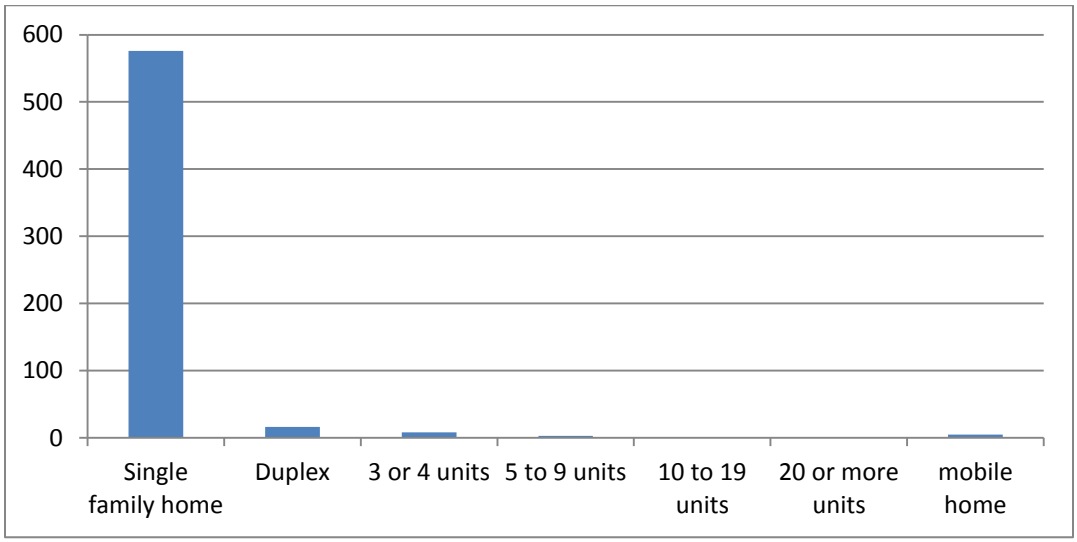


Source: 2009-2013 American Community Survey 5-Year Estimates

Housing

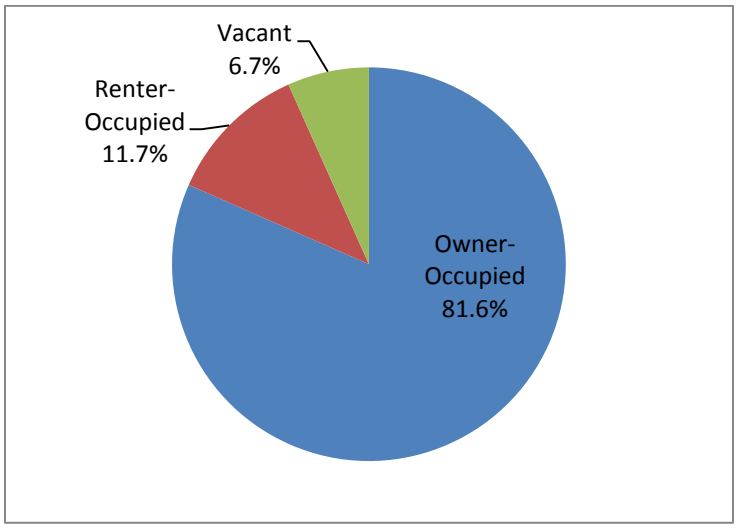
This section describes Farmington Township's housing stock, housing costs and housing programs available to the residents in Farmington Township. The 2010 Census revealed that there are 701 housing units in Farmington Township. The overwhelming majority of homes in the township are single-family homes. Of the housing units in Farmington Township, 81.6 percent are owner occupied, 11.7 percent are renter occupied and 6.7 percent are vacant.

Figure 3-17: Housing Type



Source: 2009-2013 American Community Survey, 5 Year Estimates

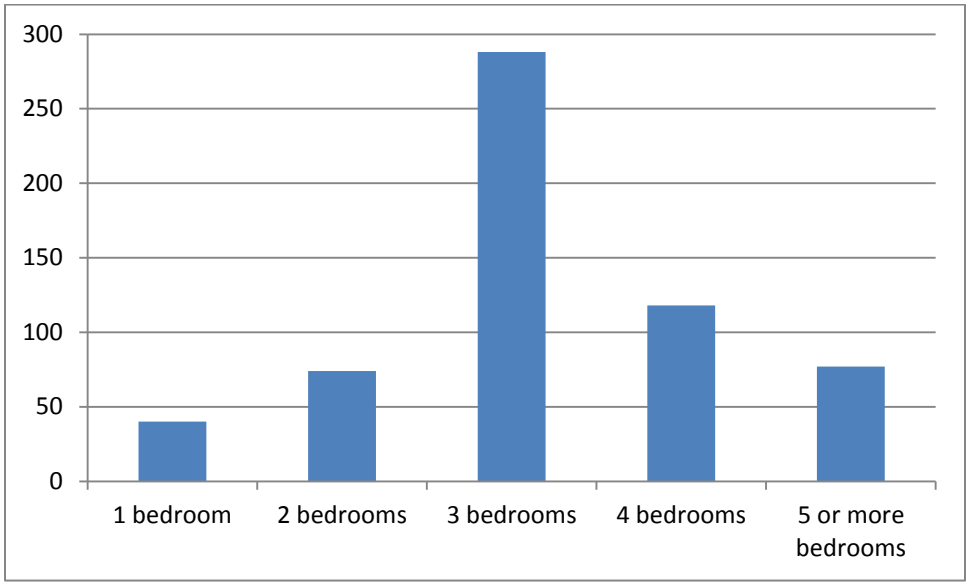
Figure 3-18: Housing Occupancy



Source: 2010 Decennial Census, SF-1

As shown in the figure below, the majority of housing units in Farmington Township has three bedrooms. This correlates with the Farmington Community's average household size of 3.31 people.

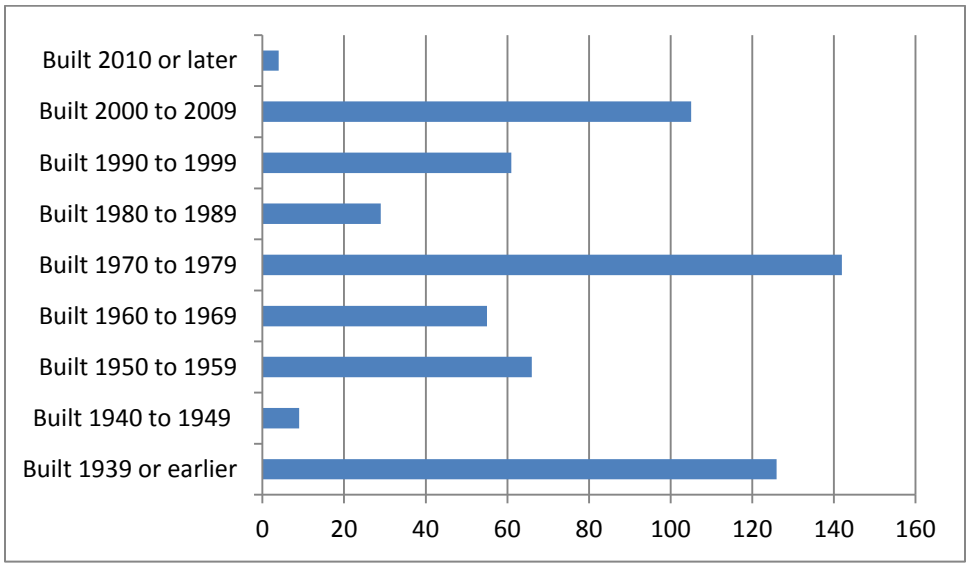
Figure 3-19: Number of Bedrooms[1]



Source: 2009-2013 American Community Survey, 5 Year Estimates

Although in the 2000's the township experienced a surge in new homes, the majority of homes were constructed prior to 1980, with the peak in construction in the 1970's.

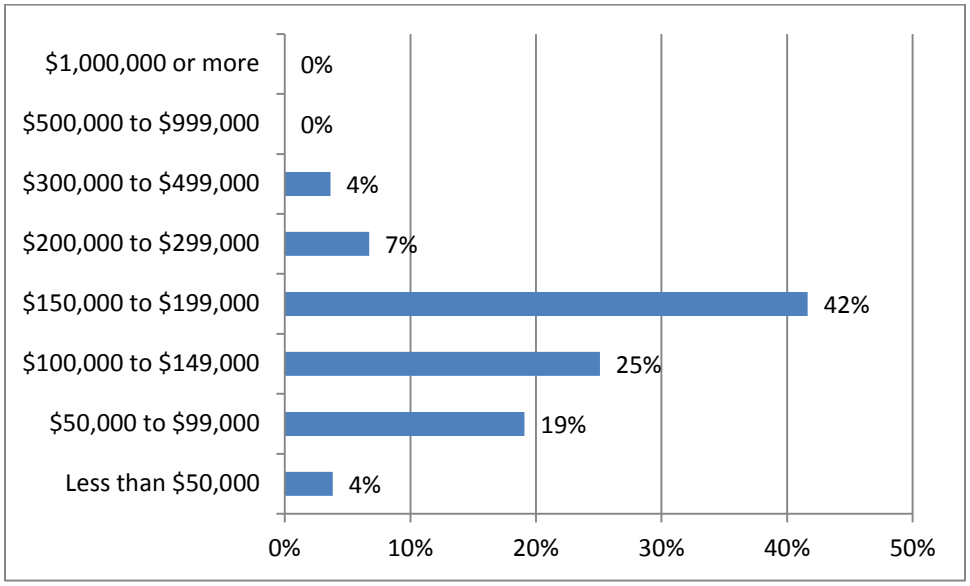
Figure 3-20: Year Structure Built



Source: 2009-2013 American Community Survey, 5 Year Estimates

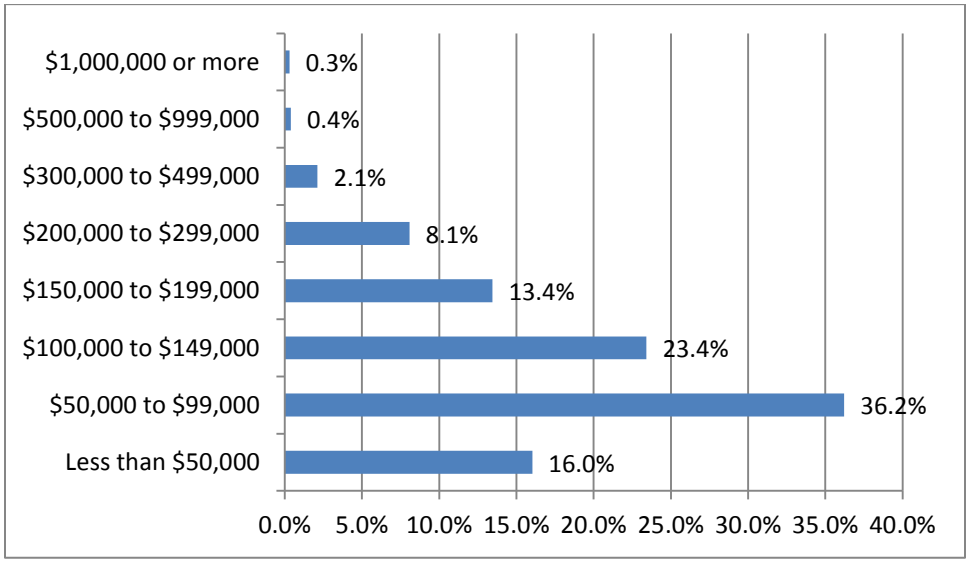
The majority of owner-occupied homes in Farmington Township range in value between $150,000 and $199,999. More than 41 percent of owner-occupied homes in the township are valued in this range. The median owner-occupied home value in the Farmington Community is $140,200, which is higher than that of Trumbull County at $97,400.

Figure 3-21: Value of Owner-Occupied Units in Farmington Community[1]



Source: 2009-2013 American Community Survey, 5 Year Estimates

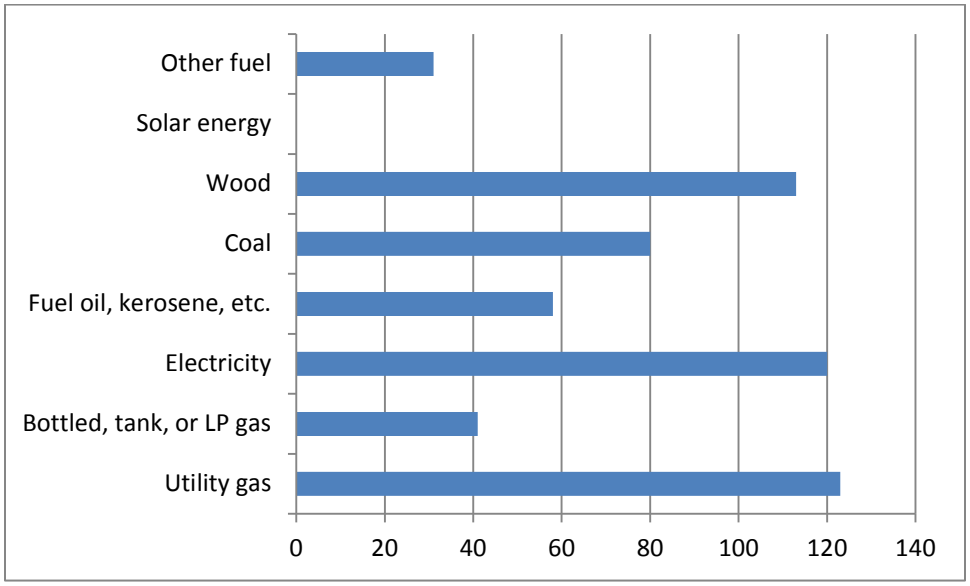
Figure 3-22: Value of Owner-Occupied Units in Trumbull County



Source: 2009-2013 American Community Survey, 5 Year Estimates

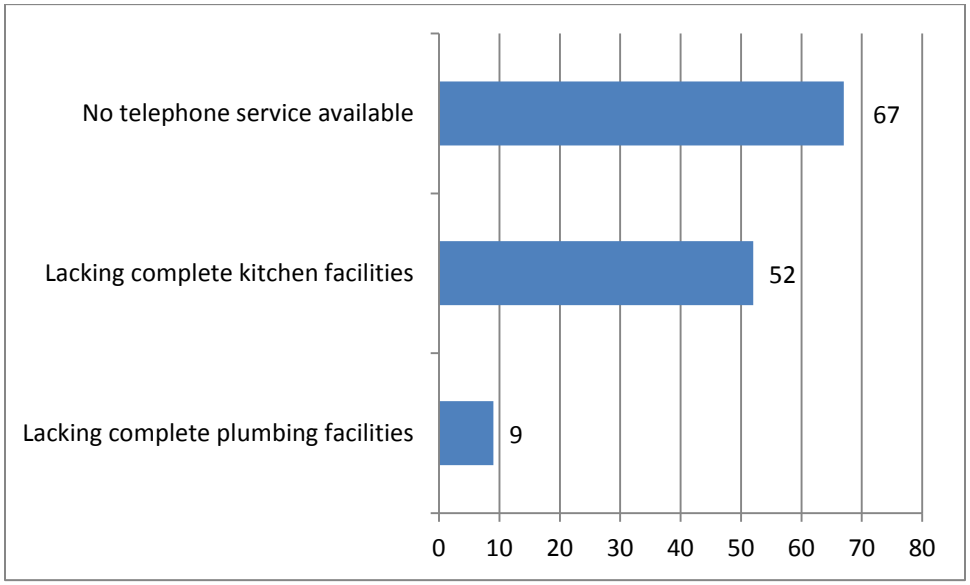
The number one most common source of house heating fuel in Farmington Township is gas provided by utility lines. Electricity is the second most common type of house heating fuel. The third most popular form of house heating fuel is wood. This may be due to Farmington Township's large Amish population.

Figure 3-23: House-Heating Fuel



Source: 2009-2013 American Community Survey, 5 Year Estimates

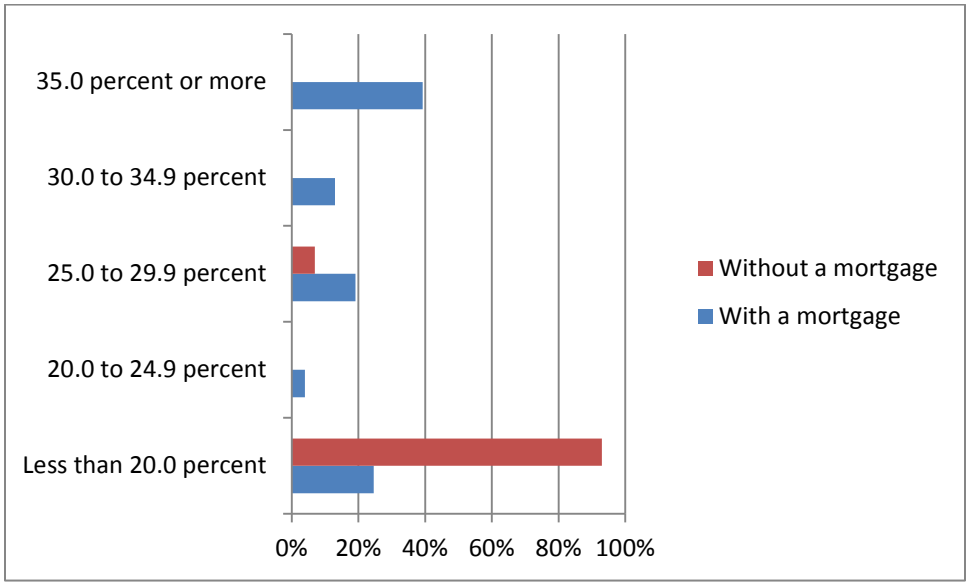
Figure 3-24: Selected Characteristics



Source: 2009-2013 American Community Survey, 5 Year Estimates

Of the 572 owner-occupied housing units in Farmington Township, 74 percent of households have a mortgage associated with their property. The chart below shows a breakdown of monthly owner costs for homes with a mortgage and without a mortgage. The Federal Housing Administration (FHA) recommends that monthly mortgage payments should not exceed 31 percent of the gross household income and when combined with non-housing expenses, should not exceed 43 percent of this income.

Figure 3-25: Selected Monthly Owner Cost as a Percentage of Household Income



Source: American Community Survey 2009-2013, 5 Year Estimates

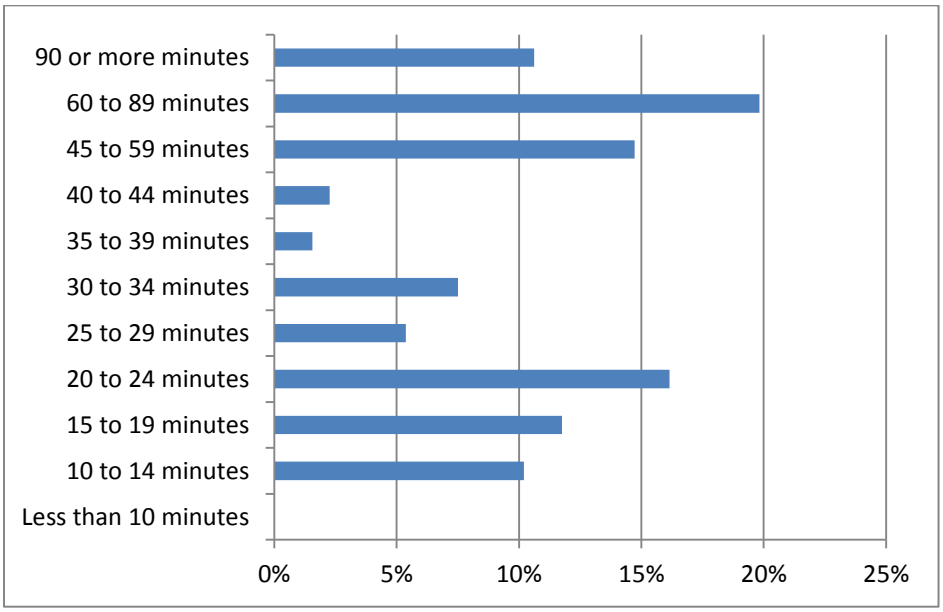
Economic Conditions

This section includes inventory and analysis of economic conditions of the township and descriptions of socio-economic characteristics of the population. This data will aid in identifying employment trends in order to make recommendations for growth in the future.

Travel Time to Work

In Farmington Township, over 45% of residents have a 45+ minute commute to work. This is most likely due to the rural nature of the township.

Figure 3-26: Travel Time to Work

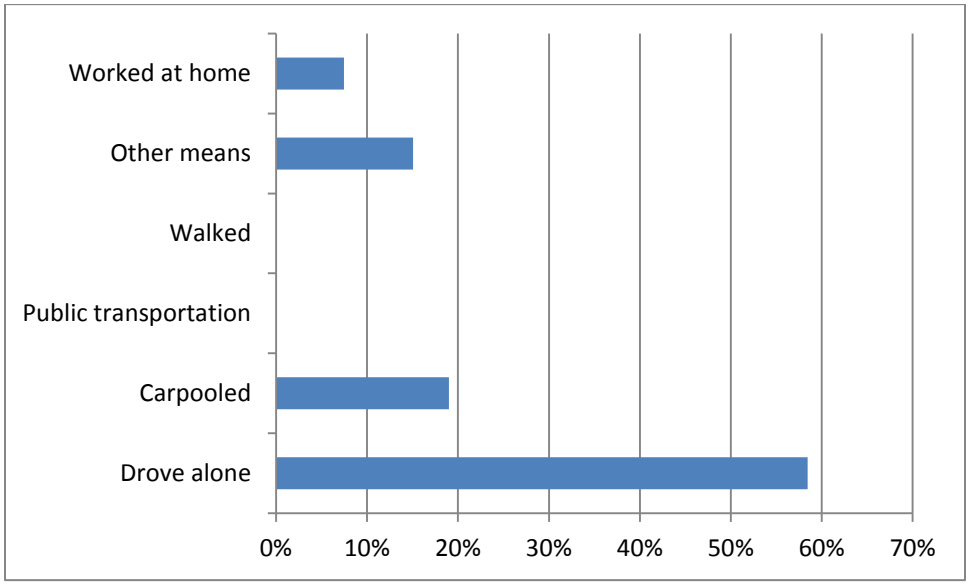


Source: 2009-2013 ACS, 5-Year Estimates

Method of Travel to Work

As Farmington Township is a primarily rural location some distance from the urban areas of the region, it is to be expected that the majority of residents drive to work. Over 77% of residents either drove alone or carpooled to work.

Figure 3-27: Means of Transportation to Work

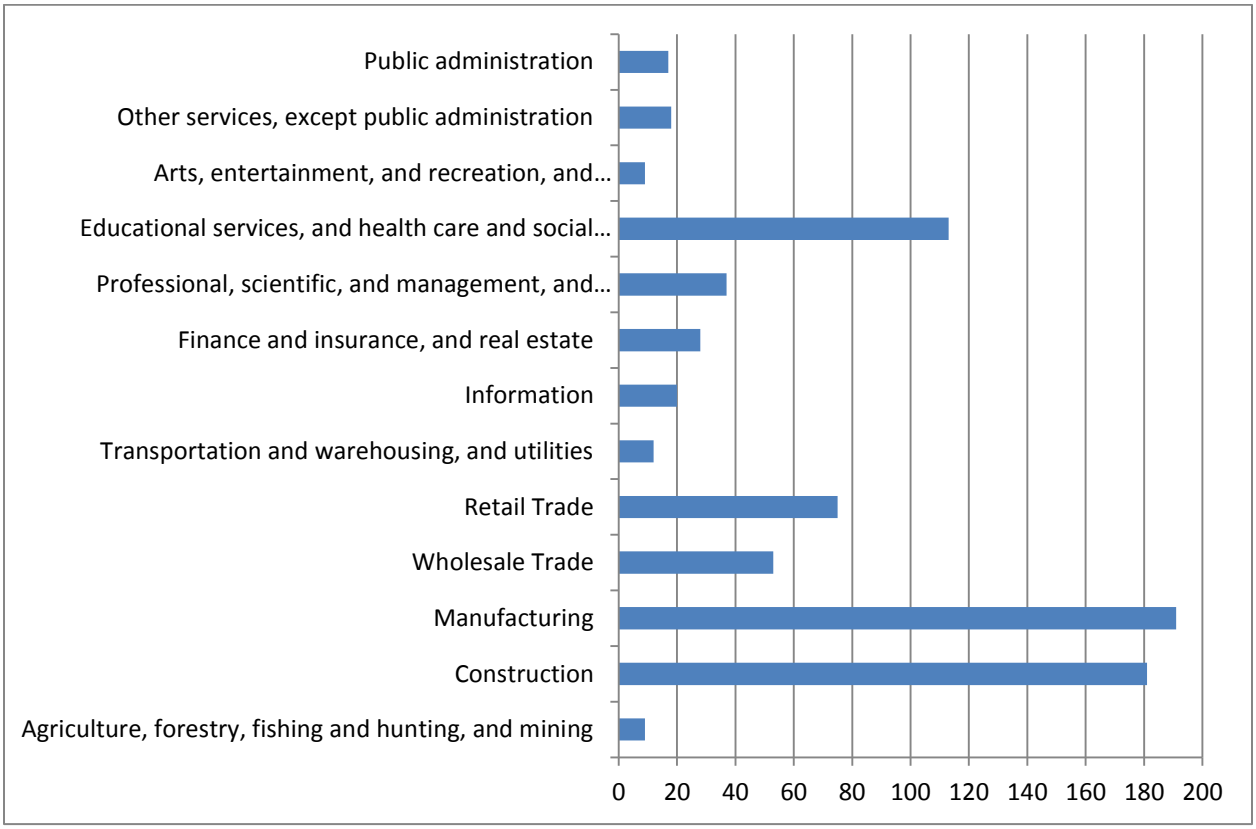


Source: 2009-2013 ACS, 5-Year Estimates

Industry of Workers

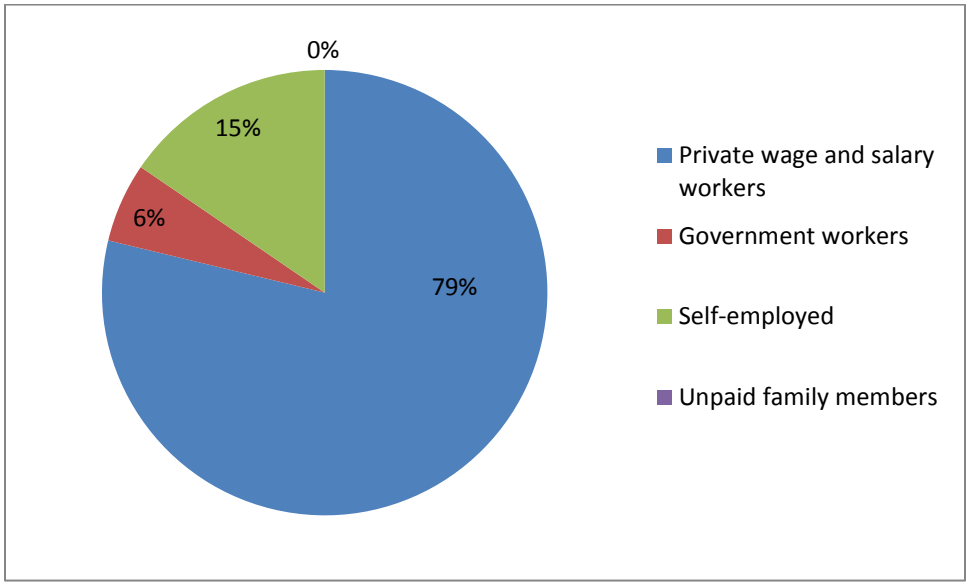
Type of employment is also considered when analyzing demographic data about a place. The following table shows the top categories of industry for employed persons over the age of 16. The largest percentages of workers in Farmington Township are employed in the manufacturing industry. The second largest employing industry is construction. The majority of residents in Farmington Township are private wage and salary workers.

Figure 3-28: Industry of Workers



Source: 2009-2013 ACS, 5-Year Estimates

Figure 3-29: Class of Workers



Source: 2009-2013 ACS, 5-Year Estimates

Chapter 4: Transportation

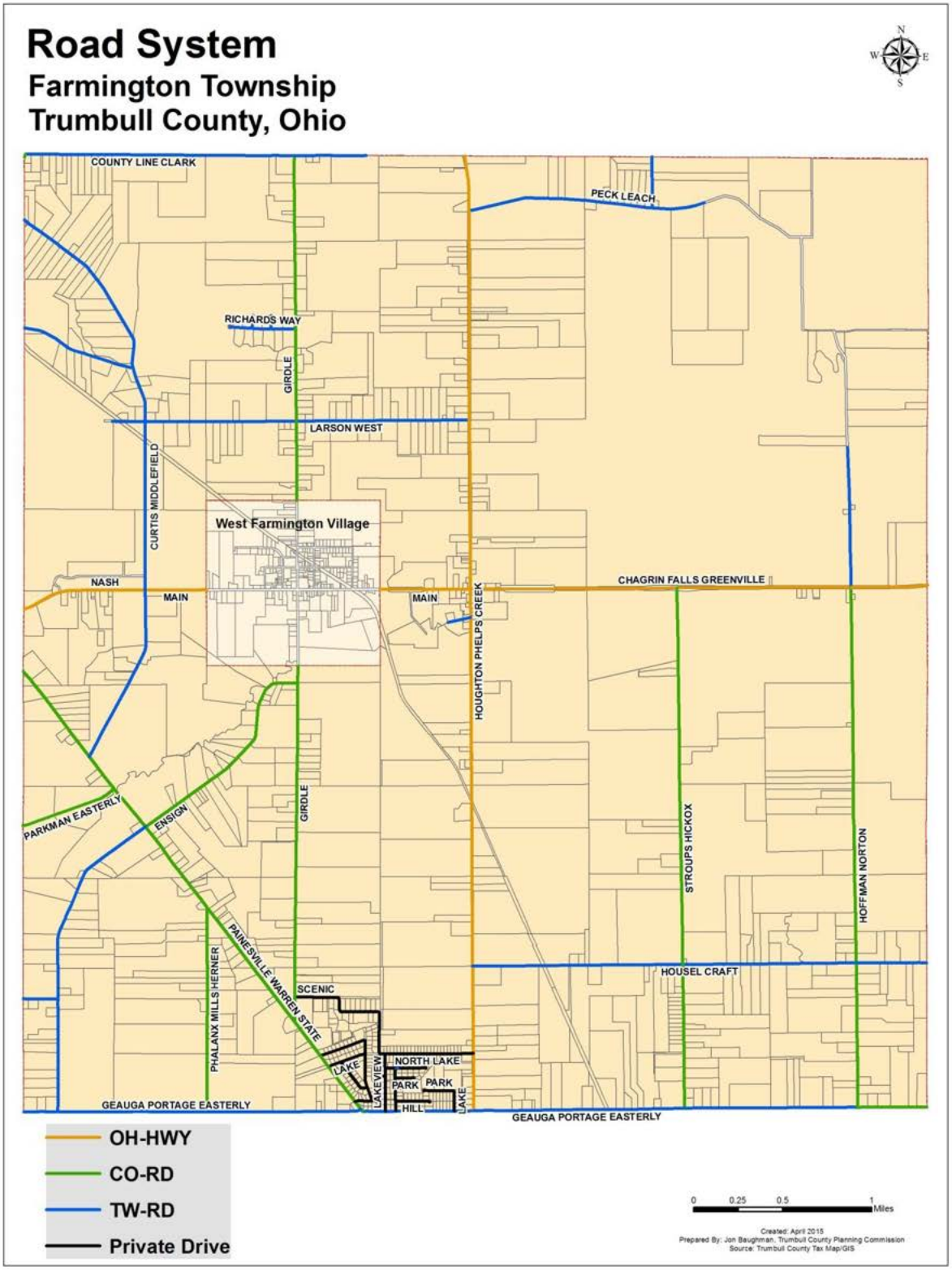
Chapter 4: Transportation

This chapter will focus on the transportation system in Farmington Township. It provides an inventory and description of the existing improvements within the dedicated and accepted state, county and township rights-of-ways, evaluates the characteristics of the existing roadways in the township, identifies deficiencies and establishes goals and projects that address current and future safety and mobility issues in the township. The age, type, condition and capacity of the roadways and bridges can affect land usage and can determine the level of development and economic activity. The transportation network influences and is influenced by land use and development.

Roadway System

The road system of Farmington Township reflects its rural location and character. There are two state routes that traverse the township: State Route 88, east/west and State Route 534, north/south. These split the township into four roughly equal quadrants. The northeast quadrant is occupied primarily by the Grand River Wildlife Area and has the least amount of road access. Owing to the rural location, there are no limited-access highways and many of the street surfaces are gravel or tar and chip. There are approximately 50 miles of roadway in the township. This total breaks down as follows: approximately 10 miles of state routes, 17 miles of county roads, 20 miles of township roads and 4 miles of private drives. The certified township road mileage reported to the Ohio Department of Transportation (ODOT) in 2013 is 18.295 miles and takes into account the shared responsibilities with neighboring townships. The Trumbull County Engineer is responsible for maintenance of all township routes, as the township relinquished these responsibilities in 2014. State, county, township and private drive routes are presented on Map 4-1.

Map 4-1: Road System



Roadway Characteristics

The physical characteristics of private, state, township and county roads within Farmington Township are presented in the following maps and tables. Map 4-2 indicates location and maintenance responsibilities of bridges as well as road centerlines, which indicate the extent of maintained roadway. Each segment of roadway and each bridge have been assigned a route number by the County Engineer or ODOT, providing a reference for a description of such items as right-of-way width, pavement width, surface type for roads and bridges, year built and what type of maintenance work has been performed. This reference information can be found in Tables 4-2 and 4-3. There are 31 open vehicular bridges located in Farmington Township. Maintenance responsibilities depend upon the bridge; the state maintains 10 bridges located on State Route 88 and State Route 534, and the county maintains the remaining 21 other bridges throughout the township. Two additional bridges can be found in the township that is not shown on the map; Plalan Lake Development maintains these bridges in its private street system.

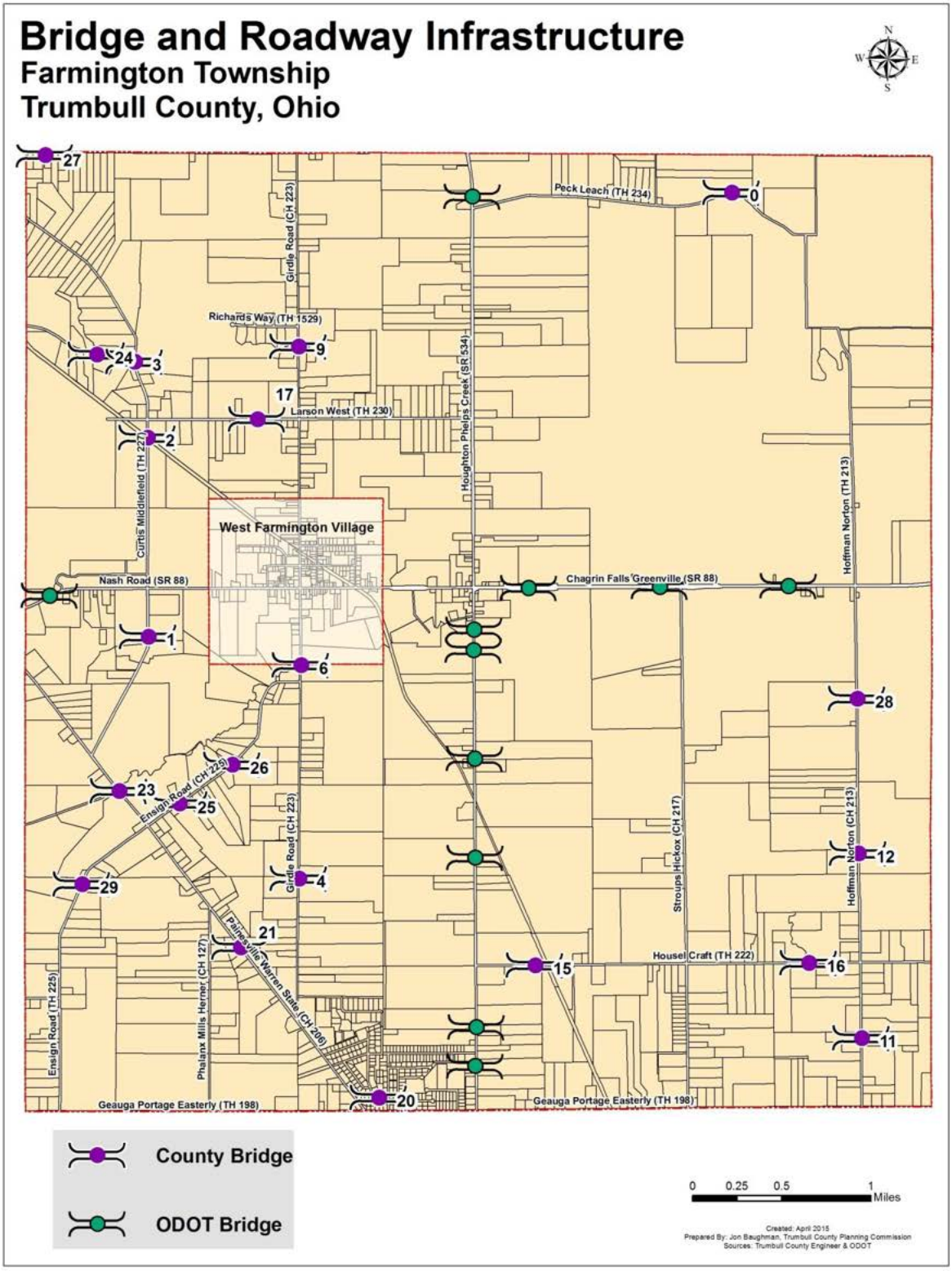
Right-of-way widths vary according to the laws in place at the time the particular road was established. Approximately 43.8 miles or 88% of all open roads in the township have a right-of-way width of 60 feet or more. There are several roads that are presently closed and all have right-of-way widths less than 60 feet. These are portions of Hoffman Norton, portions of Peck Leach and all of Hyde Oakfield in the township. Currently all new roads proposed in unincorporated areas of Trumbull County require a minimum 60-foot wide right-of-way.

Pavement widths of township roads vary from 8 feet to 24 feet. ODOT's Location and Design Manual recommends a rural lane width of 9 feet for a local road with an average daily traffic volume of less than 400 at a design speed of 35 mph. Roads in the township that have a pavement width of 18 feet or greater account for approximately 30.4 miles or about 61% of the total 50 miles of open road. Pavement surface types throughout the township, graphically represented on Map 4-3, Road Surfaces, consist of asphalt, tar and an aggregate chip and gravel or slag. Table 4-1indicated the mileage of each surface type in the township.

Table 4-1: Pavement Surface Type

FARMINGTON TOWNSHIP PAVEMENT SURFACE TYPE (MILES)					
Asphalt	21	19	6	1	9
Tar/Chip	-	3	14	< 1	-
Gravel/Slag	-	-	4	-	-
Earth (Not Open)	-	-	-	-	-
Total	21	22	24	1	9

Map 4-2: Bridge and Roadway Infrastructure



Map 4-3: Road Surfaces

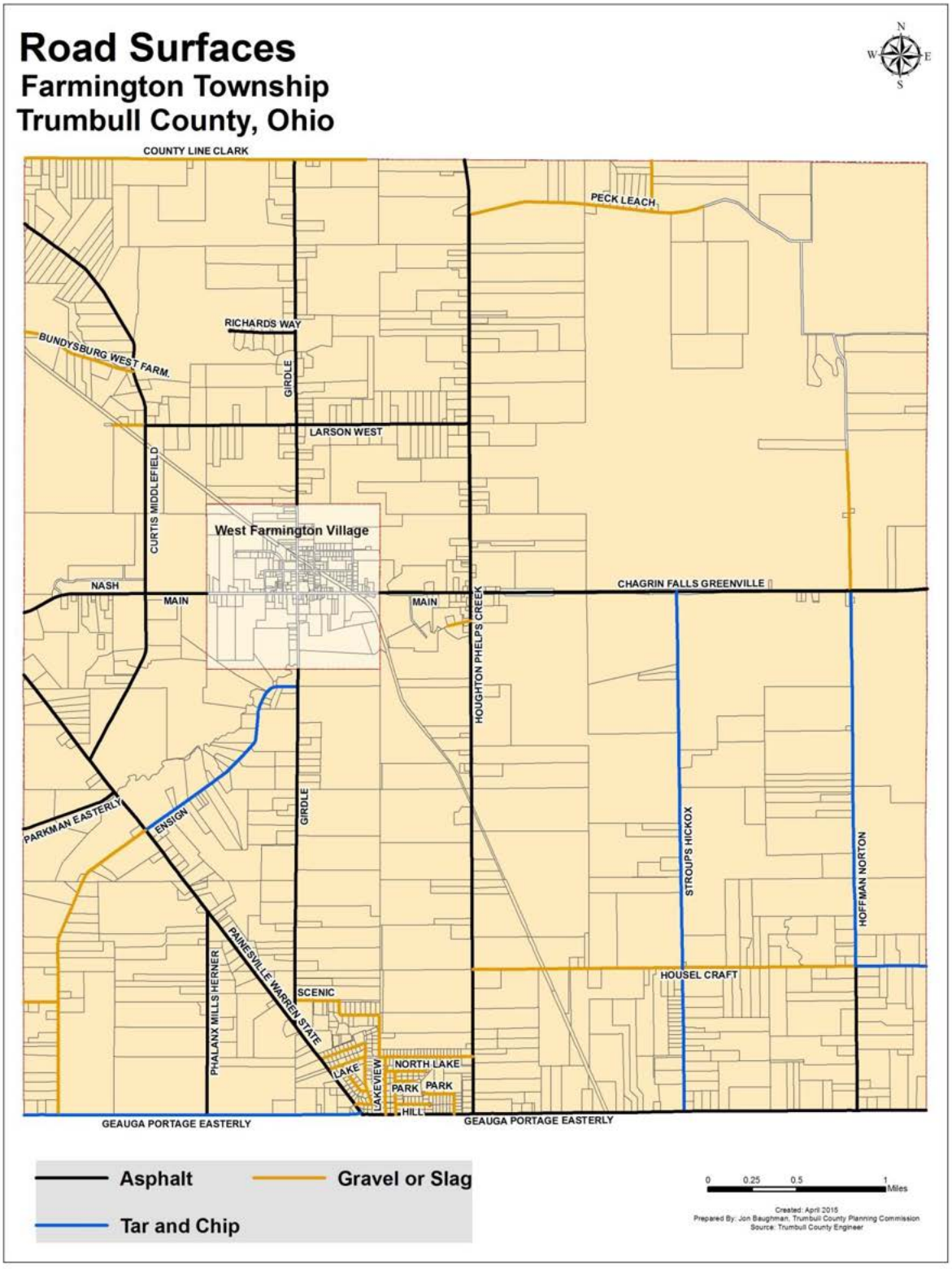


Table 4-2: Road Network Inventory

Farmington Township Road System Network Inventory						
#	County	Township	Road Name	R/W Width	Pavement Width	Surface Type
127A	X		Phalanx Mills Herner	50’	18’	Asphalt
198A		X	Geauga Portage Easterly	60’	16’	Tar & Chip
198B		X	Geauga Portage Easterly	60’	16’	Tar & Chip
198C		X	Geauga Portage Easterly	60’	18’	Asphalt
198D		X	Geauga Portage Easterly	60’	18’	Asphalt
198E		X	Geauga Portage Easterly	60’	18’	Asphalt
198F	X		Geauga Portage Easterly	60’	20’	Asphalt
206A	X		Painesville Warren State	60’	18’	Asphalt
206B	X		Painesville Warren State	60’	18’	Asphalt
206C	X		Painesville Warren State	60’	18’	Asphalt
206D	X		Painesville Warren State	60’	18’	Asphalt
206E	X		Painesville Warren State	60’	18’	Asphalt
213A	X		Hoffman Norton	60’	20’	Asphalt
213B	X		Hoffman Norton	60’	20’	Tar & Chip
213C		X	Hoffman Norton	60’	20’/18’	Gravel/Slag
213D		X	Hoffman Norton	40’	14’	Earth
214E		X	Hoffman Norton	40’	14’	Earth
217A	X		Stroups Hickox	60’	12’	Tar & Chip
217B	X		Stroups Hickox	60’	12’	Tar & Chip
222A		X	Housel Craft	60’	18’	Gravel/Slag
222B		X	Housel Craft	60’	18’	Gravel/Slag
222C		X	Housel Craft	60’	16’	Tar & Chip
223A	X		Girdle Road	50’	18’	Asphalt
223B	X		Girdle Road	50’	18’	Asphalt
223C	X		Girdle Road	50’	18’	Asphalt
223D	X		Girdle Road	50’	18’	Asphalt
225		X	Bradford Corner East	60’	12’	Gravel/Slag
225A		X	Ensign Road	60’	14’	Gravel/Slag
225B		X	Ensign Road	60’	16’	Gravel/Slag
225C	X		Ensign Road	60’	18’	Tar & Chip
226A	X		Parkman Easterly	n/a	19’	Asphalt
227A		X	Curtis Middlefield	1812’	18’	Asphalt
227B		X	Curtis Middlefield	1812’	18’	Asphalt
227C		X	Curtis Middlefield	1812’	16’	Asphalt
227D		X	Curtis Middlefield	60’	16’	Asphalt

FARMINGTON TOWNSHIP ROAD SYSTEM NETWORK INVENTORY						
#	COUNTY	TOWNSHIP	ROAD NAME	R/W WIDTH	PAVEMENT WIDTH	SURFACE TYPE
228		X	Wood Curtis	40’	10’	Earth/Gravel/Slag/Asphalt
229A		X	Bundysburg W. Farmington	1817’	16’	Gravel/Slag
230A		X	Larson West	1812’	10’	Gravel/Slag
230B		X	Larson West	1812’	16’	Asphalt
230C		X	Larson West	1812’	16’	Asphalt
231A		X	Brigden Road	40’	12’	Gravel/Slag
232A		X	Countyline Clark	40’	15’	Gravel/Slag
232B		X	Countyline Clark	1819’	15’	Gravel/Slag
234A		X	Peck Leach	60’	20’/12’	Gravel/Slag

Table 4-3: Bridge Inventory

FARMINGTON TOWNSHIP ROAD SYSTEM BRIDGE DATA							
BRIDGE NO.	ROAD DESIGNATION	STRUCTURE TYPE	SPAN FEET	YEAR BUILT	YEAR REHAB	YEAR PAINT	COMMENTS
FAR 1	TH 227A	Steel Beam	18	1981	2013	1981	Replaced Beams (2013)
FAR 2	TH 227B	RCP-Size Unknown	8	1987			
FAR 3	TH 227D	Steel Truss	82	1954	1997/1976	1986	Federal Funded-Decked in 1976 Load Analysis in 2007 (4F1@30%)
FAR 4	CH 223A	Stone Slab	6				
FAR 5	CH 223B						Steel Beam Eliminated in 1994 Replaced with Fill Old SFN 7844034
FAR 6	CH 223B	Concrete Box Beam Continuous	86	1994			Replaced Steel Truss Old SFN 7844042
FAR 7	CH 223B	10' x 5' – 4-Sided Pre-cast Con-crete Box Culvert	11	1998			Replaced Concrete Slab Old SFN 784450
FAR 8	CH 223D	Concrete Slab	8	1937			1993 Retired SFN 7844069 (Less Than 10' Span)
FAR 9	CH 223D	Prestressed Concrete Box Beam	69	1952	2003		Superstructure Replaced in 2003 Old SFN 7844077
FAR 10	TH 228	Steel Beam	39	(1968) 1900	1986	1991	Capped Abutments and Replaced Truss in 1968 1986 Deck Load Analysis in 2009 (4S1@155%)
FAR 11	CH 213A	Steel Beam	18	1916			
FAR 12	CH 213B	Steel Beam	17	1900	1985		
FAR 13	TH 213C						Inaccessible in 1992-Removed December 1998 Old SFN 7842511
FAR 14	TH 213C						Inaccessible in 1992-Removed December 1998 Old SFN 7842538

FAR 15	TH 222A	Prestressed Concrete Box Beam	68’	2011			Replaced Steel Truss - Old SFN 7844425
FAR 16	TH 222B	Steel Beam	30	1907	1984	1984	Deck in 1984 – Load Analysis in 2012 (4F1@70%)
FAR 17	TH 230B	35”x24” CMP Arch	3	2006			Replaced Stone Slab – Old Periodic Inspection
FAR 18	TH 236A						Removed in October 1993 – Old SFN 7844557
FAR 19	TH 236A	RCP – Size Unknown	6	1982			Site Inaccessible in 1992
FAR 20	CH 206E	Concrete Slab	24	1940			Replaced Concrete Slab – Old Periodic Inspection
FAR 21	CH 206D	60” CPP	5	2005			Replaced Concrete Slab – Old Periodic Inspection
FAR 22	CH 206B						Removed in 1992 – Re-placed with Fill–Old SFN 7831773
FAR 23	CH 206B	Galvanized Steel Beam-Continuous Concrete Deck-3 Spans	100	1992			Replaced Steel Truss-Old SFN 7831781
FAR 24	TH 229A	Stone Slab	6				
FAR 25	CH 225C	57”x38”x14 Gage CMP Arch	5	1991			
FAR 26	CH 225C	65”x40” CMP Arch	6	1986			
FAR 27	TH 232A	42”x29” CMP Arch	4	2006			Replaced Concrete Slab-Old Periodic Inspection
FAR 28	CH 213B	Triple Fully Asphalt Coated 49”x33”x12 Gage x 40’ CMP Arches	15	2000			Replaced in August 2000-Old SFN 7842503
FAR 29	TH 255B	Twin 83”x57”x8 Gage x 50’ CMP Arches	15	1996			
FAR 0 No # in 2015	TH 234	Quadruple Culvert		2014			To private property

Railroads

There are no active railroads in the township at the current time. An abandoned rail right of way traverses the township from the northwest corner to the southeast corner. The land that made up the right of way has been auctioned off to private owners.

Airports

The Youngstown-Warren Regional Airport facility complex in Vienna Township is approximately 25 miles away from Farmington Township. A commercial airline includes services to local connecting airlines to more than 200 worldwide destinations including various charters to various destinations. The Youngstown-Warren Regional Airport is the home of the Youngstown Air Reserve Station, the 910th Airlift Wing. Private charters and airfreight service are also available. Properties adjacent to this regional airport facility have been developed by manufacturing firms including the ATD Corp., Delphi and Timken-Latrobe. The entire 1,400-acre airport has been designated Foreign Trade Zone #181. Many acres of land adjacent to the airport are available for future development. Farmington Township is approximately 51 miles from Cleveland Hopkins International Airport and approximately 85 miles from Pittsburgh International Airport.

Daily Traffic Volumes

Twenty-four-hour traffic counts for roads in the study area are shown on Map 4-4 and were obtained from the Ohio Department of Transportation and the Eastgate Regional Council of Governments. The most recent ODOT counts for the township are from 2011 and the most recent Eastgate counts are from 2012. Both are shown on the following map.

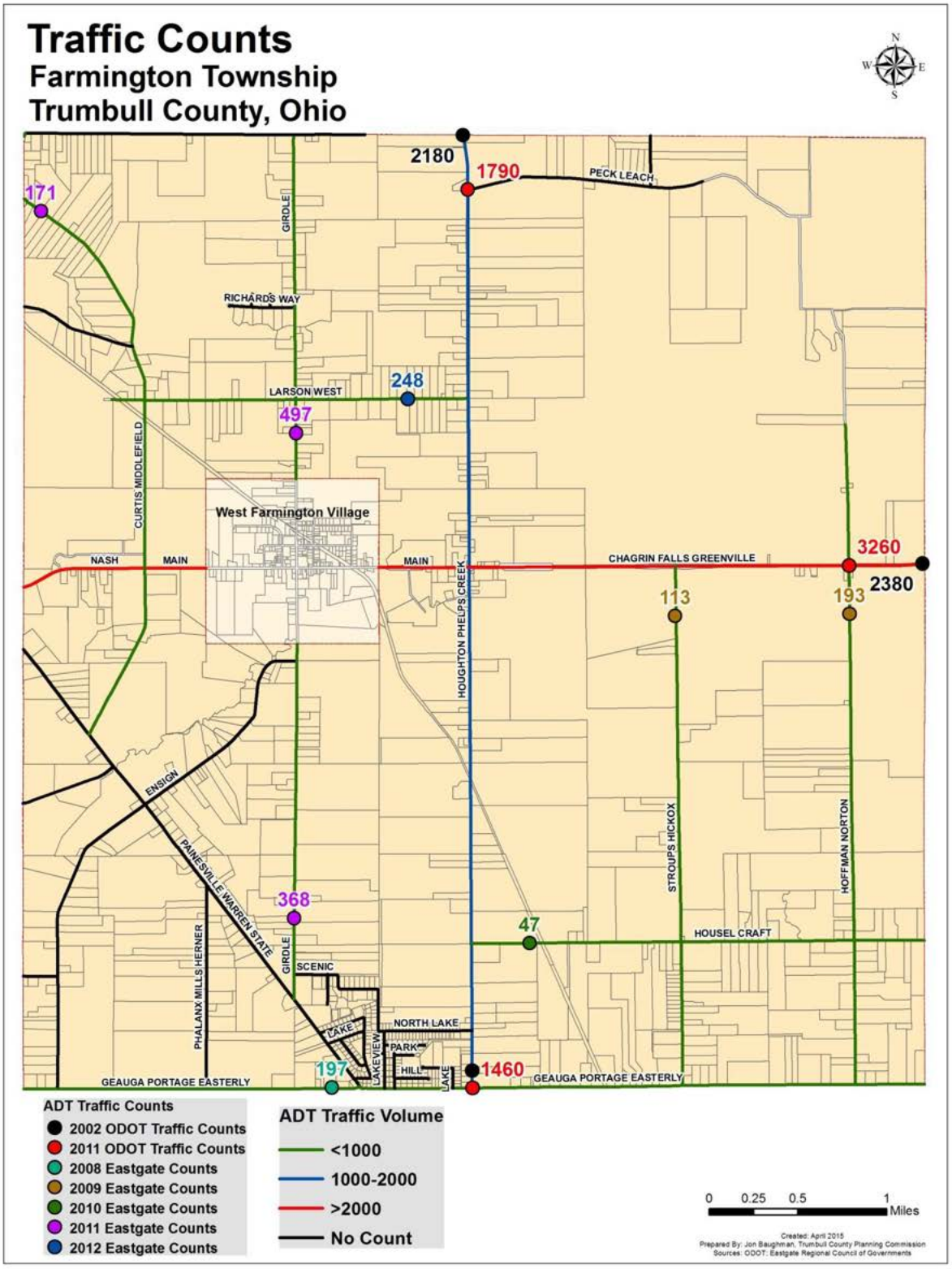
Due to the relatively few counts available in the township, only counts on State Route 88 and State Route 534 can be compared to earlier figures. The busiest road in the township is State Route 88, followed by State Route 534. Traffic has increased on route 88 from 2,380 vehicles per day in 2002 to 3,260 per day in 2012. State Route 534 has seen a decrease in the ten years between 2002 and 2012, falling from 2,180 to 1,790 in the northern part of the township and from 1,870 to 1,460 in the southern portion. All other counts available for roads throughout the township indicate traffic volumes of less than 500 vehicles per day.

Accident Statistics

Accident reports were obtained from the Eastgate Regional Council of Governments. The location and number of accidents for the years of 2010, 2011 and 2012 are indicated on Map 4-5, Accident Sites.

There were 105 accidents reported in the three-year period from which data is available that involved 145 vehicles and resulted in 30 injuries and 1 fatality. The majority of accidents occurred during daylight hours when weather conditions were clear, the pavement dry and the road contour straight and level. These conditions allude to an operator error as the most probable cause for most accidents. The roads with the highest concentrations of accidents are State Routes 88 and 534, which is expected due to these routes being the most highly traveled. Township Trustees also mentioned that the intersection of routes 88 and 534 is particularly prone to accidents. Throughout the township, there are clusters of accidents at other intersections as well. There are no particular intersections or segments of road that are identified in Eastgate's 2012 Regional Safety Plan for Mahoning and Trumbull Counties as particularly dangerous. There were 58 encounters with animals over the three-year period mostly involving deer.

Map 4-4: Traffic Counts



Map 4-5: Accident Sites

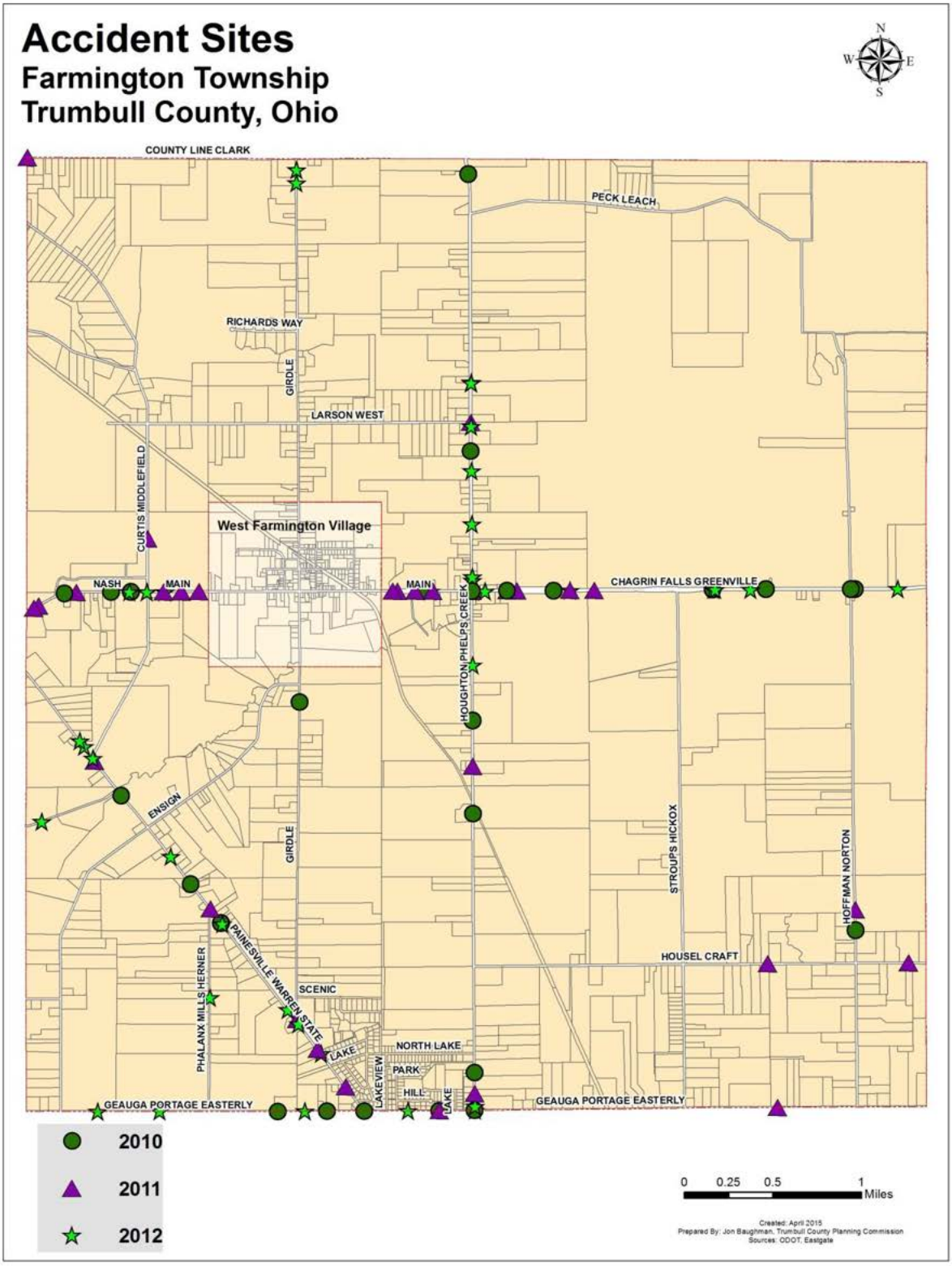


Table 4-4: Accident Statistics

Farmington Township Total Accidents				
	2010	2011	2012	Total
January	6	4	6	16
February	5	3	1	9
March	1	3	2	6
April	1	2	4	7
May	2	4	2	8
June	2	2	3	7
July	0	6	5	11
August	0	3	2	5
September	2	0	4	6
October	3	2	4	9
November	3	5	2	10
December	3	3	5	11
Total	28	37	40	105

Farmington Township Injuries/Fatalities				
	2010	2011	2012	Total
Injuries	10	10	10	30
Fatalities	0	0	1	1
Total	10	10	11	31

Farmington Township Accident Conditions				
	2010	2011	2012	Total
Light				
Day	24	26	24	74
Night	16	11	16	43
Weather				
Clear	10	23	22	55
Cloudy	7	8	14	29
Snow	9	2	2	13
Rain	2	3	2	7
Sleet/Hail	0	1	0	1
Fog, Smog, Smoke	0	0	0	0
Pavement				

Farmington Township Accident Conditions				
	2010	2011	2012	Total
Dry	12	23	31	66
Snow	6	2	0	8
Ice	3	1	1	5
Contour				
Straight/Level	20	18	21	59
Straight/Grade	4	17	17	38
Curve/Level	2	0	1	3
Curve/Grade	2	2	1	5

Farmington Township Motorist Factors				
	2010	2011	2012	Total
Follow to Close	0	2	3	5
Failure to Control	7	7	4	18
Unsafe Speed	5	5	4	14
Failure to Yield	3	7	6	16
Improper Lane Change	1	3	5	9
Improper Turn	1	1	1	3
Reckless Operation	0	0	0	0
Ran Red Light	2	0	0	2
Left of Center	0	3	3	6
Improper Backing	0	1	1	2
Swerving to Avoid	0	1	1	2
Other Improper Action	1	1	1	3
Other Non-Motorist	1	0	1	2
None	6	6	9	21

Farmington Township Animal Encounters				
	2010	2011	2012	Total
Animal	17	15	16	58
No Animal	20	34	32	86

Public Transportation

Public transportation in the county is very limited, even though the Trumbull County Transit Board took over on-demand transit service to county residents from Niles Trumbull Transit Service on January 1, 2012. The county is also working to improve coordination among social service agencies. Because public transportation in Trumbull County is limited and the suburbs and rural areas are home to a growing number of older residents, paratransit costs may increase significantly with rising demand. The Western Reserve Transit Authority (WRTA) operates a bus route that terminates in downtown Warren at the square. This is as close as public transit gets to Farmington Township since this route was cut short from its previous termination at the Kent Trumbull campus. Finally, Trumbull County has a transportation service called Trumbull Transit that is available to anyone at any location in Trumbull County. The service will take a customer anywhere in the county during daytime hours for a variable fee.

Biking and Walking

Pedestrian and bicycle activities are important for a livable community and are attractive amenities that promote healthy lifestyles and quality of life which attract new residents and new businesses. Sidewalk coverage is non-existent in the township. Walking or biking is not a viable way of getting around, and this is expected due to the rural nature of the township.

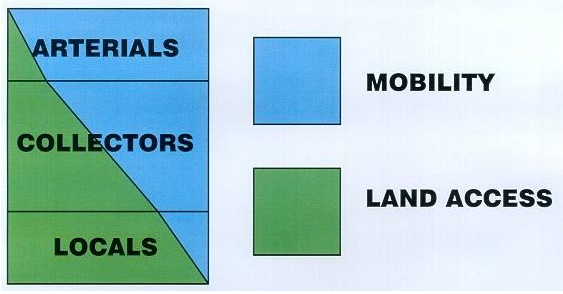
Roadway Functional Classification

Functional Classification is divided into rural and urban systems. Urban functional classifications cover all streets, roads and highways in the urban boundaries designated by the U.S. Census Bureau. As might be expected, the rural functional classification system covers all other streets, roads and highways that are not located within the urbanized area.

While urban and rural areas differ, for example, in terms of the density of land use and intensity of traffic and travel, the same general functional concepts apply to both systems. Streets and roads are ranked according to their purpose or function in meeting the demands for mobility and land access. The principal difference between the two systems is the length of trips both in time and in distance.

Functional Classification is the grouping of roads, streets, and highways in a hierarchy based on the type of highway service they provide. Streets and highways do not operate independently. They are part of an interconnected network, and each one performs a service in moving traffic throughout the system. Generally, streets and highways perform two types of service. They provide either traffic mobility or land access and can be ranked in terms of the proportion of service they perform as shown in Figure 4-1.

Figure 4-1: Mobility / Land Access

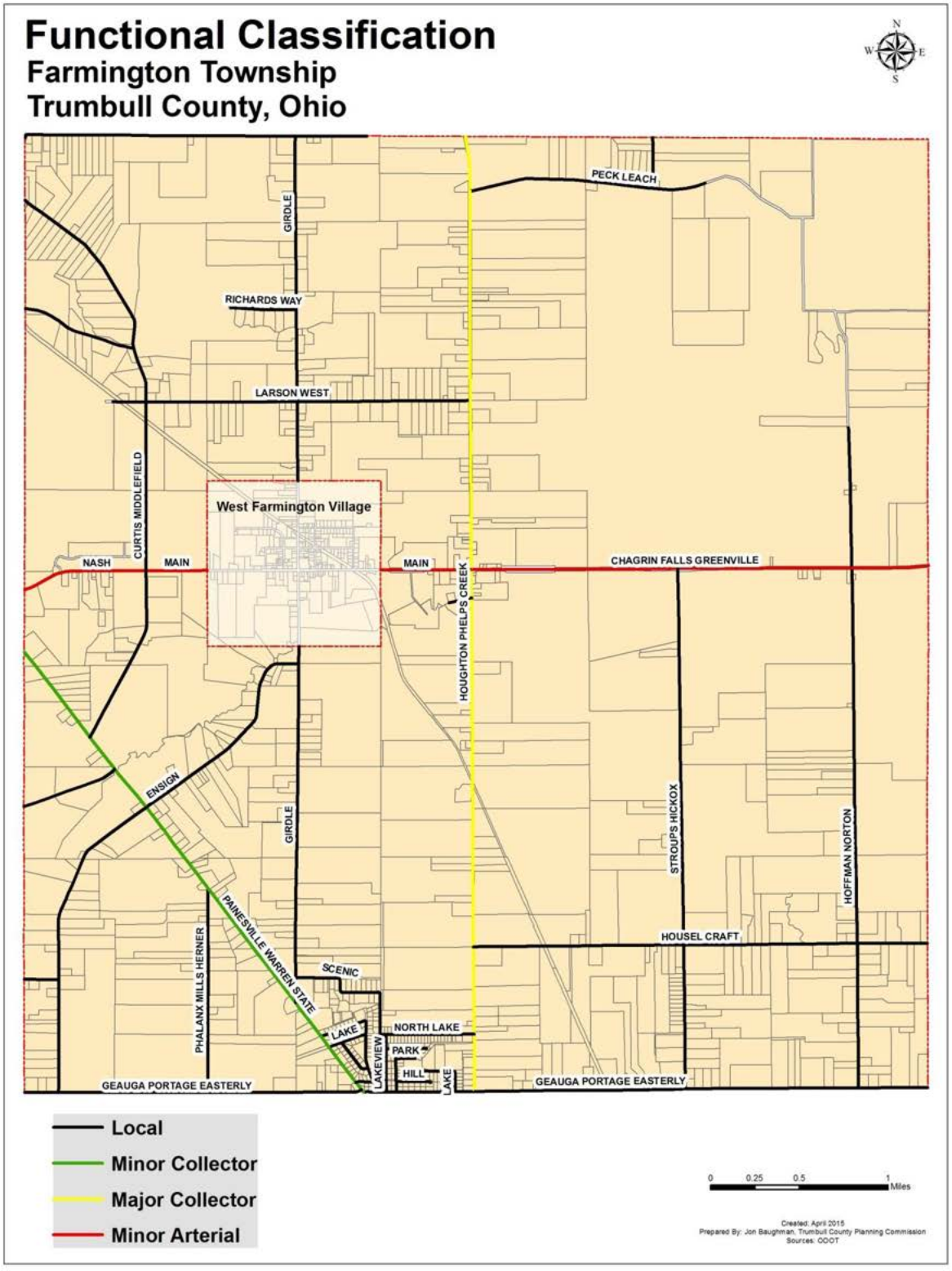


At the top are arterial highways emphasizing a high level of mobility for the through movement of traffic. Land access is subordinate to this primary function. Generally, travel speeds and distances are greater on these facilities compared to the other classes. The highest classes of arterials, interstates and freeways are limited access to allow the free flow of traffic.

Collectors are roads whose classification describes their function. They collect traffic from the lower facilities and distribute it to the higher roads. Collectors provide both mobility and land access. Generally, trip lengths, speeds and volumes are moderate.

At the bottom are local streets and roads. Their primary function is to provide land access. Travel speeds, distances and volumes are generally low, and through traffic are discouraged. The Functional Classifications in the township are shown on Map 4-6, Road System Functional Classification.

Map 4-6: Road System Functional Classification



Transportation Improvement Program

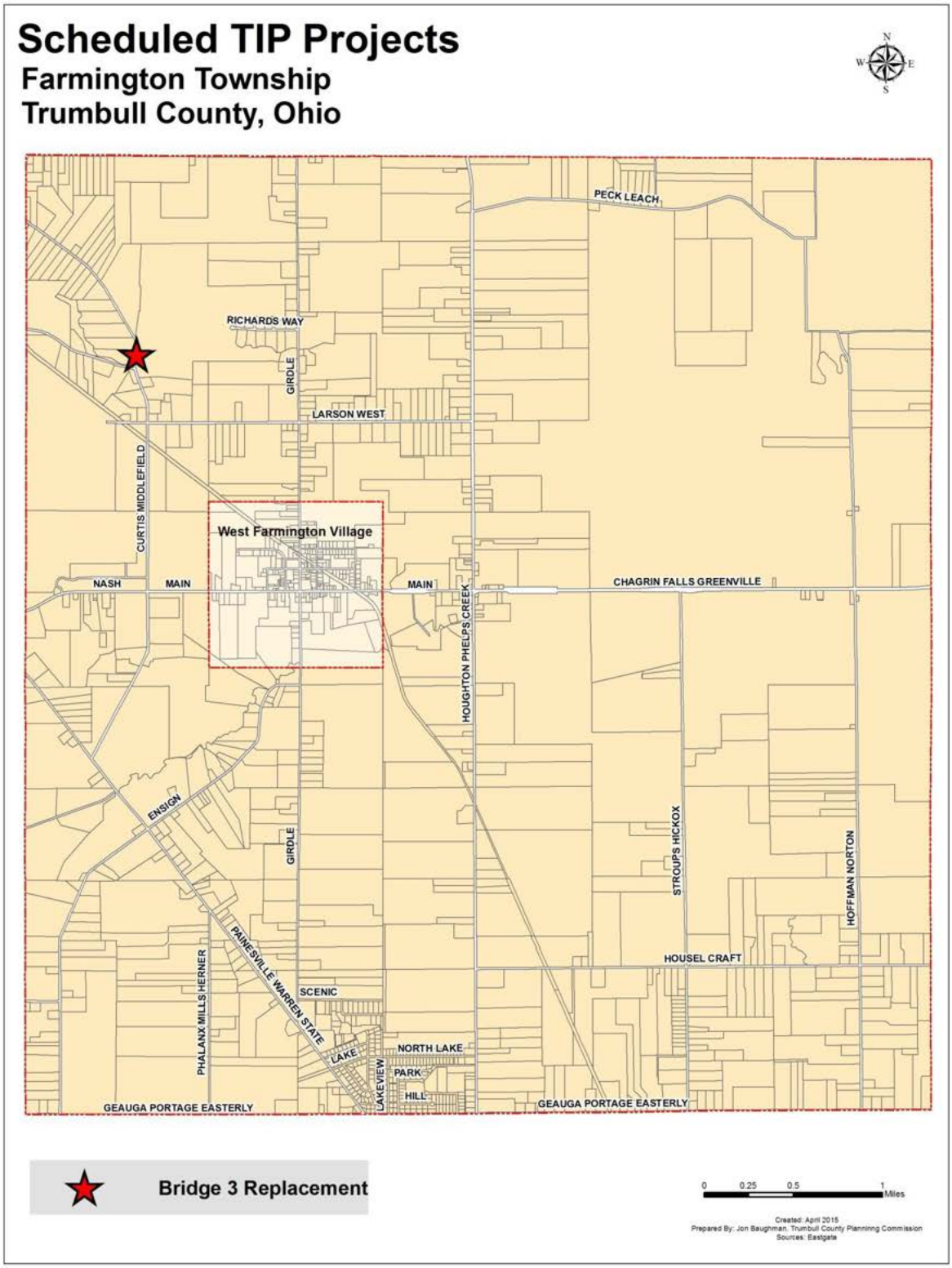
The region's Transportation Improvement Program (TIP) provides a comprehensive list of transportation improvements within our planning area. These improvements will use federal and/or state funding over the next four years. The primary focus of the FY2014-FY2017 TIP is a list of transportation improvements for our area's highway, bridge and transit systems. These improvements are developed to promote and safeguard the environment and overall public health and safety by maintaining clean air standards as well as providing transportation enhancements aimed at improving the quality of life throughout the Mahoning Valley. Specifically, the TIP consists of improvements developed within the overall goals and objectives of the transportation plans and transportation planning process. It reflects the priorities of the implementing agencies, while staying within the funding constraints for the programming period. TIP projects are drawn directly from the Eastgate Regional Council of Governments 2040 Long Range Transportation Plan.

The Eastgate Regional Council of Governments, as the designated metropolitan planning organization (MPO) for Mahoning and Trumbull Counties, is required to prepare a Transportation Improvement Program every two years in conjunctions with the Ohio Department of Transportation (ODOT) and local transit operators. The TIP provides comprehensive listings of highway, bridge and transit system improvements within the planning area that will be utilizing federal and state funding and are scheduled for implementation over the next four years.

Preparation of the TIP involves cooperation from all levels of governments in addition to citizen participation. Eastgate's Technical Advisory Committee and Citizens Advisory Board recommend the TIP to the General Policy Board for final approval. Eastgate holds regular project review meetings with representatives from ODOT, local transit operators, officials from the two counties, cities and villages to review and discuss the status of individual highway and transit projects within Eastgate's planning area and to resolve any issues affecting them.

In Farmington Township, there is one TIP project currently scheduled. Replacement of township bridge #3 on Bundysburg-West Farmington Road, over Swine Creek, is expected to be complete by 2017 (see Map 4-7).

Map 4-7: Scheduled TIP Projects



Chapter 5: Water and Wastewater Facilities

Chapter 5: Water & Wastewater Facilities

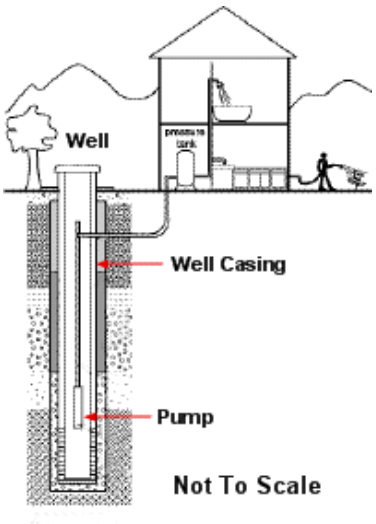
Water and sanitary sewer systems are important features in dense urban areas due to health and safety concerns regarding water quality and the treatment of wastewater. In most rural areas, like Farmington Township, this is not an issue because water wells and septic tanks are satisfactory for lower-density residential and agricultural land uses. This chapter reviews the existing water and sanitary sewer resources in the community.

Water Distribution System

A portion of Farmington Township is serviced by public water lines via the West Farmington Village water treatment plant. The Class 3 facility is located in the southeast portion of the village off E. Main Street. The water is supplied from the Grand River at an intake pipe just south of the facility. The entire village is serviced by water lines but the extension of the lines into the township is only on a limited basis. Small portions of Girdle Road, Larson West Road, SR 534 and SR 88 are serviced by these water lines (see Map 5-1).

West Farmington Village is currently in discussions with Ohio EPA about the assessment of the water plant and its future. The small customer base is an issue because a Class 3 facility needs a full-time certified operator at an expense that is not sustainable to the village, given the ongoing maintenance and upgrade demands of such a facility. The potential for algae blooms in the Grand River is another potential concern. Higher levels of phosphorous are starting to appear in inland waterways such as the Grand River. Algae blooms are overgrowths of algae in water. Some produce dangerous toxins that can harm or kill people and animals, create dead zones in the water, raise treatment costs for drinking water etc.

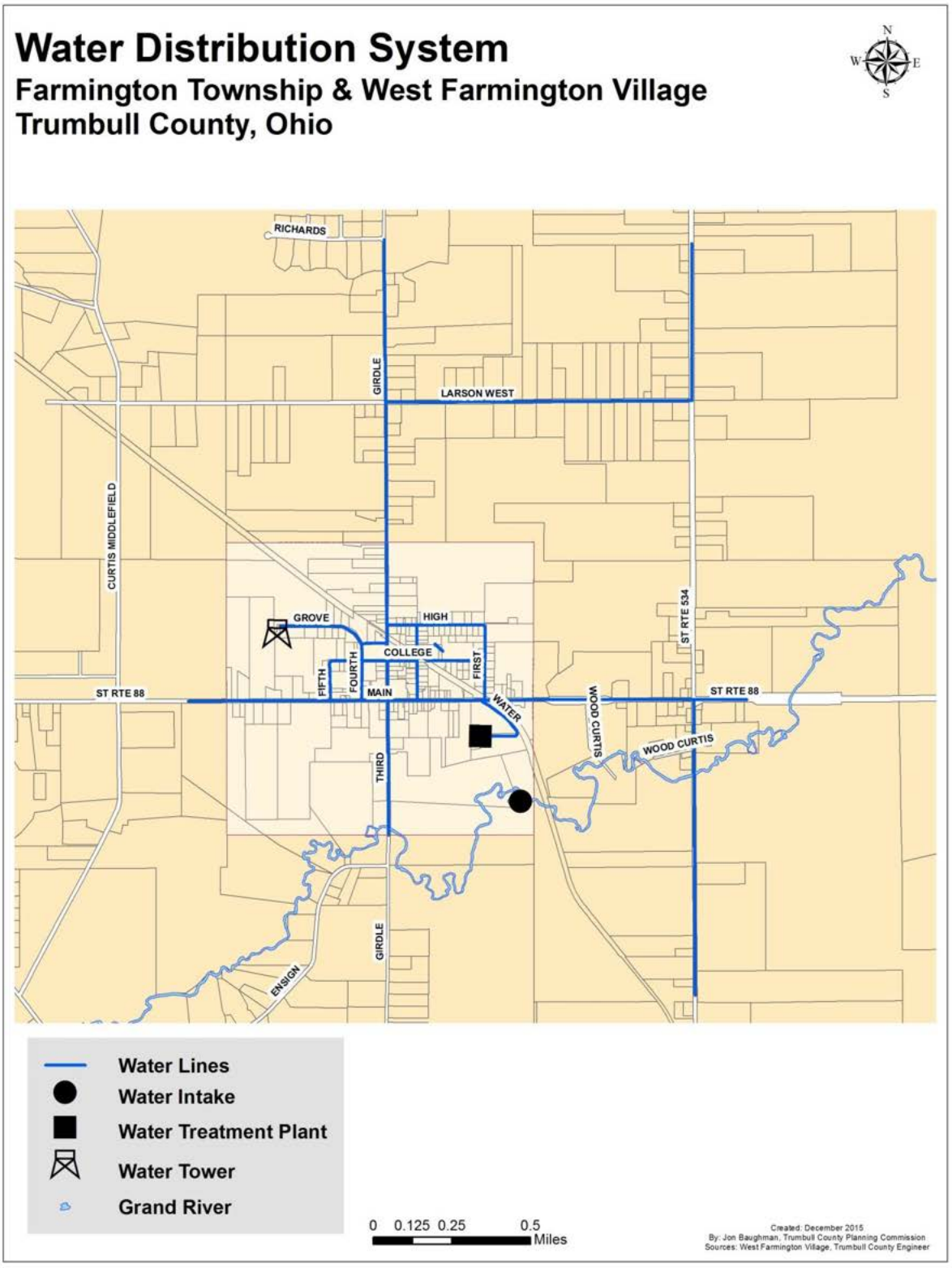
Figure 5-1: Well Water System



A private water service exists for most residents in the Plalan Lake development, a neighborhood located at the southern boundary of the township, adjacent to Geauga Portage Easterly Road. Poor record keeping years ago has made it difficult to locate the water lines but the Plalan Water Committee knows the system is made up of 2" and 3" diameter pipe. Two wells, located off Parkview Road, provide groundwater to the residents in the majority of the neighborhood. A building between the wells houses the holding tank and all of the water equipment. The remaining residents in the development rely on private wells for water service.

Most of the structures in the township rely on privately drilled water wells on their property for water use. The majority of groundwater resource yields in Farmington Township are between three and 10 gallons per minute (gpm) (see Map 2-2 Groundwater, in Chapter 2: Natural Environment). Yields of 3-10 gpm are just sufficient to support low-density residential units and small business uses. A portion of land in the township, directly south of West Farmington Village and at the southwest and southeast corners of the township, has yields of 10-25 gpm. The remaining area along the eastern side of the township only contains yields of 0-3 gpm. In extreme cases, water wells drilled in this area might not produce any water.

Map 5-1: Water Distribution System



Wastewater Collection System

Wastewater Treatment Plant

Farmington Township is currently not serviced by a public wastewater treatment plant (WWTP). The Village of West Farmington is planning to provide a wastewater treatment service to the village in the near future with the option to expand the service into the township. The $4.54 million funding for the project came from state and federal grants and loans but has been delayed due to issues with the current water treatment facility. On-going discussions between the Village of West Farmington and state and federal agencies continue.

The Eastgate Regional Council of Governments is the planning agency for Trumbull, Mahoning and Ashtabula Counties to update the 208 Water Quality Management Plan (a.k.a. 208 Plan). Under Section 208 of the Clean Water Act in the 1970's, each designated planning agency was to create and submit a plan identifying alternatives to wastewater management. Today, the 208 Plan continues to focus on controlling nonpoint source pollution, but expands to include discussions on home and state-regulated sewage treatment systems, population and economic trends, and the protection of our area's critical resources such as drinking water sources, floodplains and wetlands. Eastgate collaborated with its designated counties, municipalities, sewer agencies, county health departments and planning commissions, conservation and watershed groups, and representatives from the Ohio EPA to gather and incorporate relative, chapter-specific information and recommendations for the plan update. Wastewater management facility planning has a section within the current 208 Plan. The Facility Planning Areas (FPA's) are demarcated boundaries that identify wastewater management and treatment planning options within each FPA. Treatment planning options were established for each county by management agencies (MA), or the agencies responsible for the operation and maintenance of a wastewater treatment system with the input and concurrence of any affected local jurisdiction. These options reflect current decisions regarding sanitary sewer extension and identify wastewater treatment methods for areas where sanitary sewer infrastructure is not available. Farmington Township is not within one of the 11 FPA's located in Trumbull County

Household Sewage Treatment System

A household sewage treatment system (HSTS) serves one, two and three-family homes. Household systems are used in rural and suburban areas that are not served by public sewers and are individual systems that receive and treat sewage. An HSTS is designed to retain wastewater long enough on-site to allow solids to separate out through settling and flotation. However, methods of treatment and dispersal of treated effluent make every HSTS system different. In Trumbull County, septic tanks with leach fields, or soil absorption systems, are traditional and widely recognized systems and used unless site constraints indicate otherwise. In those cases, an aeration or mound system is issued for treatment of wastewater. It is estimated that 26,000 HSTS's exist in Trumbull County. The Trumbull County Board of Health reports that more than 90 percent of the HSTSs in Trumbull County fail to pass inspections.

Figure 5-2: HSTS Overview

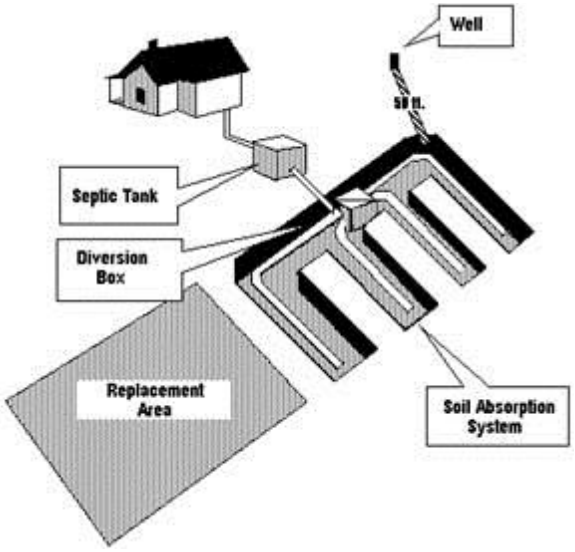


Figure 5-3: Leach Field Cross Section

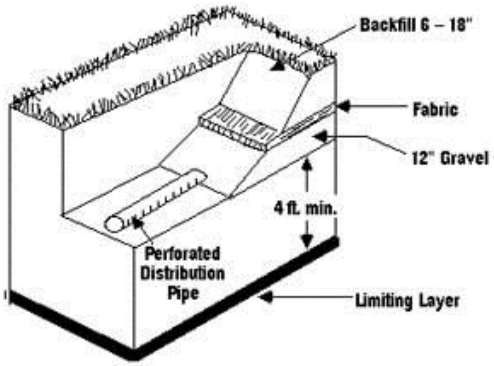
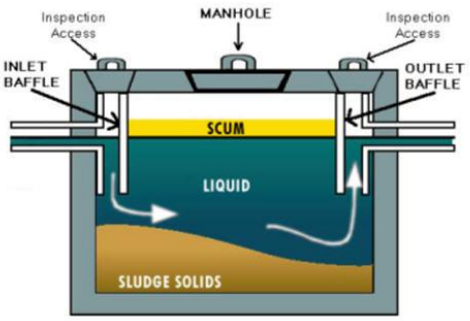


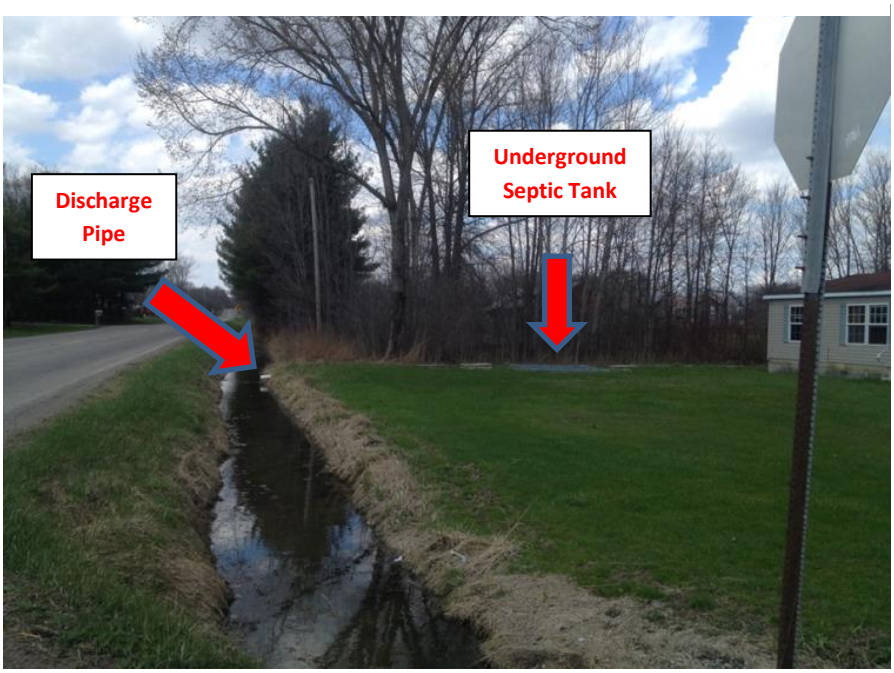
Figure 5-4: Septic Tank



HSTS's inevitably have problems or fail over time due to various factors, which can become a human health and public nuisance problem if not corrected. A system failure results in water contamination with Fecal Coliform Bacteria found in feces of humans and other warm-blooded animals. Waters with high Fecal Coliform counts have been known to carry diseases such as hepatitis, typhoid fever, gastroenteritis, dysentery and bacteria that lead to otitis media (ear infections).

Numerous problems and failures with individual household systems have been documented across Ohio. Specifically, in Eastgate's 208 planning area, soil suitability, age of the system, and the establishment of subdivision and environmental regulations are leading causes of system failure. The majority of soil in Farmington Township is not suitable for HSTS's (see Map 5-2). The Soil Suitability map was created using information obtained from the National Cooperative Soil Survey of Trumbull County developed by the United States Department of Agriculture. The suitability of a particular site to accommodate an HSTS is determined by the physical properties of the soil and other natural, environmental and geological site characteristics such as ground contour, depth of water table and depth to bedrock, which affect the performance of an HSTS. The rating for soil suitability, as noted on the map, ranges from "slight" to "very severe" according to Rule 3701-29-10 of the Trumbull County General Health District regulations. A "slight" suitability rating indicates that there are few obstacles to overcome for the installation of an HSTS. The suitability is considered "very severe" if soil properties or site features are so unfavorable or so difficult to overcome that extensive site investigation is required to determine if an HSTS is possible. A proposed HSTS in the area designated as "very severe" requires the design to

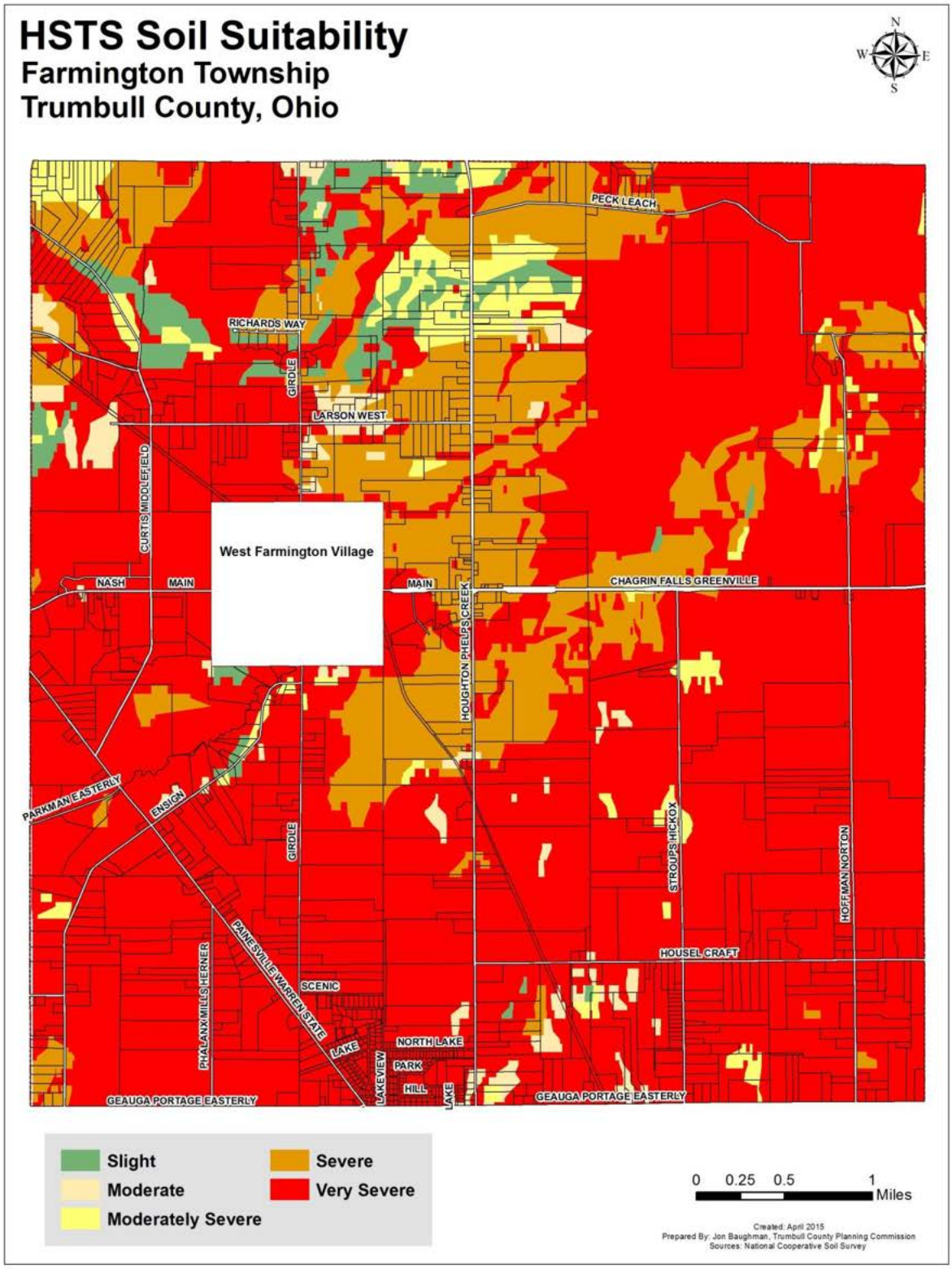
Figure 5-5: Off-Lot System in Plalan Lake



incorporate special-use device options, approved by the Ohio Department of Health, adding significant installation and maintenance costs. Design complexity and extent of an HSTS increases as the suitability rating increases from slight to severe.

High concentrations of off-lot systems are located in the Plalan Lake development. Off-lot systems are designed for parcels of land that are either too small for an on-lot system or the soil does not have good permeability (how the soil absorbs water). The sewage in an off-lot system is treated through the means of a filtering device(s) and then discharged out onto the surface of the ground.

Map 5-2: HSTS Soil Suitability



CHAPTER 6: COMMUNITY FACILITIES

Chapter 6: Community Facilities

Communities are special places shared by people. A number of physical aspects of a community give it an identity all its own. Public community facilities can make up a significant amount of land and buildings in a particular place; Farmington Township is no exception. In this section, the township community facilities are reviewed for their connectivity to the physical development of the area.

Parks and Recreation

Grand River Wildlife Area

Farmington Township is partially home to one of the largest areas of semi-wilderness remaining in northeast Ohio. The 7,664 acre Grand River Wildlife Area is owned by the State of Ohio and managed by the Ohio Department of Natural Resources (ODNR). The majority (65%) of the acreage lies within Farmington Township (see Map 6-1). Land began to be purchased for this wildlife area in 1956. The primary purpose of the wildlife area is to provide public hunting, trapping and fishing. A hand trap range for clay targets along with a supervised 60-bench Class A rifle and pistol range are permitted facilities in the wildlife area. Other uses such as hiking and bird watching have become increasingly popular. Ample parking lots are strategically located throughout the grounds for convenient access (see Map 6-2).

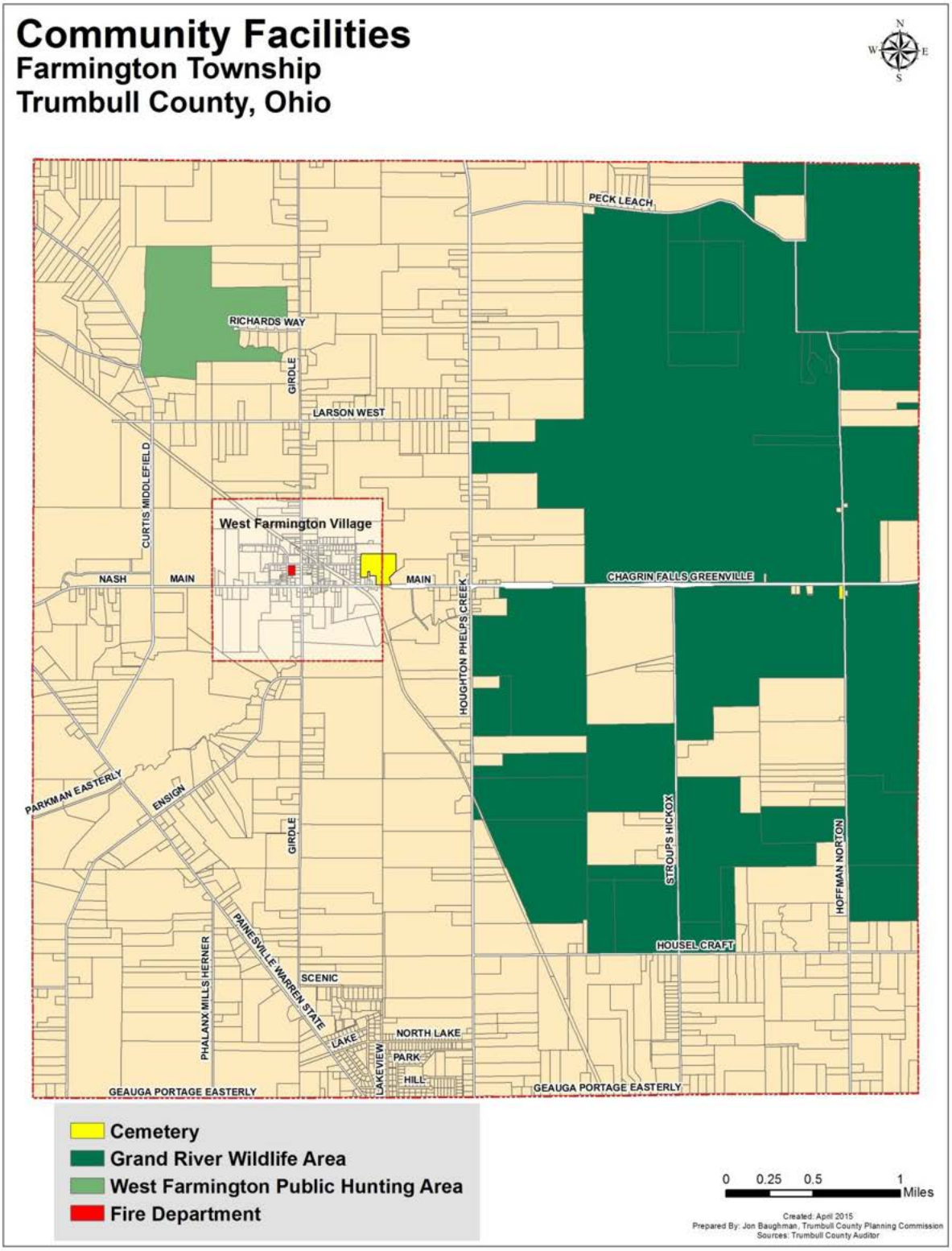
Figure 6-1: Grand River Wildlife Area

Trumbull County Metro Parks

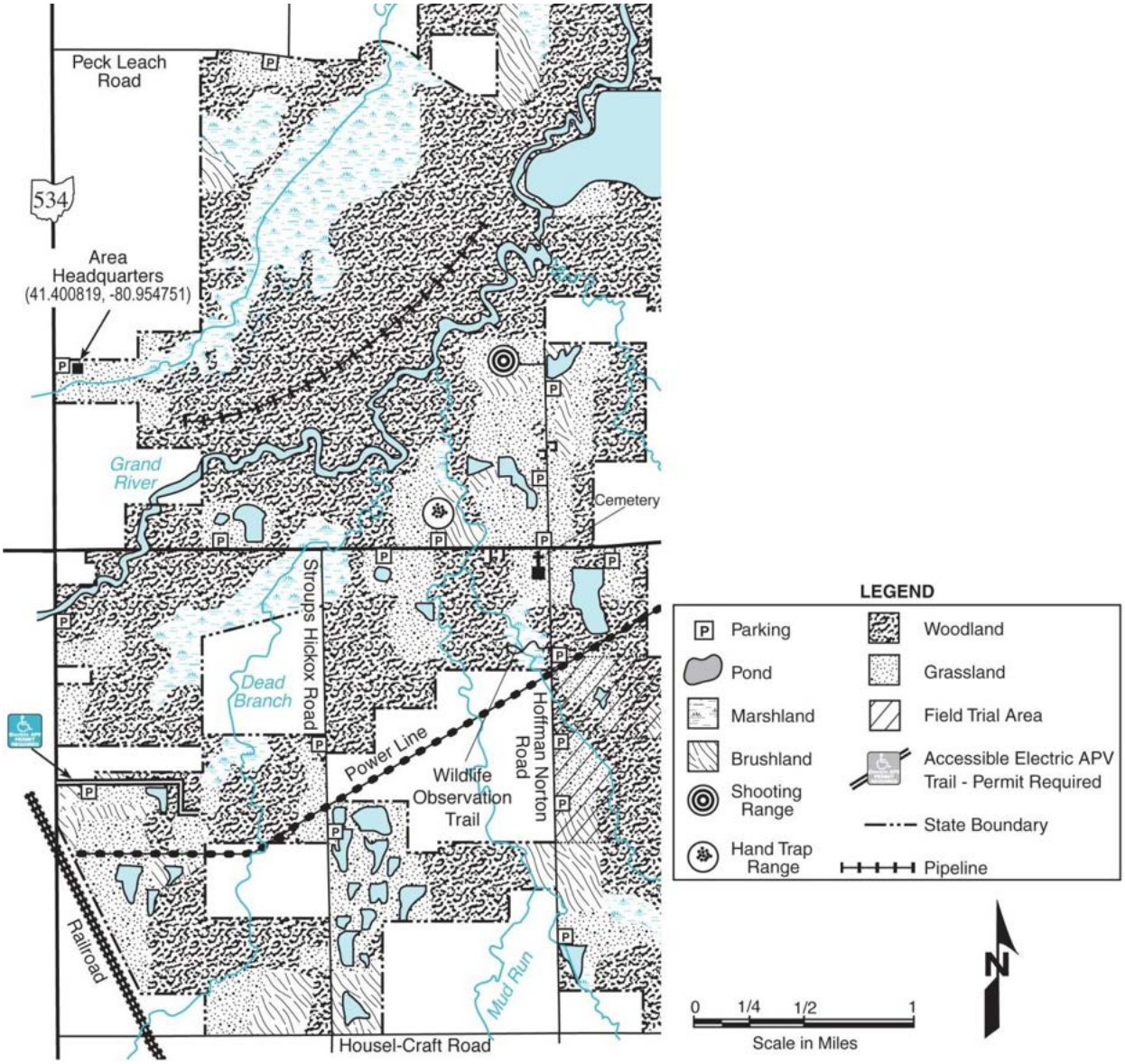
The West Farmington Public Hunting Area (a.k.a. West Farmington Nature Preserve) is owned by the Trumbull County MetroParks but managed by ODNR under a long-term (20-year) lease signed in 2013. The 263-acre wildlife area features open fields, deciduous trees and small streams that crisscross the property and eventually flow into Swine Creek (see Map 6-1 and Map 6-3). It is believed that the area was once used for farming and maple sugar harvesting, as evidenced by the existing maple sugar shack and related equipment that was found on-site. Deed restrictions on the land allow passive recreation, including hunting and fishing.

Figure 6-2: Swine Creek

Map 6-1: Community Facilities

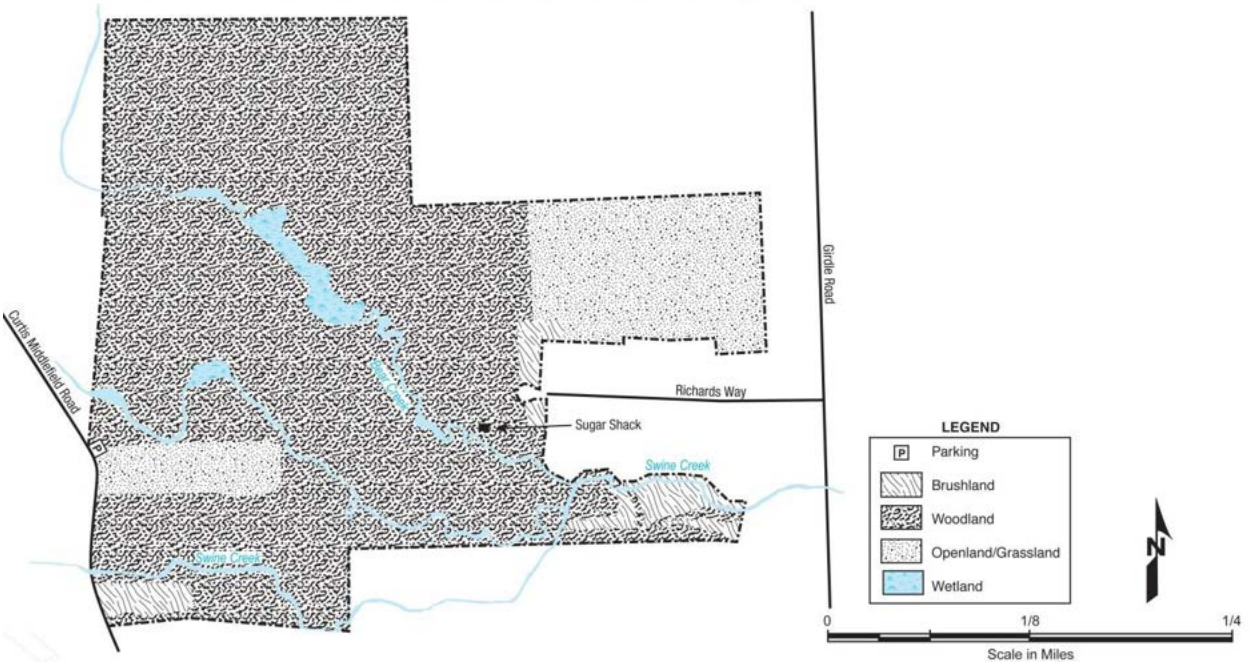


Map 6-2: Grand River Wildlife Area



Source: ODNR

Map 6-3: West Farmington Public Hunting Area



Source: ODNR

Cemeteries

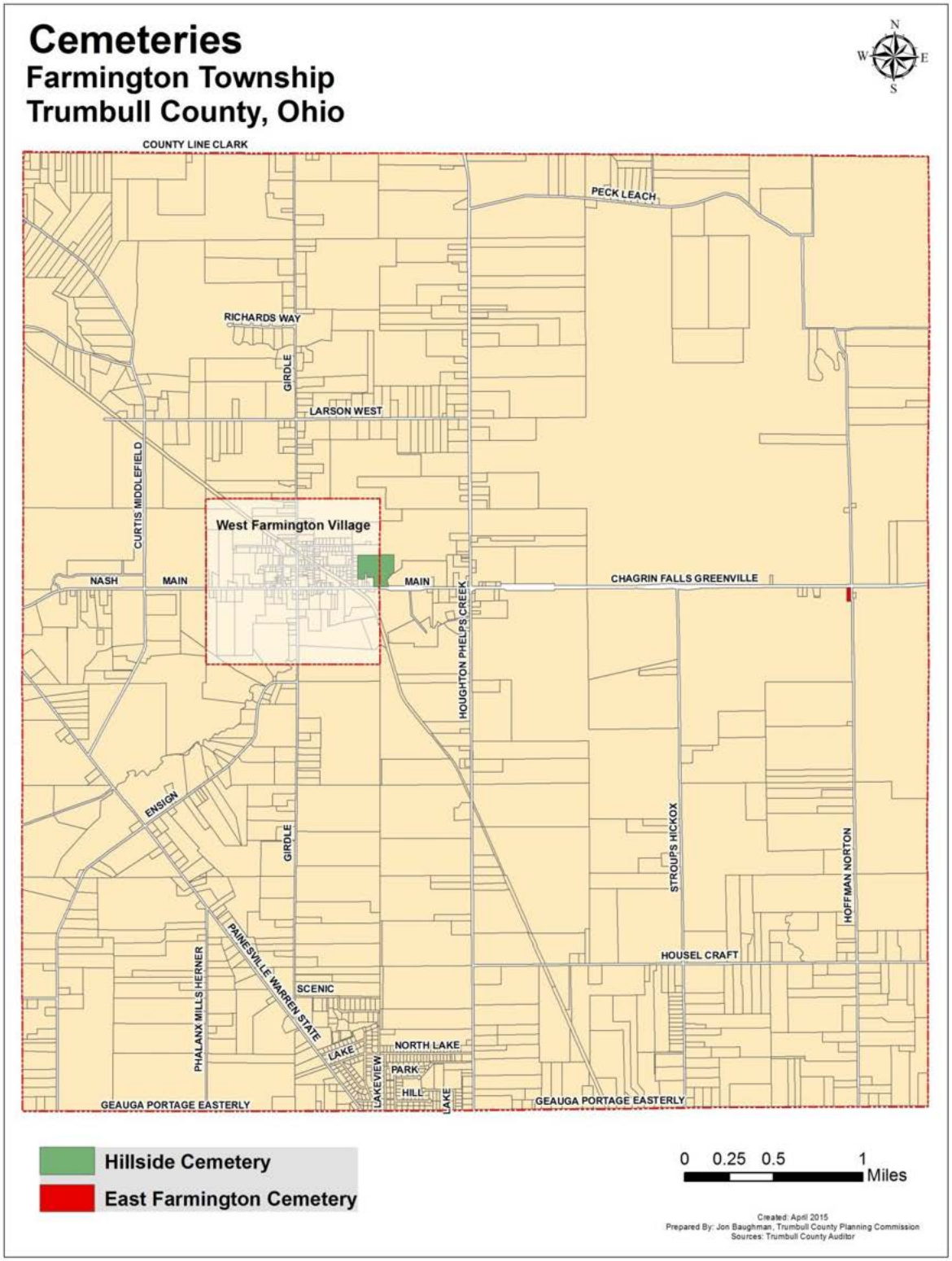
Farmington Township maintains two cemeteries: Hillside Cemetery and East Farmington Cemetery (see Map 6-4). The cemeteries are operated in conformance with Ohio Revised Code and the rules and regulations established by the Board of Township Trustees. The Board is responsible for the maintenance of all cemetery facilities, including but not limited to the roads, drives, grounds, buildings and other physical properties. The cemeteries are maintained for the use and benefit of the public and serve all people and faiths.

Figure 6-3: Soldier's Monument at Hillside Cemetery

Hillside Cemetery is located on SR 88 and bisected by the eastern border of West Farmington Village. The two parcels make up the 19-acres of plots and rolling hills. In the cemetery is a soldier's monument made of marble structure. It was erected by the citizens of the township in commemoration of the gallant services rendered by the soldiers from Farmington in the late war of the Rebellion. It was dedicated in 1865 at a cost of $1,400 and James A. Garfield, a former president, gave the dedication speech.

East Farmington Cemetery is also located on SR 88 at the intersection of Hoffman Norton Road, near the Bristol Township border. This cemetery is much smaller in size, only 1 acre, but contains a number of mature trees and large monuments.

Map 6-4: Cemeteries



Public School System

The Farmington Board of Education voted to merge with the Bristol Local School District in Bristol Township in 1988 due to mounting debt owed to the State of Ohio. The now vacant K-12 school building is located on 2nd Street in West Farmington Village. The Bristol Board of Education operates a K-12 building for approximately 700 students a few miles away from the former school in Bristol Township. The school district has open enrollment for students residing in any Ohio school district.

Figure 6-4: Former Public School in West Farmington Village

Public Safety Services

Fire and Emergency Services

The Farmington Township Fire Department is a 9-person volunteer department that services the 25 square miles of the township, including West Farmington Village. Staffing is expected to expand since a levy was just passed in March 2016 to provide 24 hours-a-day/ 7 days-a-week coverage. The firehouse is located in the center of the village at 151 West College Street (see Map 6-1). Mutual aid is based on a fire department Mutual Aid Box Alarm System that summons mutual and auto aid departments when needed via a pre-planned and designated diagram. The Farmington Township Fire Department provides aid to all surrounding townships within and outside of Trumbull County. Emergency Medical Service (EMS) is provided to residents via ambulance. The call volume for 2014 was 340 and is dispatched by the Trumbull County 911 dispatch center located in Howland Township.

Police Services

Farmington Township does not provide police protection through the township government. Rather, the Trumbull County Sheriff is the chief law enforcement officer for the township. The term of office for each County Sheriff in Ohio is four years. His primary duties are to provide common pleas court services and corrections on a countywide basis, and full police protection to the unincorporated areas of the county. The service area for Trumbull County is 625 sq. mi. Three shifts of regular patrols are provided for all unincorporated areas. The County Sheriff also maintains full police jurisdiction in all municipalities, townships and villages. The headquarters for the Trumbull County Sheriff is located in downtown Warren.

The Trumbull Ashtabula Group (TAG) Law Enforcement Task Force is a multi-county agency that was formed by the sheriffs in the counties of Trumbull and Ashtabula. A major crimes unit focuses investigations on drug traffickers, gangs, firearm traffickers and Homeland Security issues. TAG consists of deputy sheriffs having full law enforcement powers in each of the participating counties. TAG also enlists the assistance of federal and state law enforcement agencies in the pursuit of its mission to improve quality of life issues by reducing crime in our communities.

The Ohio Highway Patrol provides statewide police traffic services, statewide emergency response services and support services to the public and the criminal justice community (such as administering exams for state drivers licenses and commercial driver's licenses), investigation of criminal activities on state-owned and leased property throughout Ohio, and traffic accident investigation on state highways.

In addition, mutual agreements are in place with all Ohio jurisdictions for Amber Alerts and the Law Enforcement Automated Database System.

CHAPTER 7: EXISTING LAND USE

Chapter 7: Existing Land Use

Land use as discussed in this plan is different from zoning. Zoning refers to the division of a jurisdiction into districts for the primary purpose of regulating land use, preventing land-use conflicts and allowing growth to occur in an orderly manner in the interest of promoting and protecting the health, safety, morals and general welfare of the community. A zoning resolution and zoning map are tools to help implement the comprehensive plan to ensure that the community's desired future land use patterns are achieved. In contrast to a comprehensive plan, that addresses the timing and location of land uses across a jurisdiction, zoning addresses the following within parcels, per unique and specific development standards: building location, height, bulk, number of stories and size; setback lines, percentage of lot coverage, size of yards; and densities. Zoning districts are classified by similar and/or compatible types of land uses, such as residential, commercial, industrial and agricultural.

Land use reflects the natural and man-made environment that evolved over a period and that influence the timing, location, type and intensity of land uses. The natural environment includes rivers, floodplains, watershed, wetlands, ground water resources, soil type and elevation contours described and depicted in the Natural Environment section of this plan. The man-made environment includes residential, commercial and industrial structures, roadways, public water and sanitary sewer systems, electrical lines, gas lines and other utilities. Beyond these influences are social factors such as demographics. The mapping of existing land uses provides a snapshot of the township's current condition and the spatial distribution of the different uses of land.

This chapter's inventory and analysis of current land uses are a basis for future land use and zoning decisions, and for the timing, location and cost of public improvements. This analysis will enable Farmington Township's residents and elected officials to better understand current and future land use needs and identify measurable projects for the township. These projects will enable action on the community's vision for the use of land and resources over the next 20+ years. Data sources for the land use inventory were the Trumbull County GIS/Tax Map Department, Trumbull County Auditor, a visual field survey of the Township and an analysis of aerial photography.

The Existing Land Use Map (see Map 7-1) illustrates the distribution of land uses within the township. The existing land use for each parcel was mapped based on the land use classification code of the Trumbull County Auditor for the entire taxed parcel. Farmington Township contains approximately 17,033 acres or approximately 25 square miles, which is comprised of 1,158 parcels consisting of 16,674 acres with the remaining acreage being the area within rights of way of the state, county, and township roads and private drives (Plalan Lake roads occupy 29.5 acres on seven parcels). Parcels are categorized according to the land use code of the Trumbull County Auditor, which include agriculture, residential, commercial, industrial, public service, parks and recreation. Each of these categories are further subdivided as shown in the following tables and discussed further in this section to provide a more realistic outlook of the township.

Map 7-1: Existing Land Use

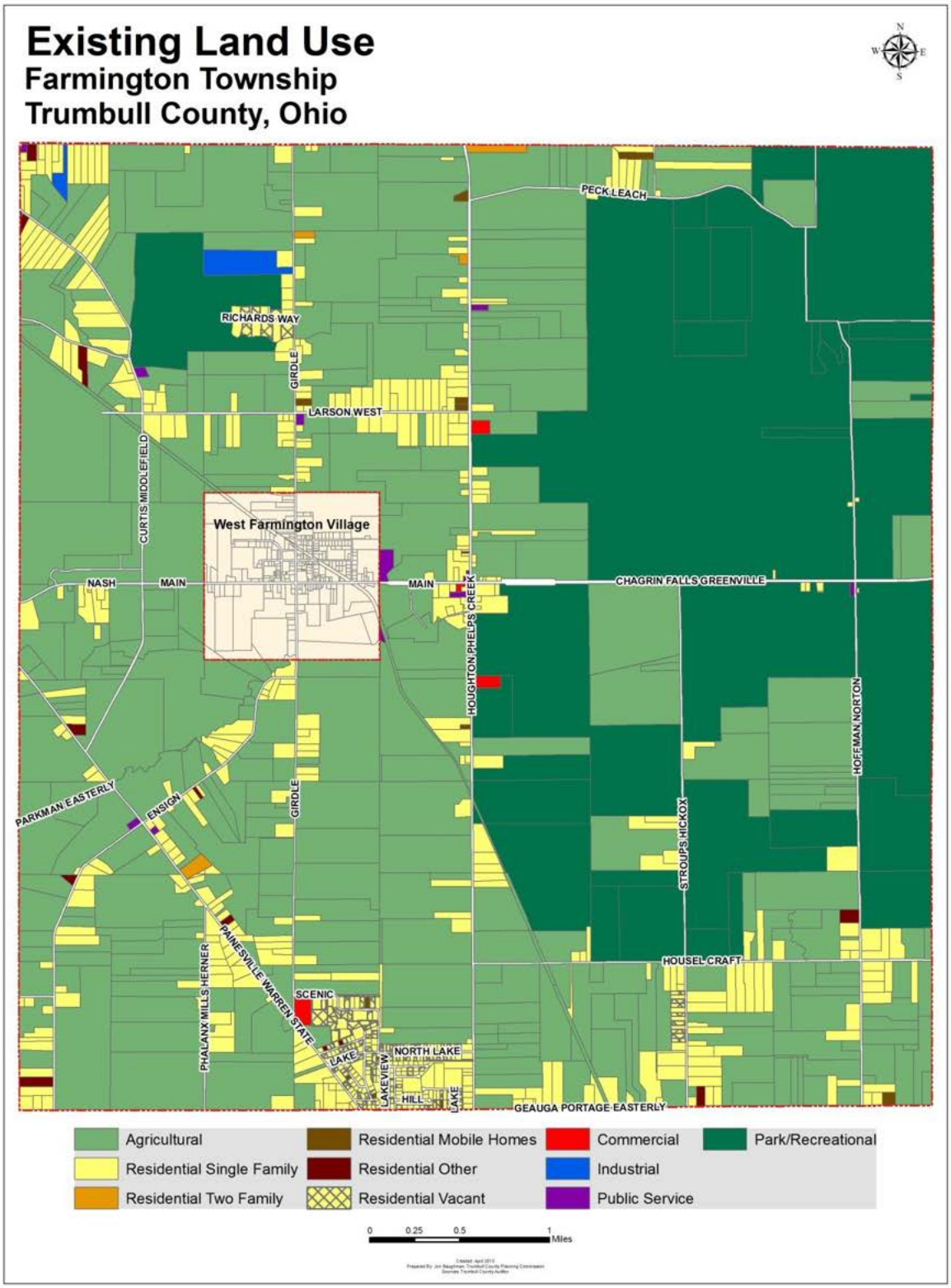


Table 7-1: Existing Land Use

Farmington Township Existing Land Use			
Land Use Category	**Parcels**	**Acres**	**% of Total Acres**
Agriculture Uses	343	9,367	56%
Residential Uses	749	1,930	11%
Residential Single Family	592	1,754	10%
Residential Two Family	4	22	<1%
Residential Mobile Homes	12	21	<1%
Residential Other	14	36	<1%
Residential Vacant	127	97	<1%
Commercial Uses	6	23	<1%
Retail and Service	6	23	<1%
Commercial Vacant	0	0	0%
Industrial Uses	2	47	<1%
Manufacturing/Processing	2	47	<1%
Industrial Vacant	0	0	0%
Public Service	13	24	<1%
Farmington Township	5	6	<1%
Farmington Village	1	1	<1%
Schools	3	5	<1%
Churches	1	1	<1%
Cemeteries	2	9	<1%
State of Ohio	1	2	<1%
Parks & Recreation	38	5,254	32%
State of Ohio	37	4,984	30%
Metro Parks	1	270	2%
Plalan Lake Roads	7	29	<1%
Total	1,158	16,674	100%

Table 7-2: Farmington Township Parcel Statistics

Farmington Township Parcel Statistics				
Parcel Size (acres)	Number of Parcels	% of Total Parcels	Acreage	% of Total Acreage
≤ ½	219	19%	88	1%
> ½ ≤ 1	113	10%	81	<1%
> 1 ≤ 3	229	20%	425	3%
> 3 ≤ 5	133	11%	554	3%
> 5 ≤ 10	188	16%	1,310	8%
> 10 ≤ 20	92	8%	1,294	7%
> 20	184	16%	12,922	78%
Totals	1,158	100%	16,674	100%

Table 7-3: Plalan Lake Parcel Statistics

Plalan Lake Parcel Statistics				
Parcel Size (acres)	Number of Parcels	% of Total Parcels	Acreage	% of Total Acreage
≤ ½	176	63%	76	34%
> ½ ≤ 1	63	22%	39	17%
> 1 ≤ 1.5	22	8%	27	12%
> 1.5	21	7%	84	37%
Totals	282	100%	226	100%

Agriculture

Agriculture is the predominant land use classification given to parcels in Farmington Township. This classification includes all land used for general farming, livestock, dairy farms, timber, classified forestry and other pasturage for agricultural production as well as vacant agricultural lands. Residential dwellings are located on many of the agricultural parcels. Table 7-1 indicates that agricultural lands occupy 343 parcels, 9,367 acres or 56% of the total land area in the township.

Residential

Residential uses are the third most predominant land use in Farmington Township. This classification includes single-family, two-family, mobile homes, other and vacant on 749 parcels accounting for 1,930 acres or approximately 11% of the total land use in the township. Single family residential uses account for 1,754 acres or 91% of the total residential land use. The densest area of residential use in the township is the Plalan Lake community. Residential lots in this area are smaller than in the township in general, as shown in Table 7-3 and Figure 7-2, and there are dwellings on most of the parcels making the area relatively dense by Farmington Township standards.

Commercial

Commercial land uses within the township are very limited and consist of a tavern, a VFW hall and a used car dealership. These are sparsely located throughout the township and the only commercial use found in the town center is a tavern. There is no commercial district in the township despite there being a natural location for one at the intersection of State Routes 88 and 534. This category includes occupied and vacant commercial buildings and the property surrounding the building. The category also includes land owned by public utilities. Table 7-1 shows that there are a total of 6 commercial parcels covering 23 acres of land, or approximately 0.001% of the total land acreage in the township.

Industrial

Despite a presence of industrial uses in the past, an Amish operated sawmill on Girdle Road and a feed manufacturer in the northwest corner of the township are currently the only industrial uses. These two industrial uses occupy two parcels containing 47 acres and 0.003% of the total acreage of the township. There is no longer a rail connection in the township and its rural and isolated location makes it less than ideal for industrial uses that depend on transportation connections to distribute their products.

Park/Recreational

Park/ recreation lands include areas designed for active or passive recreational uses such as golf courses, nature area, campgrounds and/or bike paths and trails. Recreational areas in Farmington Township consist of the Ohio Department of Natural Resources' Grand River Wildlife Area, located primarily in the northeastern quadrant of the township, and the Trumbull County MetroParks Wildlife Area, located in the northwestern quadrant of the township. Together, these two areas include 38 parcels and 32% of the township's acreage. This is the second largest land use component in the township, following agricultural.

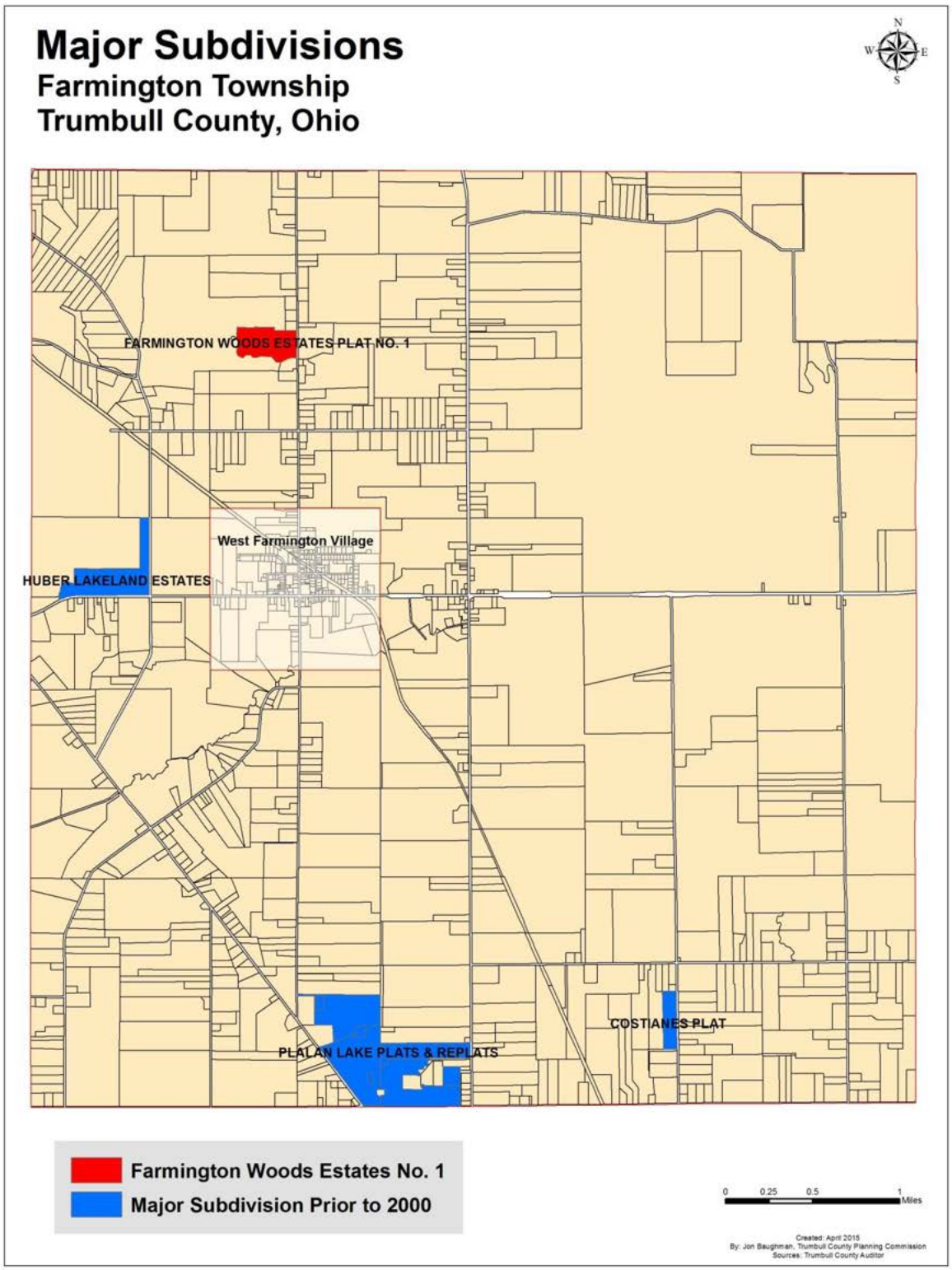
Public Service

Public service includes state, federal or local government uses, and institutional land uses. Examples of public service uses include city halls and government building complexes, police and fire stations, libraries, post offices, schools, churches, cemeteries, nursing homes, group homes, hospitals, public utilities, solid waste facilities, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, are not included in this category. Thirteen parcels and approximately 0.001% of the land in Farmington Township is used for public service purposes and includes schools, cemeteries, churches, and township and village owned land.

Major Subdivisions

Map 7-2 indicates the major subdivisions in the township. There are only four recorded subdivisions in the entire township and only one that was recorded in the last 15 years, Farmington Woods Estates Plat No. 1. This map is included to illustrate the rural nature of the township and the status of residential development. Development of any type (commercial, industrial or residential) is very limited and scattered throughout the township.

Map 7-2: Major Subdivisions



Chapter 8: Farmington Township Plan

Chapter 8: Farmington Township Plan

The culmination of many months of work to compile and analyze the inventory section, along with the review of previous planning efforts, the 2015 community survey and dozens of meetings with public officials, stakeholders and the general public has resulted in a cohesive community vision and thorough comprehensive plan. The community vision and future land use map are the foundation of the comprehensive planning document. All future administration budget allocations and business and community efforts should connect back to the Farmington Township vision and future land use map. The comprehensive plan will be the guide to implement the physical development of the community over the next two-and-a-half decades. The plan instills hope for a brighter and more sustainable future in which Farmington Township can prosper as a small town in Trumbull County.

Community Vision

A vision is an agreed-upon set of goals or principles in which to strive towards over an extended period of time. The community vision for Farmington Township has been established with four broad categories: preserve small-town atmosphere; leverage Grand River Wildlife Area; encourage Farmington Community collaboration; and attract local jobs and business. These four themes emerged out of the public engagement and township administration discussions during the planning process. The planning team also received feedback from the Village of West Farmington regarding its relationship and future with the township.

1 Preserve Small-Town Atmosphere

Farmington Township is situated in a beautiful rural, natural setting. Homes and local businesses are located along quiet roads. The community is friendly, close-knit and family oriented which helps make it a safe place to call home.

2 Leverage Grand River Wildlife Area

The Grand River Wildlife Area is an asset to the community. Steps need to be taken to promote and improve this asset to draw even more outdoorsmen and nature lovers to various activities and features within the wildlife area.

3 Encourage Farmington Community Collaboration

Farmington Township and West Farmington Village together have formed a unique identity, called Farmington Community. This bond needs to be strengthened through coordinated community activities, business marketing for economic development and police protection, to name a few.

4 Attract Local Jobs and Business

Farmington Township needs to retain what it has and attract new mom-and-pop businesses that cater to the local community. A seasonal farmer's market, Amish tourism and spin-off outdoorsman businesses that support Grand River Wildlife Area activities are just some of the creative ways to spur economic development.

Future Land Use

The key component of a community's comprehensive plan is its designations of future land uses, depicted on a future land use map. The township's vision for its future is derived from analyses of existing land use patterns, natural systems, demographics and population projections, public services/facilities, transportation facilities and traffic patterns, housing issues and infrastructure discussed throughout the comprehensive plan. The comprehensive plan should guide the township's decision-making for the future growth, development and redevelopment when issues such as development proposals, zoning map and text amendments or any other planning and development concerns arise. Decisions that conflict with the future land use map could undermine the community's long-term goals and projects, and should be avoided.

To create a land use plan, you must first consider existing land uses. The categories depicted on a future land use map are developed following analysis of existing land use and will assist in promoting public health, safety and welfare through assisting with land use decisions that achieve and maintain a high quality living environment with a well-planned, well-timed and well-placed mix of land uses. The future land use map can assist with establishing zoning districts that are appropriate for the township. As demonstrated in the inventory section of this plan, Farmington Township is primarily a rural, agricultural community with no established commercial district and very little industrial activity. One of Farmington's vision themes is to preserve its small-town atmosphere. A large portion (32%) of the land is devoted to the Grand River Wildlife Area. Another vision theme is to leverage the assets of the Wildlife Area for the betterment of the township. The majority of the township is particularly wet. With these points in mind, the Future Land Use Map (see Map 8-1) and Future Land Use Table (see Table 8-1) identify and explain the proportion of land designated to each future land use category. The following text further explains the ideal future land use scenario for maintaining the small-town atmosphere that the township desires while still encouraging development that is appropriate for the township.

Map 8-1: Future Land Use

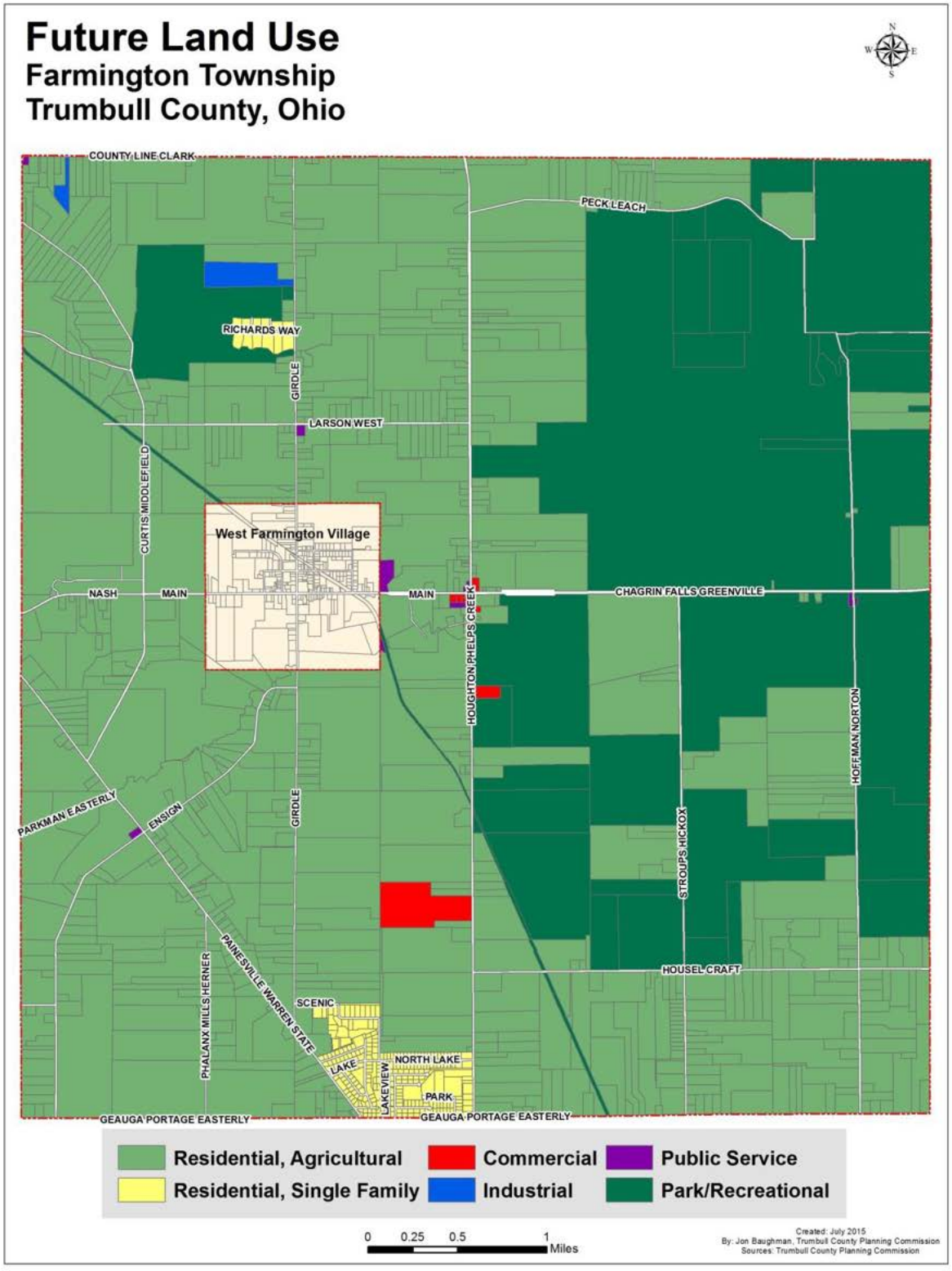


Table 8-1: Future Land Use

Farmington Township Future Land Use			
Land Use Category	**Parcels**	**Acres**	**% of Total Acres**
Residential, Agricultural	784	10,957	66%
Residential, Single Family	295	234	1%
Commercial	12	81	<1%
Industrial	2	47	<1%
Public Service	12	19	<1%
Park/Recreational	50	5,307	32%
Plalan Lake Roads	6	29	<1%
Total	1,161	16,674	100%

Residential, Agricultural classification accounts for approximately 10,957 acres on 784 parcels on the future land use map. This contains about 66% of the total acreage of all the parcels in the township. This land use classification is characterized by detached, low-to-moderate density, single-family houses and expansive open space suitable for farming. Single-family residential development can continue in this category, but must be on three acre or larger lots. There are a number of reasons to consider this. First, it will preserve areas for agricultural uses in order to maintain the agricultural heritage and economy of the township as well as to discourage sprawling development that is environmentally destructive and unattractive. Township and county officials should work to protect and preserve farmland that is part of the broader agricultural district and an important component of Trumbull County's economy. Related to agricultural protection is the preservation of historic, cultural and scenic resources, which fulfills several balanced growth objectives, including increased economic development, property values, tourism and employment opportunities. Second, larger lots are advisable due to the inability of the soil to accommodate household sewage disposal systems. The majority of the township is wet and the soil is not well suited for a properly functioning septic system.

Residential, Single Family uses are recommended to be the third most predominant land use in Farmington Township. This classification includes areas characterized by detached, moderate-to-high density, single-family houses, on lots between 1.5 and 3 acres. There are 234 acres devoted to this classification on 295 parcels. Single-family parcels only occupy about 1% of the total area in the township, reinforcing the rural nature of the area. This classification can be found in two concentrations: Plalan Lake and the Farmington Woods Estates.

Commercial parcels occupy approximately 81 acres on 12 parcels on the future land use map. This is less than 1% of the total acreage in Farmington Township and is about the same when compared to the existing land use. Commercial areas are characterized by medical, professional, retail, financial, administrative, wholesale, service, distribution, storage, processing, entertainment, independent parking, or a combination of such activities. Within the Farmington Community, West Farmington Village is the preferable location for commercial development; however, an area suitable for a small commercial expansion is the intersection of SR 88 and SR 534 as shown on Map 8-2.

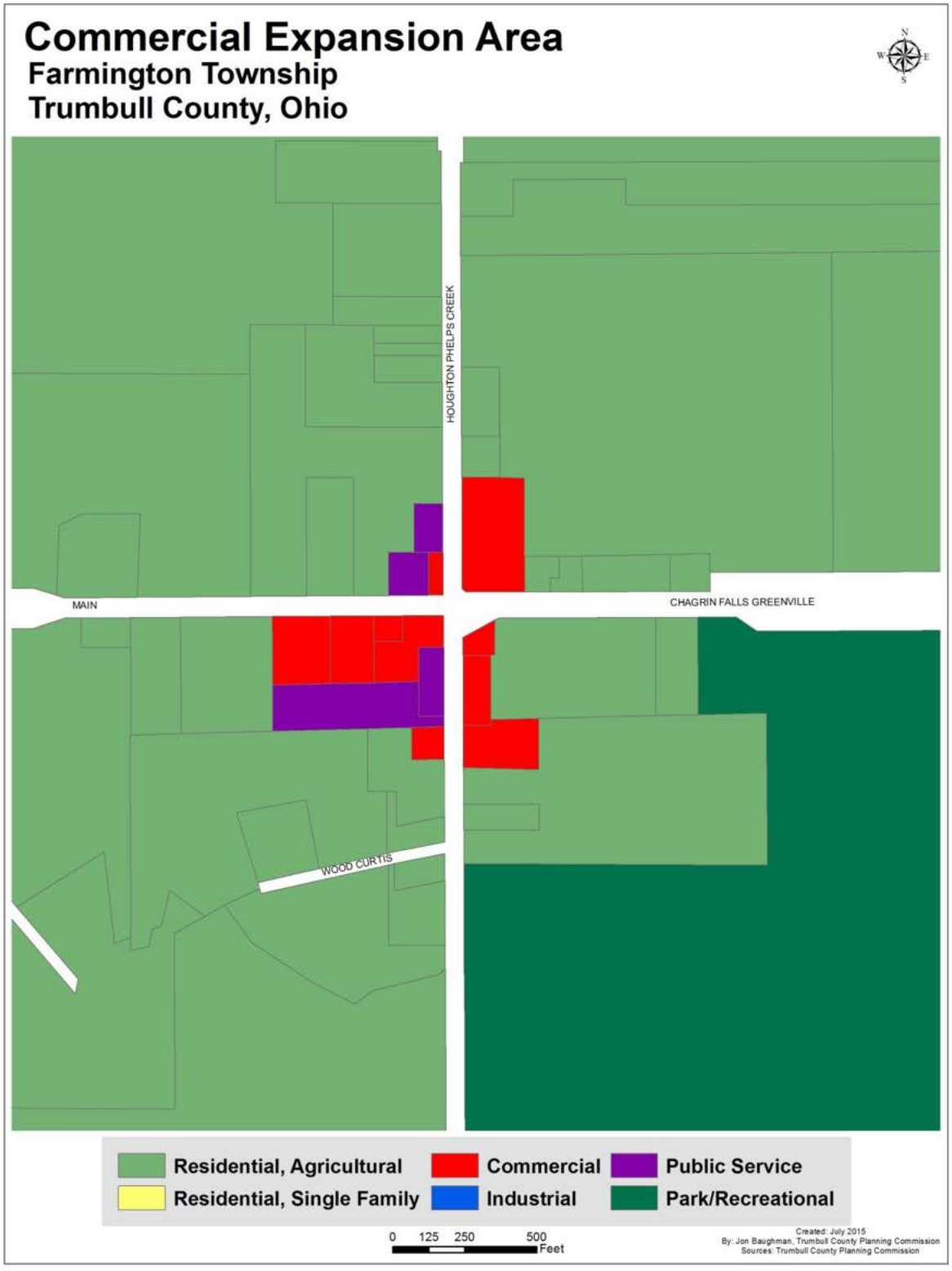
Industrial parcels account for 47 acres of land on 2 parcels or less than 1% of the total acreage of Farmington Township on the future land use map. Industrial areas are characterized by business

support services, warehouses, distribution, manufacturing and processing or a combination of such activities. When compared with existing land use, the future amount of industrial remains the same. National trends and the township's somewhat isolated location and lack of utilities make it a difficult choice for industrial development. Future industrial development will likely be confined to activities undertaken by the Amish community.

Public Service includes areas characterized by schools, fire stations, libraries, governmental buildings, museums, hospitals, churches, water and sewage treatment facilities or public utility structures. For Farmington Township, the future land use map depicts 19 acres of public service uses on 12 parcels. This is less than 1% of the total area of the township and represents a slight decrease from current conditions.

Park/Recreational are areas characterized by parks, playgrounds, recreation centers, stadiums, golf courses, trails, land reserved for outdoor space or a combination of such activities. There are 5,307 acres devoted to this land use on the future land use map. These 50 parcels occupy about 32% of the area of the township. The vast majority of this category is occupied by the Grand River Wildlife Area with smaller contributions from the Trumbull County MetroParks Nature Preserve and the proposed #7 Geauga County-West Farmington-Warren Trail. The #7 Geauga County-West Farmington-Warren Trail, if completed, will contribute several miles of trail to the community. The portion of this trail in Farmington Township will be mainly coterminous with the abandoned rail right of way found traversing the township from southeast to northwest.

Map 8-2: Commercial Expansion Area



Housing

Figure 8-1: Farmington Township Home

Farmington Township should work to maintain and improve the condition of the township's existing housing stock and plan for housing of appropriate type, size, location and cost with adequate supporting public facilities and services to meet current and future residential needs. Because the future land use map suggests Residential, Agricultural, which is defined as areas characterized by detached, low-to-moderate density, single-family houses and expansive open space suitable for farming, in most of the township, any future housing development within the township should be single-family homes. Farmington Township should work with the Village to promote a diversity of housing and mixed-use options for different stages of life within the Village and along the SR 534/88 intersection.

Because there is a lack of affordable senior housing in Northern Trumbull County, the former school building located in West Farmington Village could be utilized for senior housing.

Economic Development

Figure 8-2: Shooting Range at Grand River Wildlife Area

Figure 8-3: Cottage in Plalan Lake

Many different factors affect economic development including location, transportation, infrastructure and availability of land. Farmington Township's location in northern Trumbull County with the lack rail and highway access poses the greatest challenge for economic development. The potential expansion of water lines and new wastewater service are exciting propositions as outlined in the water and wastewater plan section below but not without challenges. Farmington Township should balance economic development with its small-town character as outlined in the community vision. Farmington Township should also work with West Farmington Village to retain and attract small businesses that promote Amish tourism and cater to the needs of residents and visitors of the area.

In 1990, Youngstown State University's Center for Urban Studies prepared the Farmington Economic Development Plan for Farmington Township and the Village of West Farmington. The plan encourages balanced growth, a high quality environment to live, work, enjoy social and recreational opportunities and expand business and industry. Many of the goals and objectives outlined in the plan are still relevant today and included in this comprehensive plan.

The Grand River Wildlife Area can serve as an economic engine for the township. As one of the largest areas of semi-wilderness remaining in northeast Ohio, it provides public hunting, trapping, fishing, hiking and bird watching. The shooting range draws approximately 11,000 visitors each year. Hunting season brings people from out of state because of the quality wildlife. The township should capitalize on ancillary needs of the visitors of the Wildlife Area such as dining, lodging, transportation and equipment needs.

Transportation

Figure 8-4: Buggy Sign

Farmington Township's road and bridge network is adequate for a rural community. As a rural community, there are certain limitations that must be acknowledged; a lack of public transportation options and a lack of sidewalks and an overall inhospitable environment for pedestrians are hallmarks of rural communities. Consequently, the bulk of transportation improvements will likely focus on road and bridge maintenance and the gradual upgrading of non-standard roads to ensure that travel within and through the township can occur safely and efficiently and meet the existing and future transportation needs of the township. Township officials should maintain solid working relationships with county and regional agencies that can assist with future capital budgeting as needs arise. The planning process, however, revealed several deficiencies that should be addressed.

The number one point of dissatisfaction indicated in the community survey was the condition of the roadways and roadway maintenance. Additionally, the Planning Commission noted, at several locations throughout the township, that road identification signs were missing. The township contains many gravel and chip and seal roads. The condition of the gravel roads was above average when Planning Commission staff conducted fieldwork in the spring of 2015 after a particularly harsh winter. The township's chip and seal roads fared worse. State routes are in good condition. As noted in Chapter 4, maintenance of the roadways in the township is the responsibility of three separate agencies. First, the State of Ohio maintains all state routes and bridges. Second, the township contracts with the Trumbull County Engineer's Office for the maintenance of township roadways and bridges. The township does not have its own road maintenance department. Finally, the private streets and bridges of the Plalan Lake community are maintained by the residents of the community, who pay fees to contract snowplowing and repairs to private companies. To address these items, the township should monitor funding available through Eastgate, ODOT, the County Engineer's Office and private sector transportation providers and annually prioritize and allocate township funding to road maintenance according to: 1) impacts on public safety; 2) impacts on system efficiency and costs; and 3) impacts on maintaining acceptable levels of service.

Figure 8-5: Wooden Bridge in Plalan Lake

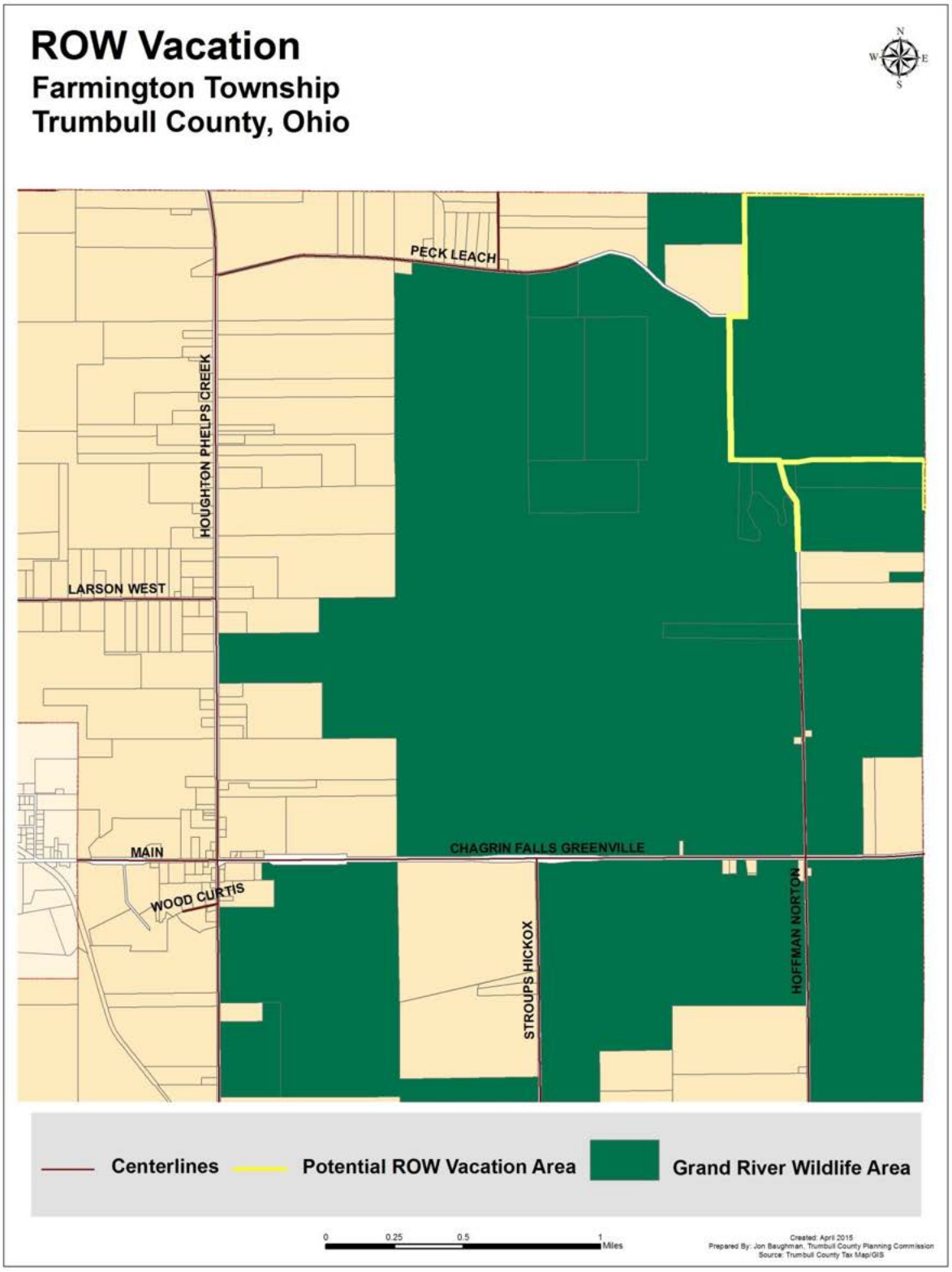
The township should continually make improvements to the transportation network to improve safety, and the planning process revealed two safety related improvements. Township Trustees indicated the desire for a traffic light at the intersection of SR 534 and SR 88, citing the increasingly dangerous condition at this particular intersection. Indeed, an analysis of traffic accidents, on state, township and private roads indicates an elevated number of accidents at this intersection. It is the busiest in the township and the feasibility of installing a traffic light should be studied. Further, the township should investigate the feasibility of buggy lanes on State Routes 534 and 88 and Girdle Road. The Amish population is

growing and buggy lanes have been successfully implemented in nearby communities. Finally, residents in the Plalan Lake community expressed dissatisfaction with the maintenance arrangement for the roads in the community. There are safety concerns associated with this too, as there are substandard bridges that bear the load of cars, trucks and buses daily that have not been inspected in many years. These roads are not constructed to county standards and turning to the township or Trumbull County is not an option. The bylaws that were established by the community need to be revisited and revised so that the residents of this area can begin to take proper care of their road system.

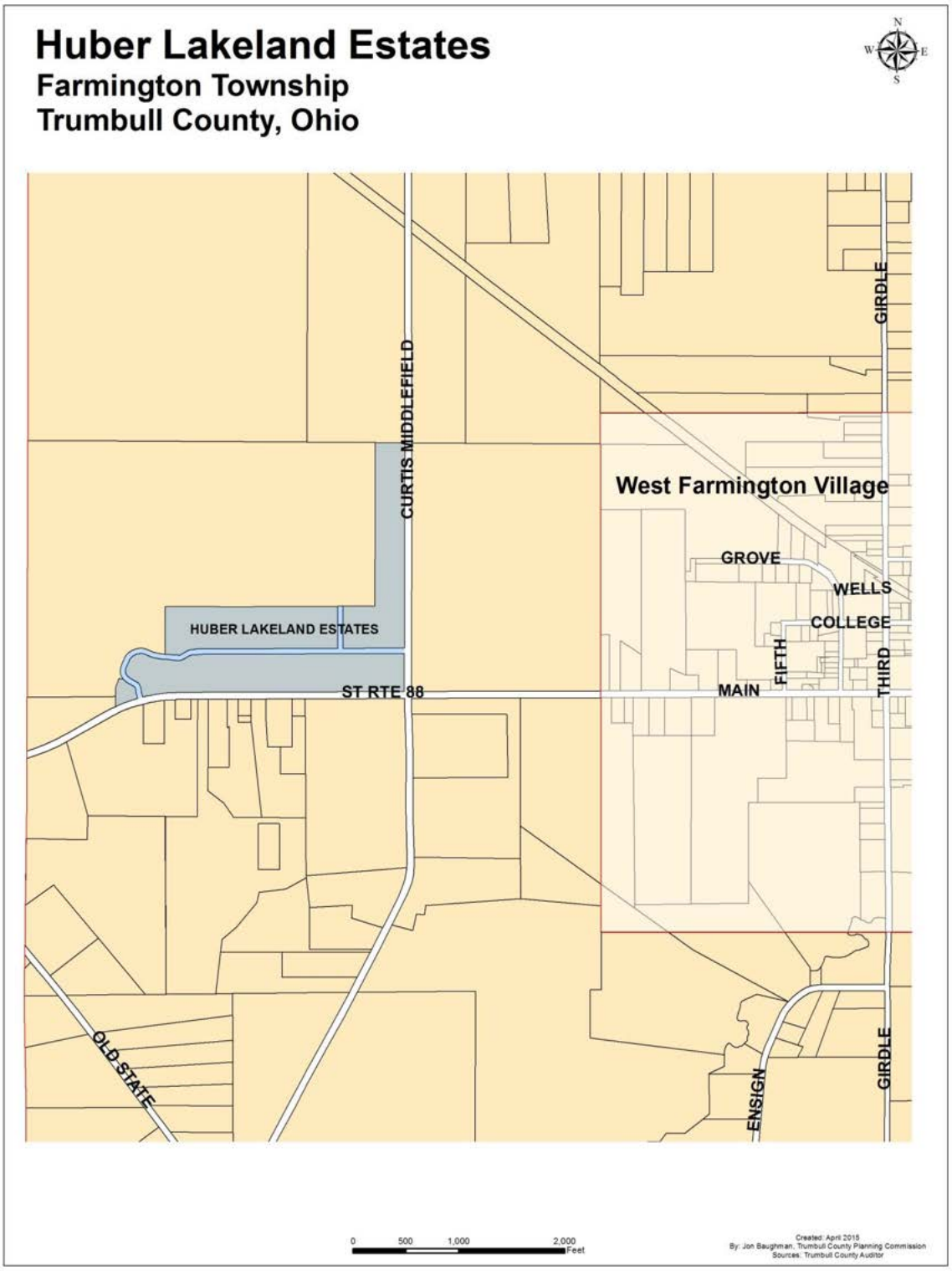
In the northeast corner of the township, a privately owned parcel surrounded by the Grand River Wildlife Area can be found. This parcel has frontage along a dedicated right of way; however, the road is not maintained the distance required to reach the parcel. After a field visit to this area revealed the County Engineer's Office recently constructed a culvert to allow access to this area, the road will need to be maintained to this point. In this area of the township, there are portions of the rights of way along Peck Leach Road, Hyde Oakfield and Hoffman Norton Road that may be vacated. Though it is important to maintain rights of way and protect them from building encroachment, these particular rights of way traverse an isolated, extremely wet portion of the Grand River Wildlife Area and are not passable. Field visits indicated that the roadways have not been maintained and nature has begun to reclaim the area. Map 8-3 indicates the right of ways and centerlines. The centerlines approximate the drivable portion of these rights of way and the area to be vacated is highlighted yellow.

Finally, the Township should consider vacating the Huber Lakeland Estates Plat. This platted subdivision north of SR 88 off Curtis Middlefield Road has never been constructed and is incompatible with the future land use map found in this plan. This subdivision is indicated on Map 8-4.

Map 8-3: Right-of-Way Vacation



Map 8-4: Huber Lakeland Estates



Water & Wastewater Facilities

The Village of West Farmington's water distribution facility is an asset to both the village and township. It is encouraged to retain and upgrade the facility for continued use, which extends into portions of the township. As discussed in Chapter 5, a number of challenges need to be addressed for the long-term viability of the water distribution system. West Farmington Village is currently in discussions with Ohio EPA about the assessment of the water plant and its future. The small customer base is an issue because a Class 3 facility needs a full-time certified operator at an expense that is not sustainable to the village, given the ongoing maintenance and upgrade demands of such a facility. The potential for algae blooms in the Grand River is another concern that could be harmful to humans and the environment. If it is determined that the water plant needs to close, the groundwater resource yields are adequate in the township to sustain low residential development and small business uses (see Chapter 2, Map 2-2). A small portion along the eastern boundary of the township might yield little or no water at all. Alternate storage devices such as cisterns may be necessary to provide water during times of peak daily use.

Water lines currently extend into a portion of the township from the village. A key intersection in the township at SR 534 and SR 88 already has water service. The addition of sewer lines at this intersection would benefit the commercial node for future commercial development.

The Village of West Farmington is planning to provide a wastewater treatment service to the village in the near future with the option to expand the service into the township. The $4.54 million funding for the project came from state and federal grants and loans but has been delayed due to the issues with the current water treatment facility. On-going discussions among the Village of West Farmington and state and federal agencies continue. If the project moves forward, the new wastewater treatment plant would link the sewer lines to a common discharge pipe at the Grand River. The new sewer lines would only serve the village, but with a potential to expand into the township. The distance to Plalan Lake and higher elevations are additional costs to consider in servicing the township. Sewer line extensions to the intersection of SR 534 and SR 88 would be another top priority.

Plalan Lake is the 226-acre subdivision located along the southern boundary of the township between SR 534 and Painesville Warren State Road. The development consists of single-family homes on smaller lots, with over a third of them no larger than one-half acre in size. A private water system supplies the majority of the residents of this densely populated area in the township via two groundwater wells. The private system is functional but at risk of contamination due to the failing off-lot septic systems from the households in the area. The preferred response to this concern would be to correct the failing septic systems but the solutions are limited because the parcels are small and the soil suitability rating is the lowest possible rating at 'very severe'.

Figure 8-6: Package Plant in Mecca Township

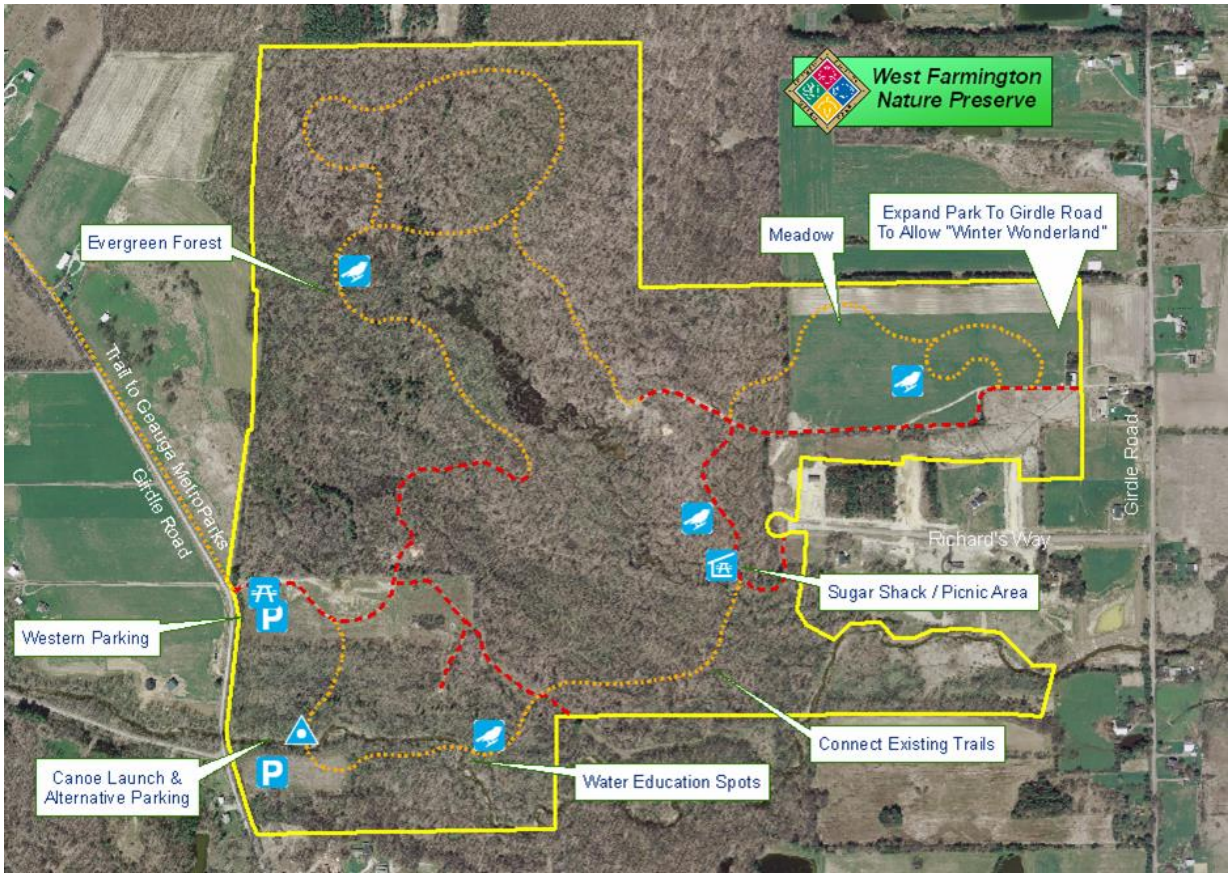
A more plausible choice to improve the household sewage treatment system issues in Plalan Lake (assuming extending sewer lines from the village to this area will be too costly) is to install a package plant. Package plants are mini-wastewater treatment plants that can be operated by a government body or private entity. The lengthy permitting process is handled by the Ohio EPA Division of Surface Water. The permit is called a National Pollutant Discharge Elimination

System (NPDES) permit. NPDES permits regulate wastewater discharges by limiting the quantities of pollutants to be discharged and impose monitoring requirements and other conditions. The limits and/or requirements in the permit help ensure compliance with Ohio's Water Quality Standards and Federal Regulations, all of which were written to protect public health and the aquatic environment.

Community Facilities

Farmington Township currently has a huge presence of park and recreational land in the township between the Grand River Wildlife Area and the Trumbull County MetroParks. The two entities account for nearly one-third (i.e. 32%) of the land coverage in the township. The overwhelming use is designated for hunting, trapping and fishing. Only one walking trail exists in the Wildlife Area. More recreational activities should cater to the non-hunting population. The Village of West Farmington does offer some active park features in town with playground equipment and a baseball diamond. The long-term intention of the MetroParks, per the 2009 Trumbull County MetroParks Comprehensive Plan, is to develop the West Farmington Nature Preserve into a multi-recreational use area with trails, picnic areas, a canoe launch and all-season event programming, as funding becomes available (see Map 8-5).

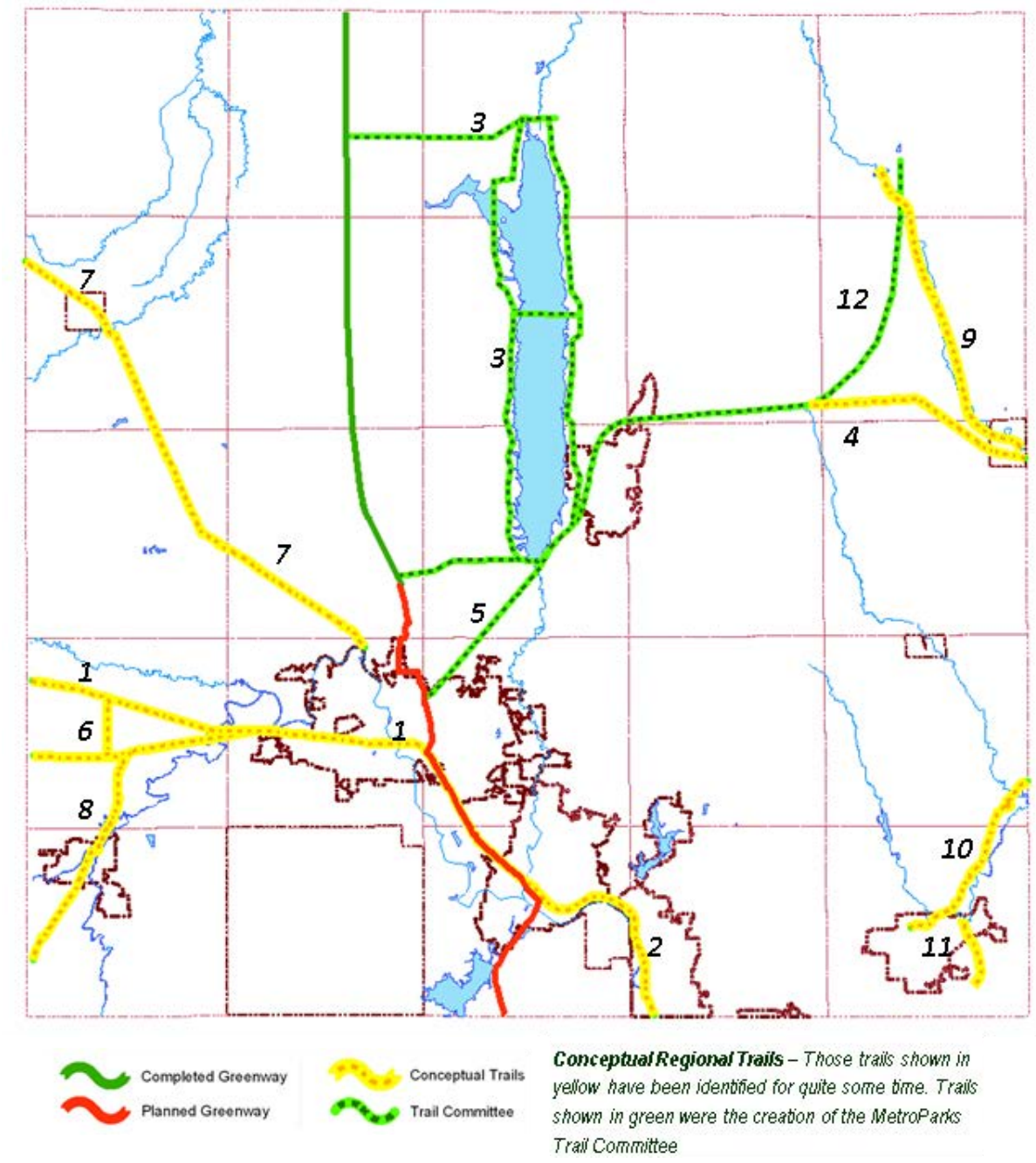
Map 8-5: West Farmington Nature Preserve



Concept Trail #7, Geauga County-West Farmington-Warren is a proposed trail in the MetroParks plan that connects Geauga County to the City of Warren via the old Baltimore and Ohio Railroad (see Map 8-6). The concept trail is only a preliminary route and may change repeatedly throughout the planning and engineering process for a variety of reasons. The most popular types of trails are usually located in densely populated areas or make linkages to interesting destinations. Concept Trail #7 needs to make a connection between the Swine Creek Reservation and the West Farmington Nature Preserve; the

distance is a manageable two miles. Moving east along the trail, the next connection would be made with the Village of West Farmington. The concept trail continues its southeasterly path through Farmington Township and into Southington and Champion Townships before terminating at the northern border in the City of Warren.

Map 8-6: Trumbull County MetroParks Conceptual Trails



Both cemeteries in the township, Hillside Cemetery and East Farmington Cemetery, are assets to the community not only because of the service they provide but also based on their beauty and historical significance. Inevitably, the elements and time have taken a toll on the grave markers, landscaping and fencing, even with regularly scheduled maintenance. Additional steps should be taken to ensure that these investments are appreciated and protected now and over the years to come. It is also suggested to expand the parking options at the East Farmington Cemetery location with the acquisition of the vacant lot across the street on Hoffman Norton Road.

Figure 8-7: Farmington Township Fire Department

Many concerns in Farmington Township affect the Village of West Farmington Village and vice versa. The future of the vacant school building on 2nd Street in the village is no exception. The structure has been vacate for many years but was once a beacon of hope and possibility for the Farmington Community. Today, the building holds the possibility of containing housing units, a community center and relocated fire department in a mixed-use setting. Any combination of uses is possible if structural and engineering studies determine the safety and viability of the building.

In addition to a request for the renovation or building of a new firehouse, another request by fire officials was for the addition of paid staff to improve delayed and/ or absent response time, work force consistency and public safety. Other requests included the need to maintain, upgrade and/ or replace fire and communication equipment and develop community outreach programs.

Currently, police protection is handled by the Trumbull County Sheriff for Farmington Township. The Village of West Farmington has its own police force. Potentially, police patrols in the village could be offered in the township. The structure could be similar to the current fire and EMS service provided by Farmington Township. Other communities have consolidated services to expand the coverage area or improve service, without compromising quality.

Chapter 9: Plan Implementation

Chapter 9: Plan Implementation

A comprehensive plan is not only the responsibility of the government entity to implement. Plan implementation comes from a number of people and organizations in the community, both public and private sector alike. Accountable implementation is a key component to ensure that the vision and projects outlined in the comprehensive plan are carried out in a timely manner. Identifying a project manager to help shepherd community involvement in carrying out the comprehensive plan over the years to come is highly recommended. The project manager position is the top responsible person(s) to be held accountable for plan implementation. An executive level government position is probably best suited for this role because they have direct authority over department heads and are able to establish and follow through on partnerships in the community. The trustee positions within the Farmington Township organizational chart are identified as the project manager for the comprehensive plan.

The planning process evaluated other relevant plans that affect Farmington Township's development and incorporated them into the comprehensive plan, as appropriate. Plans by other organizations must do the same but it will be the responsibility of the project manager (i.e. Township Trustees) to keep the current comprehensive plan forefront in the minds of the Farmington Township community and intergovernmental partners. This can be achieved by touting plan successes to the media and public as often as they happen. People will inevitably forget about the vision and plan if progress and success stories are not tied back to the planning document. Another good practice is to incorporate plan implementation discussions into all trustee and staff meetings (at least on a quarterly basis). Ongoing discussions concerning the progress and completion of items on the project list ensure that the plan is remembered and its purpose is understood. The ongoing marketing of the plan name, vision components and completed projects are essential for the buy-in from the community and their continued support and understanding. The alternative is short-term decision making that might not be consistent with the vision and the long-term commitment that the comprehensive plan provides.

Goals & Projects

The goal of the 2016 Farmington Township Comprehensive Plan is to guide future development in the township by the established vision principles agreed upon by the community:

Preserve small-town atmosphere;

Leverage Grand River Wildlife area;

Encourage West Farmington community collaboration; and

Attract local jobs and businesses.

The various projects listed below will help achieve and sustain the four vision platforms in Farmington Township over the course of a generation – approximately 25 years. The project list is not a mutually exclusive list and new projects may be added or modified in time. Opportunities and challenges will present themselves over the years to come but the project list is meant to be flexible and able to adapt to these changes. The vision, on the other hand, should remain firm and focused, guiding the overall plan and projects year after year.

The project list is organized into various categories as outlined in the inventory section of the comprehensive plan: land use; natural environment; housing; economic development; transportation; water and wastewater facilities; community facilities; and administration.

FUTURE LAND USE (FLU)

FLU-1:

Update zoning resolution (per 2016 Zoning Resolution Review and Recommendations document).

FLU-2:

Encourage landowners to combine contiguous parcels into one lot, as appropriate.

NATURAL ENVIRONMENT (NE)

NE-1:

Strive for 'ecologically sustainable development', which is the human use of natural and cultural resources that aims to meet the needs of society today, while conserving our resources and ecosystems for the benefit of future generations.

NE-2:

Avoid any development along steep slopes, especially drainage ways, due to higher costs associated with developing on steeper slopes, for water quality protection and safety hazards associated with building in such areas. These areas should remain covered with native vegetation.

NE-3:

Wetlands and hydric soils should be avoided and/or protected from any destructive activities.

1. Consider incorporating a Wetland Setback Protection Resolution.

NE-4:

Protect the floodplains and avoid any development along drainage ways that eliminates or degrades these vital values and resources due to both direct and indirect safety hazards associated with building in flood hazard areas, as well as water quality issues.

1. Consider incorporating a Floodplain Overlay District into zoning resolution.

NE-5:

Protect the streamside land-water transition zone/ riparian buffer zone by leaving trees and natural vegetation intact or restoring to its natural state of forest vegetation, for inexpensive and vital protection of our waterways.

1. Consider adopting a Streamside Forest Buffer Protection Resolution.
2. Encourage the re-establishment of a healthy buffer of trees along stream and river corridors, when possible.
3. Recommend the use of natural, "non-structural" systems to retain/ reduce the flow and intensity of stormwater runoff. Properly designed retention basins that capture stormwater and do not contribute extra water to our streams and floodplains.
4. Recommend that development take place in and adjacent to already-developed areas to help protect natural resources like wetlands, floodplains, streams and critical habitat.

HOUSING (H)

H-1:

Demolish vacant, dilapidated housing structures.

H-2:

Conduct a housing market study for the township (include Village in analysis).

H-3:

Assess the condition of the existing housing stock.

H-4:

Support affordable senior housing or mixed-use options for former school building in West Farmington Village.

H-5:
Encourage affordable housing to meet the needs of township residents.

ECONOMIC DEVELOPMENT (ED)

ED-1:
Promote commercial node at SR 534 and SR 88 intersection.

ED-2:
Establish marketing program for:

1. Farmington Community (township and village combined);
2. Plalan Lake rentals for Grand River Wildlife Area patrons;
3. Grand River Wildlife Area attractions; and
4. Amish tourism.

ED-3:
Demolish vacant, dilapidated commercial and industrial structures.

ED-4:
Establish regular business roundtable meetings to identify issues that hinder business growth.

ED-5:
Capitalize on ancillary needs of the visitors of the Grand River Wildlife such as dining, lodging, transportation, gas station, and equipment needs.

ED-6:
Work with West Farmington Village to capture shared economic development opportunities.

TRANSPORTATION (T)

T-1:
Vacate portion of ROW along:

1. Peck Leach Rd;
2. Hoffman Norton Rd.

T-2:
Vacate ROW at Gardenside and northeast section of township.

T-3:
Improve road maintenance.

T-4:
Install street signs.

T-5:
Study traffic light placement at SR 534 and SR 88.

T-6:
Study buggy lanes additions along:

1. SR 88;
2. SR 534; and
3. Girdle Rd.

T-7:
Consider extending Peck Leach Rd. to landlocked private lot.

T-8:
Collaborate with Plalan Lake to help resolve its road and sewer issues.

WATER & WASTEWATER FACILITIES (W&WWF)

W&WWF-1:
Support and promote Trumbull County Board of Health education about the operation and maintenance program for household sewage treatment systems.

W&WWF-2:
Continue to work with Trumbull County Board of Health to resolve Plalan Lake off-lot septic system concerns.

W&WWF-3:
Support West Farmington Village and Ohio EPA discussions to select best alternative for water plant future operations.

W&WWF-4:

Support replacing aging and substandard water lines to increase pressure.

W&WWF-5:

Support elimination of dead ends and improve reliability by looping water lines.

W&WWF-6:

Continue discussions with West Farmington Village about potential of wastewater treatment service in village and expansion into the township.

Priority areas:

1. SR 534 and SR 88 intersection; and
2. Plalan Lake development.

W&WWF-7:

Explore package plant permitting options for Plalan Lake development.

COMMUNITY FACILITIES (CF)

CF-1:

Develop West Farmington Nature Preserve (per 2009 MetroParks Plan).

CF-2:

Develop Concept Trail #7 connecting Swine Creek Reservation in Geauga County to key points of interest in Farmington Township and Trumbull County.

CF-3:

Establish additional trails in the Grand River Wildlife Area with adjacent parking facilities at each trailhead.

CF-4:

Encourage market study of users at Grand River Wildlife Area for ODNR and Farmington Community to meet their needs.

CF-5:

Improve cemetery grounds and maintenance.

CF-6:

Acquire and add parking lot for E. Farmington Cemetery.

CF-7:

Increase community activities, in conjunction with West Farmington Village.

CF-8:

Improve police patrols.

1. Organize community meeting with County Sheriff to discuss safety concerns and possible resolutions.

CF-9:

Explore offering village police protection in township (similar to village contributes to fire and cemeteries).

CF-10:

Farmington Township Fire Department:

1. Hire staff to improve on delayed and/ or absent response time, manpower consistency and public safety;
2. Renovate current building or relocate within township;
3. Maintain, upgrade and/ or replace fire equipment;
4. Upgrade communication equipment;
5. Develop community outreach programs (e.g. fire safety, health/ wellness…).

CF-11:

Support evaluation of former school building in West Farmington Village for renovation or demolition.

CF-12:

If renovation is possible, support mixed-use facility with any combination of options:

1. Housing;

2. Community Center;
3. Fire Department;
4. Etc.

ADMINISTRATION (A)

A-1:

Create township website.

A-2:

Establish on-going marketing strategy for comprehensive plan.

A-3:

Review progress of comprehensive plan project list (quarterly basis or more).

A-4:

Develop a monitoring system to evaluate the comprehensive plan periodically (i.e., annual report with report card/ scorecard.)

Intergovernmental Coordination

Entities identified for intergovernmental coordination are other government units and agencies whose operations affect or are affected by Farmington Township. Because no unit of government exists in isolation, any comprehensive planning effort or decision making needs to identify and respond to a community's needs for coordination with adjacent local governments, with special districts, and with county, regional and state agencies. The following list indicates entities whose operations and decisions affect Farmington Township:

Eastgate Regional Council of Governments
City Centre One, 100 E. Federal St., Suite 1000, Youngstown, OH 44503
330-779-3800

The Eastgate Regional Council of Governments is a voluntary association of local governments in northeast Ohio. The members include Ashtabula County, Mahoning County, Trumbull County, and all cities, villages, and townships in the counties. Eastgate Regional Council of Governments is directly responsible for a variety of federal, state, and local planning and project implementation programs. As the Metropolitan Planning Organization and Areawide Water Quality Management Agency for Mahoning and Trumbull Counties and the designated Economic Development District, Eastgate continues to maintain required certifications and planning documents to qualify the region for federal and state funding.

Other major areas of responsibility include air quality planning and air advisory day programs, State Capital Improvement Program administration for the District 6 Public Works Integrating Committee, Intergovernmental review, administration of the regional Rideshare program, administration of the Clean Ohio Conservation and Revitalization Funds, and administration of the Local Development District of the Appalachian Regional Commission.

Geauga-Trumbull Solid Waste Management District
5138 Enterprise Blvd., Warren, OH 44481
330-675-2673

The Geauga-Trumbull Solid Waste Management District provides a number of solid waste and recycling related services. Some of the services include household hazardous waste collection programs, tire drives, environmental and educational programs, appliance-recycling programs, recycling drop-off sites and illegal dump enforcement.

Natural Resources Conservation Service
520 W. Main St., Cortland, OH 44410
330-637-2046

The Natural Resources Conservation Service is the primary federal agency that works with private landowners to help them conserve, maintain and improve their natural resources. NRCS emphasizes voluntary, science-based conservation, technical assistance, partnerships, incentive-based programs and cooperative problem solving at the community level.

Bristol Local School District
1845 Greenville Rd., NW, P.O. Box 260, Bristolville, OH 44402
330-889-3882

The Bristol Local School District is comprised of an elementary and combined middle/high school. In Ohio, school districts are classified as either city school districts, exempted village school districts or local school districts. City and exempted village school districts are exempted from county boards of education, while local school districts remain under county school board supervision.

Ohio Department of Natural Resources
2045 Morse Rd., Columbus, OH 43229
614-265-6860

The Ohio Department of Natural Resources (ODNR) owns and manages more than 590,000 acres of land including 74 state parks, 21 state forests, 134 state nature preserves and 138 wildlife areas. The department also has jurisdiction over more than 120,000 acres of

inland waters, 7,000 miles of streams, 481 miles of Ohio River and 2-1/4 million acres of Lake Erie.

In addition, ODNR licenses all hunting, fishing, and watercraft in the state and is responsible for overseeing and permitting all mineral extraction, monitoring dam safety, managing water resources, coordinating the activity of Ohio's 88 county soil and water conservation districts, mapping the state's major geologic structures and mineral resources, and promoting recycling and litter prevention through grant programs in local communities.

Oil and gas programs were incorporated into ODNR in 1965. The Oil and Gas division's responsibilities include regulation of Ohio's oil and gas drilling operations, oil and gas production operations, brine disposal operations, solution-mining operations and underground injection operations. ODNR staff inspects the drilling, restoration, and plugging of all oil and gas wells in the state. It issues permits for all oil and gas, injection and solution mining wells. The ODNR Oil and Gas Well Search allow people to track information on oil and gas well permitting, project completion and production reports. In addition, the online emergency Oil and Gas Well Locator provides well locations, contact names, facility information and the location of nearby schools, hospitals, roads and bodies of water in the event of emergencies.

Ohio Department of Transportation
District 4 Office, 2088 S. Arlington Rd., Akron, OH 44306
330-786-3100

The Ohio Department of Transportation (ODOT) is the organization of state government responsible for developing and maintaining all state and federal roadways in the state of Ohio with exception of the Ohio Turnpike. In addition to highways, the department also helps develop public transportation and public aviation programs. ODOT is headquartered in Columbus, Ohio, and is part of the executive branch of the Ohio state government.

ODOT has divided the state of Ohio into 12 districts in order to facilitate regional development. Each district is responsible for the planning, design, construction and maintenance of the state and federal highways in their region. Trumbull County is part of District 4, along with Ashtabula, Mahoning, Portage, Stark and Summit Counties.

Ohio Environmental Protection Agency
Northeast District Office, 2110 East Aurora Rd., Twinsburg, OH 44087
330-963-1200

The Ohio Environmental Protection Agency is a state agency whose goal is to protect the environment and public health by ensuring compliance with environmental laws. Those laws and related rules outline Ohio EPA's authority and what things they can consider when making decisions about regulated activities. Ohio EPA establishes and enforces standards for air, water, waste management, and cleanup of sites contaminated with hazardous substances. They also provide financial assistance to businesses and communities, environmental education programs for businesses and the public, and pollution prevention assistance to help businesses minimize their waste at the source.

Ohio EPA has several regulatory divisions that play different roles in environmental protection. Each division issues permits to regulate industries that pollute in a specific area, like air emissions or wastewater discharges to rivers and streams. The permits include requirements for operating, monitoring and reporting compliance.

Ohio EPA's Central Office is located in Columbus. Five district offices manage the Agency's programs at the local level. They are located in Bowling Green, Twinsburg, Dayton, Columbus and Logan. The district offices review permit applications, investigate citizen complaints, investigate and oversee cleanups of spills and releases, monitor compliance with environmental standards, provide technical assistance to help regulated facilities understand and comply with environmental laws and permit requirements, initiate enforcement action against facilities that are not in compliance, provide environmental information and other assistance to the public,

coordinate public records requests and give public presentations. Trumbull County is one of 15 counties served by the Northeast District (NEDO), along with Ashtabula, Carroll, Columbiana, Cuyahoga, Geauga, Holmes, Lake, Lorain, Mahoning, Medina, Portage, Stark, Summit, and Wayne.

Ohio Highway Patrol
Warren Patrol Post, 3424 SR 422, Southington, OH 44470
330-898-2311

The Ohio Highway Patrol provides statewide police traffic services, statewide emergency response services and support services to the public and the criminal justice community (such as administering exams for state drivers' licenses and commercial drivers' licenses), investigation of criminal activities on state-owned and leased property throughout Ohio and traffic accident investigation on state highways. In addition, mutual agreements are in place with all Ohio jurisdictions for Amber Alerts and the Law Enforcement Automated Database System.

Ohio Historic Preservation Office
800 E. 17th Ave., Columbus, OH 43211
614-297-2300

The Ohio Historic Preservation Office nominates properties to the National Register of Historic Places, reviews rehabilitation work to historic buildings for tax credits, reviews federally assisted projects for effects on historic properties, qualifies communities for the Certified Local Government program and provides technical assistance and advice to the public.

Ohio State University Extension
Trumbull County Office, 520 W. Main St., Suite 1, Cortland, OH 44410
330-638-6783

The Ohio State University Extension is an outreach arm of The Ohio State University. The four major OSU Extension program areas are: 1.) family and consumer sciences, 2.) 4-H youth development, 3.) community development, and 4.) agriculture and natural resources. OSU Extension agents provide educational and technical assistance to area farmers, families and communities and can access the experts and informational resources of OSU's College of Food, Agricultural and Environmental Sciences for them.

Trumbull County Auditor
Trumbull County Administration Bldg., 160 High St., NW, Warren, OH 44481
330-675-2420

The Trumbull County Auditor provides consumer, property transfer and tax administration and distribution services to all jurisdictions within the Trumbull County area. Consumer services include licensing (such as for business, dogs, cigarette sales and real estate), personal property and real estate searches, and administration of weights and measures. This department is responsible for the administration and distribution of tax revenues, accounting for all county funds, administration of county payroll and producing the official financial reports for county, state and federal governments.

The Trumbull County Auditor is in charge of transferring all real estate that changes ownership in the county and collecting fees and taxes on this activity. They maintain all ownership records, acreage changes, real estate splits and provide information for maintaining tax plat maps. The Auditor is also in charge of administering the Current Agricultural Use Value program, which allows farmland to be taxed at its value for that use. Agricultural districts and forest certification are other duties performed by this department.

Trumbull County Board of Commissioners
Trumbull County Administration Bldg., 160 High St., NW, Warren, OH 44481
330-675-2451

The Trumbull County Board of Commissioners holds title to all county property, serves as the sole taxing authority for the county and controls county purchasing. It is the budget and appropriating authority for the entire county government. All agencies, courts and elected office holders depend on the commissioners for their budgets. The County Commissioners also approve funding for special projects for townships. The County Commissioners must also

sign off on potential annexations of township land.

Trumbull County Building Inspection
159 E. Market St., Suite 100, Warren, OH 44481
330-675-2467

Trumbull County Building Inspection is responsible for the enforcement of the provisions of the adopted building code and laws of Trumbull County relating to the construction, alteration, movement, enlargement, replacement, repair, equipment use, and occupancy, location, removal and demolition of buildings and structures.

Trumbull County Department of Job and Family Services
280 N. Park Ave., Warren, OH 44481
330-675-2000

The Trumbull County Department of Job and Family Services administers a wide range of programs related to job training, unemployment, Medicaid, food assistance, cash assistance, child support, protective services and child care. Applicants receive the full amount of aid or services to which they are legally entitled according to program regulations.

Trumbull County Engineer
650 N. River Rd., NW, Warren, OH 44483
330-675-2640

The mission of the Trumbull County Engineer's Office is to design, build and maintain an efficient roadway network for the citizens of the county. They cover all facets of road and highway transportation and work to ensure motorist safety and a transportation system that serves citizens and businesses in the county.

Trumbull County Health Department
176 Chestnut Ave., NE, Warren, OH 44483
330-675-2590

The Trumbull County Health Department works to protect public health and the environment throughout the county by providing inspections of sanitary and nuisance conditions, education and outreach, data collection and administering programs such as testing of privately-owned wells when contamination is suspected. In addition, the approval of the county health department is needed when a residence or business wants to install an onsite wastewater treatment system in areas where centralized sewage treatment is not available.

Trumbull County MetroParks
185 E. Market St., NE, Warren, OH 44481
330-675-3072

Trumbull County MetroParks consists of seven parks open to the public and 10 properties in various stages of development. The total area is more than 1,700 acres located in 14 of Trumbull County's political subdivisions. The mission of the Trumbull County MetroParks is to conserve, manage, protect and promote Trumbull County's natural resources for the benefit of the public's recreational needs, environmental education, awareness, health and enjoyment.

Trumbull County Office of Elderly Affairs
2959 Youngstown Rd., SE, Warren, OH 44484
330-675-2486

The Trumbull County Office of Elderly Affairs was established to serve as the administrative unit for two major programs funded by the Older Americans Act, 1978, as Amended: transportation and nutrition. A number of services and programs are offered to senior citizens of Trumbull County. An activity program is located in Newton Falls at the Community Center.

Trumbull County Office of Homeland Security and Emergency Management
1453 Youngstown-Kingsville Rd., Vienna, OH 44473
330-675-2666

The Trumbull County Office of Homeland Security and Emergency Management is tasked with planning, training and assisting with the coordination of disasters in Trumbull County. They assist local jurisdictions to manage natural disasters (i.e. tornado, flood, blizzard) and technological disasters (i.e. HAZMAT or nuclear). They are also the agency that coordinates damage assessment and is the access joint for state and federal disaster aid.

Trumbull County Planning Commission
185 E. Market St., NE, Suite A, Warren, OH 44481
330-675-2480

The Planning Commission serves as community advisors for land use planning practices and advocates for sound growth management. Because the Planning Commission is involved in a wide range of activities with a number of partners, it plays a very important coordinating role in community development issues and projects.

The Planning Commission's powers and duties per Ohio Revised Code include, but are not limited to making studies, maps, plans, recommendations and reports concerning the physical, environmental, social, economic and governmental characteristics, functions, services and other aspects of planning, in order to achieve compatibility throughout the County.

The Planning Commission is also responsible for Subdivision Regulation Administration, Floodplain Administration, CDBG Fair Housing Administration, HUD HOME Program Administration, Community Housing Impact and Preservation (CHIP) Program Administration, CDBG Economic Development Program Administration, Revolving Loan Fund (RLF) Administration, Enterprise Zone Management, Community Reinvestment Area (CRA) Establishment and Management, Plats, Zoning Reviews, Zoning Recommendations, Zoning Maps, GIS Mapping, website administration, grant administration, community engagement, community surveys, demographic information and comprehensive planning.

The Planning Commission has completed plans for the majority of townships, villages, cities and Trumbull County. Working with the Planning Commission assures that there is consistency maintained throughout the planning process and that the community's zoning code is in accordance with their comprehensive plan.

Trumbull County Recorder
Trumbull County Administration Bldg., 160 High St., NW, Warren, OH 44481
330-675-2401

The Recorder's office is classified as a department of county government functioning for the protection of persons and property. The duties of the County Recorder are specified by the Ohio Revised Code and include the recording, filing and indexing of various legal documents pertaining to real estate or consumer goods.

Trumbull County Sanitary Engineer
842 Youngstown-Kingsville Rd., Vienna, OH 44473
330-675-2775

The Sanitary Engineer's Department is responsible for the construction, operation, maintenance, repair, replacement and upgrades of water distribution and wastewater collection systems located within the unincorporated areas of the county.

The Ohio Revised Code provides the statutes under which the Board of County Commissioners in the State of Ohio can operate and maintain a public utility service. The Trumbull County Board of Commissioners is responsible for the oversight of the Trumbull County Sanitary Engineer's Department.

Trumbull County Sheriff
150 High St. NW, Warren, OH 44481
330-675-2508

The Sheriff's Office primary duties are to provide common pleas court services and corrections on a countywide basis, and full police protection to the unincorporated areas of the county. Three shifts of regular patrols are provided for all unincorporated areas. The County Sheriff also maintains full police jurisdiction in all municipalities, townships and villages.

Trumbull County Treasurer
Trumbull County Administration Bldg., 160 High St., NW, Warren, OH 44481
330-675-2436

The County Treasurer collects taxes and is the Investment Officer for Trumbull County. The Treasurer also is a member of the County Budget Commission, the County Board of Revision and the Data Processing Board.

Trumbull Soil and Water Conservation District

520 W. Main St., Cortland, OH 44410
330-637-2056

The Trumbull Soil and Water Conservation District is a political subdivision of the State of Ohio. Trumbull SWCD is a local, state and federal partnership. The District provides information and technical guidance to residents of Trumbull County on natural resources conservation. Water Management Services include drainage, reservoir, land protection and flood protection. Soil Management Services include erosion and land use planning. Educational Services include conservation programs for adults and students, classroom presentations, school outdoor field days, teachers' workshops and conservation practices and resource management workshops.

Western Reserve Port Authority
240 N Champion St, Youngstown, OH 44503
234-228-9696

The Western Reserve Port Authority owns and operates the Youngstown-Warren Regional Airport. WRPA also administers or has the ability to access more than a dozen financing, funding and incentive programs offered by a variety of local, state and federal agencies, including the Ohio Development Services Agency, the U.S. Small Business Administration, the U.S. Environmental Protection Agency and the U.S. Department of Housing and Urban Development. The WRPA oversees the four general-purpose foreign trade zones located in Mahoning and Trumbull counties as well as the Ohio Enterprise Zones located in Mahoning County.

Evaluation & Updates

A periodic review of the comprehensive plan to determine its effectiveness and future relevance is essential to the credibility of the planning document. Government officials, business leaders and community members alike will lose interest in the goals and projects outlined in the plan without an objective evaluation on a consistent basis. One of the easiest monitoring tools to use is an annual report method tracking the progress made in a report card or scorecard format. Making the material easy to read and compile will ensure that the community stays informed and engaged throughout the life of the plan. Other monitoring mechanisms exist but vary in the amount of time and complexity to establish them (see Figure 9-1).

Figure 9-1: Indicators, Benchmark and Targets (County of Marin, California)

PLANNING SUSTAINABLE COMMUNITIES

How Success Is Measured

INDICATOR	BENCHMARK	TARGET
Number of dwelling units within ½ mile of a transit stop	82,773 dwelling units	89,997 dwelling units
Energy use per capita countywide	16,636 kWh unincorporated per capita in 2000	Reduce consumption of electricity per capita 10% by 2020
Total megawatts of photovoltaic systems installed countywide	0.0255 MW in 2000	15 MW by 2015 and 30 MW by 2020
Total megawatts of photovoltaic systems installed by County government	0 MW in 2000	0.5 MW by 2010 and 1 MW by 2015
Regional fair share housing allocation	Met in 2000	Meet regional fair share allocation in 2010 and 2015
Jobs-housing balance countywide	1.22 workers per household in 2000	Reach and maintain a 1.3-employed-resident-workers-to total-jobs ratio through 2015
Number of employees who live and work in Marin	61% in 2000	No decrease
Number of vehicles with a fuel economy of at least 45 miles per gallon countywide	362 in 2002	Increase the number of zero and partial zero emission vehicles with a fuel economy of at least 45 mpg through 2020
Vehicle miles traveled overall countywide (VMT)	2,764 million VMT in 2000	No or minimal increase through 2015
Miles of class I and II bicycle pathways in unincorporated areas	3.5 miles of class I in 2000 and 2.25 miles of class II in 2000	Increase to 4.5–10 miles by 2010 and 9–25 miles by 2015
Public transportation ridership share of modal split countywide	11% (bus and ferry) in 2000	Increase public transportation ridership by 2015, again by 2020
Per capita use of potable water	299 gallons daily per capita in 2000	No increase through 2020
Per capita use of non-potable water for appropriate end use	5 gallons daily per capita in 2000	Increase through 2020
Percent of solid waste diverted from landfills	Diversion rate was 65% in 2000	Increase diversion rate to 75% by 2010 and 80% by 2015

A more thorough evaluation process and potential amendment to the comprehensive plan should take place every 5 to 10 years. More probing questions will have to be answered during this reexamination like:

- Have there been any significant shifts in the data and trends that informed the original drafting of the plan?
- Have any new issues arisen in Farmington Township that are not addressed in the plan?
- Have any new environmental challenges appeared?

Any amendments to the plan should not be taken lightly. The process to amend the plan should be similar to the process that led to its initial creation and adoption, including the community engagement. The Farmington Township Trustees or the Zoning Commission can initiate any changes to the comprehensive plan.

Chapter 10: Glossary

Chapter 10: Glossary

American Community Survey – an ongoing statistical survey by the U.S. Census Bureau. It is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social, and economic data every year.

Decennial Census - a procedure of systematically acquiring and recording information about the population. In the United States, a decennial census has been conducted in years ending in "0" since 1790, as required by the U.S. Constitution.

Demographics - the statistical data of a population, especially those showing average age, income, education, etc.

Eastgate Regional Council of Governments - a voluntary association of local governments in northeast Ohio. Members include Ashtabula County, Mahoning County, Trumbull County, and all cities, villages, and townships in the counties. Eastgate brings them together to create a unified voice in areas such as transportation, water and air quality, land use planning, and local infrastructure projects.

Effluent - liquid waste flowing out of a factory, farm, commercial establishment or a household into a water body such as a river, lake, or lagoon, or a sewer system or reservoir.

Electorate - all the people in an area who are entitled to vote in an election.

Farmington Community – a term that refers to the area of both Farmington Township and the Village of West Farmington together.

Geology - the science that deals with nature and Earth history.

Incorporated Area - a region of land that is self-governed under the laws of the State of Ohio.

Local School District – school districts in Ohio are classified as either city school districts, exempted village school districts, or local school districts. City and exempted village school districts are exempted from county boards of education, while local school districts remain under county school board supervision.

Metropolitan Planning Organization – a federally mandated and federally funded transportation policy-making organization in the United States that is made up of representatives from local government and governmental transportation authorities.

Non-point Source (NPS) Pollution - pollution caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even our underground sources of drinking water.

Ohio Revised Code (ORC) – a collection of all current statutes of the Ohio General Assembly organized into provisions, titles, chapters and sections. The ORC is not officially printed but several unofficial but certified (by the Ohio Secretary of State) commercial publications exist.

Open Enrollment – a school district that allows a student to attend school tuition-free in a district other than the district where his or her parents reside. Every spring, each school district in Ohio may choose whether nor not to accept students through open enrollment for the next school year. If open enrollment is chosen, the district's board has the option to accept students only from parents residing in adjacent school districts or any Ohio school district.

Plat - a survey map or drawing showing the divisions of a piece of land.

Potable Water - water that is fit for consumption by humans and other animals. It is also called drinking water, in a reference to its intended use. Water may be naturally potable, as is the case with pristine springs, or it may need to be treated in order to be safe. In either instance, the safety of water is assessed with tests that look for potentially harmful contaminants.

Replat – a plat in which the boundary or property lines of any previously platted lot or subdivision are changed. It may include all or any part of a previous recorded subdivision or plat.

Septic Tank – a container that collects household wastewater. In the tank, heavy solids in the wastewater settle to the bottom forming a layer of sludge, and grease and light solids float to the top forming a layer of scum. The sludge and scum remain in the tank where naturally occurring bacteria work to break them down. The separated wastewater in the middle layer of the tank is pushed out into the leach field as more wastewater enters the septic tank from the house.

The bacteria cannot completely break down all of the sludge and scum so septic tanks need to be pumped periodically.

Right of Way - a strip of land occupied or intended to be occupied by transportation and public use facilities, such as roadways, railroads and utility lines. The land is either owned outright or controlled by easement by the public agency.

State Route (SR) – a road (usually numbered) that is owned and maintained by the state, except in cities.

Unincorporated Area – a region of land that is not governed by its own local municipal corporation, but rather is administered as part of a larger administrative division, such as a township.

Topography - the shape or configuration of the land, represented on a map by contour lines, shading etc.

Urban Sprawl - the outward spreading of a city and its suburbs to low-density (and often auto-dependent) development on rural land.

Wetland - a land area that is saturated with water, either permanently or seasonally, such that it takes on the characteristics of a distinct ecosystem. Wetlands include swamps, marshes and bogs.

Chapter 11: Appendices

Chapter 11: Appendices

Appendix A: Community Survey

Farmington Township Community Survey

Farmington Township and the Trumbull County Planning Commission are working together to create a Comprehensive Plan for the future of the township. The Comprehensive Plan looks at the physical design and needs of the community and will have goals and projects for future development.

Your response to this survey will help shape the township's comprehensive plan. Please take a few minutes to answer the questions below so your views are considered as the plan is developed. The survey will be open to residents and business owners of both the township and village. **The deadline to complete the survey is: Friday, March 27, 2015**.

Please return your completed survey where you picked it up or mail it to:

Trumbull County Planning Commission
185 E. Market Street NE, Suite A
Warren, Ohio 44481

You can also complete the survey online at: **www.surveymonkey.com/s/farmingtontownship**

1. Where do you live?

____ Farmington Township ____ I own a business in the Township and live in: _____

____ West Farmington Village ____ I own a business in the Village and live in: _____

2. How long have you been a resident or business owner in the township or village?

____ Less than a year ____ 11-20 years

____ 1-5 years ____ 21+ years

____ 6-10 years

3. What is your age group?

____ Under 18 yrs. old ____ 35-64 yrs. old

____ 18-34 yrs. old ____ 65+ yrs. old

4. Do you have children under 18 yrs. old living in your household?

____ Yes ____ No

5. How would rate the following services and facilities in Farmington Township?

	Excellent	Good	Fair	Poor	Not Sure
Police					
Fire					
EMS (Ambulance)					
Condition of Streets					
Availability of sidewalks					
Access to parks & recreation					
Cemeteries					

Comments:_____

6. Where would you like to see future commercial development?

____ Farmington Township

____ West Farmington Village

____ Both

____ Neither

____ Not sure

Comments:

7. What would you like to see happen to the former school building at the intersection of State Route 88 and 2nd Street in West Farmington Village?

____ Renovate the building for another use

____ Demolish the building

____ Not sure

Comments:

8. Are abandoned properties a problem?

____ Yes, in Farmington Township

____ Yes, in West Farmington Village

____ Yes, in both places

____ No

____ Not Sure

Comments:

Example of an Abandoned House

9. What type of additional housing is needed in Farmington Township (check all that apply)?

____ Single family

____ Two-family/ duplex

____ Multi-family/ apartments

____ Townhouse

____ Condominiums

____ Senior Housing

____ Other:_____

____ Not sure

____ No new housing is needed

10. The overall appearance of the housing structures in Farmington Township is:

____ Excellent

____ Good

____ Fair

____ Poor

____ Not sure

Comments:

11. What do you like most about Farmington Township?

_____
_____
_____
_____
_____

12. What would you like to see improved in Farmington Township?

_____
_____
_____
_____
_____

Thank you for completing this survey!

All surveys and comments received will be reviewed and considered as the Farmington Township Comprehensive Plan is drafted. Please join us for a public meeting this spring to review the survey results and learn more about the Farmington Township planning process. More details will be announced soon!

Questions? Please contact Anthony Kobak at 330.675.2480 or pckobak@co.trumbull.oh.us

Appendix B: Farmington Township Community Vision

Preserve Small-Town Atmosphere

Farmington Township is situated in a beautiful rural, natural setting. Homes and local businesses are located along quiet roads. The community is friendly, close-knit and family oriented which helps make it a safe place to call home.

Leverage Grand River Wildlife Area

The Grand River Wildlife Area is an asset to the community. Steps need to be taken to promote and improve this asset to draw even more outdoorsmen and nature lovers to various activities and features within the wildlife area.

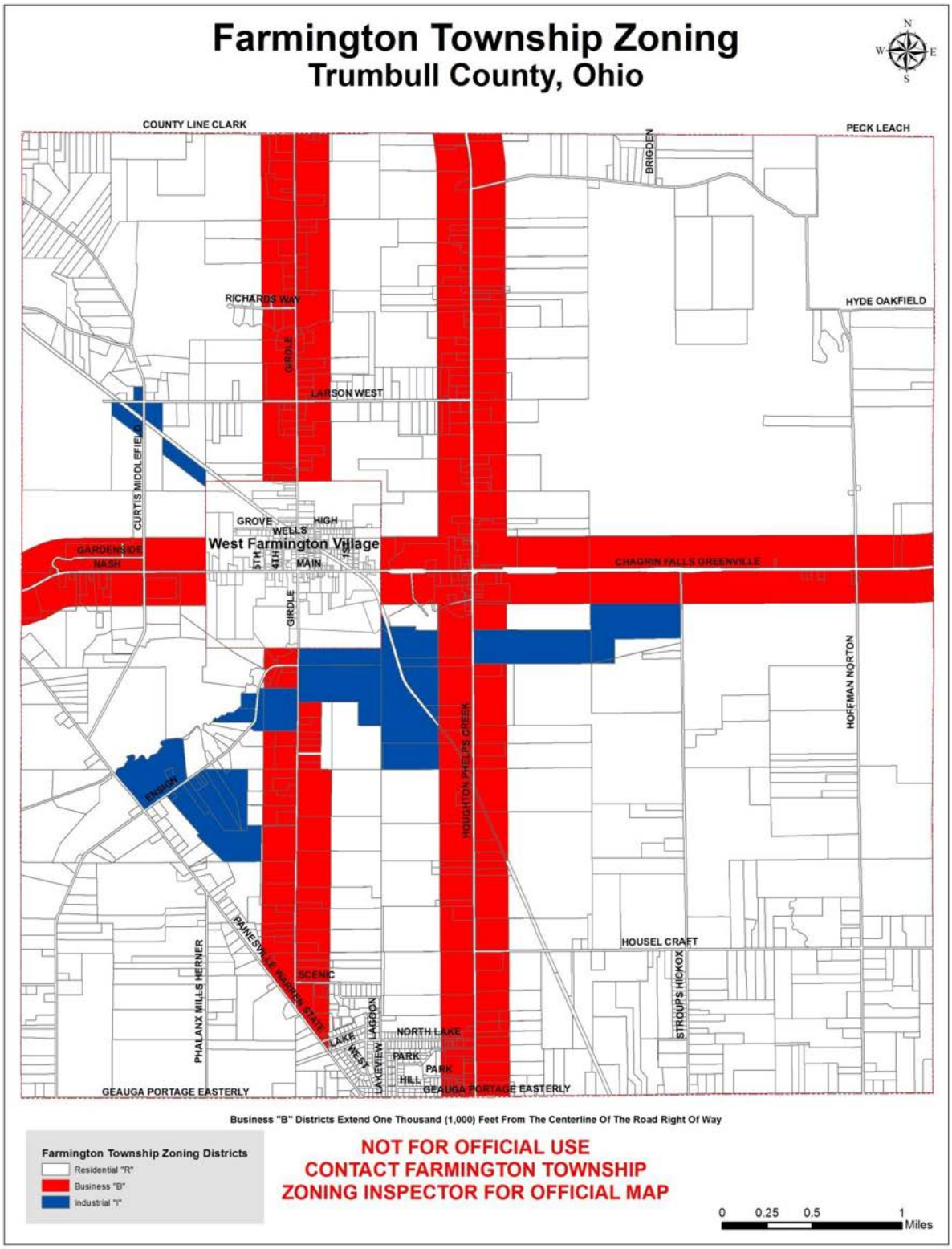
Encourage Farmington Community Collaboration

Farmington Township and West Farmington Village together have formed a unique identity, called Farmington Community. This bond needs to be strengthened through coordinated community activities, business marketing for economic development and police protection, to name a few.

Attract Local Jobs and Business

Farmington Township needs to retain what it has and attract new mom-and-pop businesses that cater to the local community. A seasonal farmer's market, Amish tourism and spin-off outdoorsman businesses that support Grand River Wildlife Area activities are just some of the creative ways to spur economic development.

Appendix C: Unofficial Farmington Township Zoning Map



Appendix D: Future Land Use Map