

Wayne Township, Ohio

Comprehensive Plan



A Vision for 2030

ACKNOWLEDGEMENTS

The creation of The Wayne Township Comprehensive Plan was made possible by the cooperative efforts of elected and appointed officials, township staff, the Warren County Regional Planning Commission and concerned residents. The primary objective of any long-range plan is to produce definable and attainable goals, which provide glimpses of possible futures that are grounded in the realities of today. The Wayne Township Trustees thank the many people, organizations, and departments for their efforts in providing historical data, direction, insight, and constructive criticism throughout the production of The Plan. The residents of Wayne Township deserve special recognition, as well, for participating in the planning process and making a difference in the local community.

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Wayne Township Comprehensive Plan

The Wayne Township Comprehensive Plan would not have been possible without the collaboration, contributions, and expertise of the following people and organizations:

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Wayne Township Comprehensive Plan

Statement from the Wayne Township Trustees



Trustee Pat Davidson



Trustee Brad Coffman



**Trustee Pat Foley
(Board President)**

Dear Wayne Township Residents:

We are pleased and very proud to present to you The Wayne Township Comprehensive Plan. We have witnessed first hand the hard work, devotion, and dedication of the many people that helped to produce the Plan. We also witnessed the debates and discussions that occurred regarding a wide range of topics, and know that some decisions made regarding plan recommendations required difficult decisions and compromise.

The prospect of unplanned growth can be very disconcerting, but if we continue to plan together, everyone will benefit. The Township Trustees adopted The Wayne Township Comprehensive Plan by Resolution on August 7, 2012. The Plan is now an official document of the Township, and is available to anyone interested in the Township's future. The Plan is also posted on the township's website, <http://www.waynetownship.us/>.

As an adopted policy document, The Plan will affect residents in many ways, and will serve to a certain extent as a work program for the Township. Development proposals will be strongly influenced by the Plan when we make zoning and land use decisions. New zoning and subdivision regulations will be drafted that are required by state law to be consistent with the plan. When plans are developed or updated for water, wastewater, roads, parks, economic development, bike and pedestrian trails systems, The Wayne Township Plan will guide our decision-making. Annual budget and capital improvement program decisions will also use the Plan to coordinate public expenditures with private development activity.

The Township prospers when its residents become active participants and partners in their local government. We urge you to become familiar with the Plan's contents. Wayne Township residents should now continually monitor the Plan's effectiveness to determine if growth occurs as intended. Plan implementation will take many forms and will occur over a period of several years. The implementation of the Plan is the responsibility of all residents of Wayne Township. What can you do? Participate in planning; community and civic improvements; serve through non-profit organizations, service groups, schools, charities and foundations; and become ambassadors of the Plan.

Our pledge, and that of the township staff, is to use The Plan to make our township a better place to work, live, learn and play. Please continue to participate and let us know if you think our township is heading in the right direction.

Very truly,

Stephen P. Foley Jr. *Patricia M. Davidson* *Tracy L. Lafferty*

Wayne Township Trustees

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EXECUTIVE SUMMARY

This Comprehensive Plan was created to provide Wayne Township with a vision for how to grow, prosper, and enhance the quality of life of all Township residents within the next 20 years. To fulfill this task, the Warren County Regional Planning Commission worked closely with the Wayne Township Planning Advisory Committee (PAC), which consisted of both local leaders and Township residents, to proactively develop goals, policies, strategies, and action items that anticipate growth and deliberately shape the Township's future.

There are five elements that this Comprehensive Plan analyzes in depth. These include land use, transportation, utilities & community facilities, parks & recreation, and economic development. Goals, objectives, and implementation strategies were developed for each of these topic areas with community input and the vision statement (stated below) in mind.

"The goal of Wayne Township's Comprehensive Plan is to continue to preserve the Township's quality of life and rural character, recognizing that economic opportunities will be enhanced, transportation and recreational provisions will be created, and environmental quality and cultural heritage will be maintained, all while protecting the property rights of landowners."

This vision statement is a balance between two community views 1) to preserve the agricultural character of the Township and 2) to preemptively encourage development. Planning for "Smart Growth" is a realistic compromise that helps preserve certain areas of the Township, while allowing more intense uses to develop in other more appropriate areas of the Township.

Wayne Township (Unincorporated) Demographic and Housing Summary Profile

(Numbers are based on 2010 Census data unless specified otherwise)

Population Total:	4,925 people (unincorporated Twp contains 60% of the Twp's total population)
Population Increase:	489 people from 2000-2010 (11%)
Population Projection:	5,700 – 6,300 total people by 2030
Median Age:	42.8 years
Race/Ethnicity:	96.9% White 1.3% Hispanic 0.8% Two or More 0.4% Black 0.3% American Indian 0.3% Asian
Educational Attainment:	82.8% with high school diploma 21.2% with bachelor's degree
Median Household Income:	\$52,898 (2000 Census)
Housing Total:	1,818 units
Avg. Persons per Household:	2.59 people
Housing Occupancy:	88% owner-occupied 12% renter-occupied 95.3% occupied 4.7% vacancy
Median Year Housing Built:	1975

(See pages 15-26 for the full Township Profile)

Land Use

Land Use planning is a key component of the Comprehensive Plan that helps ensure the high quality of life and long-term health of the Township. The existing conditions, land use suitability analysis, issues, and opportunities of the Township were analyzed to develop the future land use plan.

As of 2012, agricultural/undeveloped land makes up the largest portion of the Township's land at 57 percent, followed by residential (23.2 percent) and parks/open space (15.0 percent). Nearly all commercial uses in the Township are located in the Village of Waynesville.

The future land uses of Wayne Township were largely determined by the land use suitability analysis, which evaluated different areas in the Township according to different criteria including interstate access, floodways, slopes, agricultural potential, and access to sewer and water. With all of these factors in mind, the PAC determined that the northwestern portion of the Township is most suitable for suburban residential development while commercial and industrial uses are most suitable along S.R. 73. Other areas of the Township that are suitable for development (if onsite septic systems are installed) include land immediately northwest of Waynesville; northeast of Corwin; along Township Line Road near S.R. 73 and around Lytle; and near US 42 in the southwest quadrant.

Goals for Land Use include:

1. Land use practices that maintain the rural and agricultural character of the Township that still encourage limited development.
2. Development that is compatible with the surrounding area and protects the Township's rural character.
3. Land use practices that preserve natural resources.

Transportation

Wayne Township is served by two arterial roadways, US 42 and S.R. 73 and is situated between two major highways, I-75 and I-71. The remainder of the Township consists primarily of rural collector roads. Wayne Township residents also have access to the Little Miami Scenic Trail and Warren County Transit Services, a curb-to-curb demand responsive transit system.

Township residents, the PAC, and the County Engineer have expressed a need to improve the connectivity and safety of the transportation network. Intersection improvements are needed at several locations along Township Line Rd and along US 42 among other locations. Road widening has been proposed along Ferry Rd, Lytle Ferry Rd, Gard Rd, O'Neill Rd, County Rd 36, Middletown Rd, and Waynesville Rd. Improvements to several bridges in the Township have also been proposed. Road extensions of Laura Marie Dr, Twin Creek Dr, Cierra Way, and Henderson Rd and a new road connecting Kendrick Rd to Lytle Ferry Rd have been proposed, as well.

Transportation goals include:

1. A safe and effective roadway network.
2. Improved connectivity of road network as development occurs.
3. A transportation system that incorporates alternative modes of transportation, including biking and carpooling.

Utilities & Community Facilities

The availability of clean drinking water and adequate wastewater treatment is a basic prerequisite for development. However, the most cost-efficient locations for future Township development are where water and sewer infrastructure already exists. Currently, Warren County, the Village of Waynesville, and the Western Water Company supply the Township with water (see Figure 6.1 on page 69). Warren County also provides centralized sanitary sewer service to Corwin, Harveysburg, and other establishments along S.R. 73 east of Waynesville. Effluent from this sewer line flows to the Waynesville Wastewater Treatment Plant. Future expansion of this sewer service will likely occur along the S.R. 73 corridor.

Currently, there are no other formal plans for utility extensions as it is common practice among utility owners to respond to development needs only when implementation is certain. Future utility extensions would be most appropriate and cost effective if constructed within the Urban Service Boundary, shown in Figure 4.6 on page 51.

Utilities and Community Facilities goals include the following:

1. A utility infrastructure system developed to meet the needs of planned Township growth that provides for environmentally safe sanitary sewer and water improvements and for proper storm water management.
2. The timely, ordered and efficient arrangement of these facilities complements planned growth.
3. Improved water quality and a safe and effective drainage system that respects both the natural and urban environments.

4. A full range of well-funded and accessible community facilities and services that sustain and/or enhance the Townships quality of life and fulfill resident's needs as the Township grows.
5. Excellent educational facilities
6. Enhanced senior services
7. Delivery of efficient and effective public safety

Parks & Recreation

Residents of Wayne Township have access to many outdoor recreational opportunities. Caesar Creek State Park provides thousands of acres for hiking, boating, camping, and the like. The Township is home to many acres of natural and wildlife areas, including Caesar Creek Gorge Nature Preserve and Spring Valley Lake Wildlife Area. Hisey Park, Bowman Park, and Clint Fultz River Park, operated by Warren County, also provide hiking, playgrounds, ball fields, and picnic shelters.

As the northwestern portion of the Township develops, there might be a need for smaller parks or mini parks to be incorporated in or around new residential subdivisions. Additional improvements to the parks that already exist in the Township are also needed.

Parks and Recreation goals include:

1. Provide recreational opportunities for all age groups.
2. Improve existing parks.
3. Recreational opportunities that foster economic development.

Economic Development

The main market center of the Township is located in Waynesville on Main Street, which is lined with numerous antique shops, small retail establishments, and a few restaurants. These small shops and establishments have given the area its own unique charm and character. Outside of Main Street in Waynesville, there are very few commercial establishments, as much of the Township still remains rural. Most Township residents commute outside of the Township for work each day.

The former Der Dutchman site, the creation of a Marina, and additional lodging at or near Caesar Creek State Park presents a great opportunity to enhance the tourism industry in Wayne Township. Agri-tourism could also be promoted in the Township through the creation of a farmer's market and encouragement of "farm-stays." As the baby-boomer generation nears retirement, the creation of an additional retirement community could create more jobs. Township residents have also identified the need to attract high-tech businesses that will give the younger generation a reason to stay in the Township.

Economic Development goals:

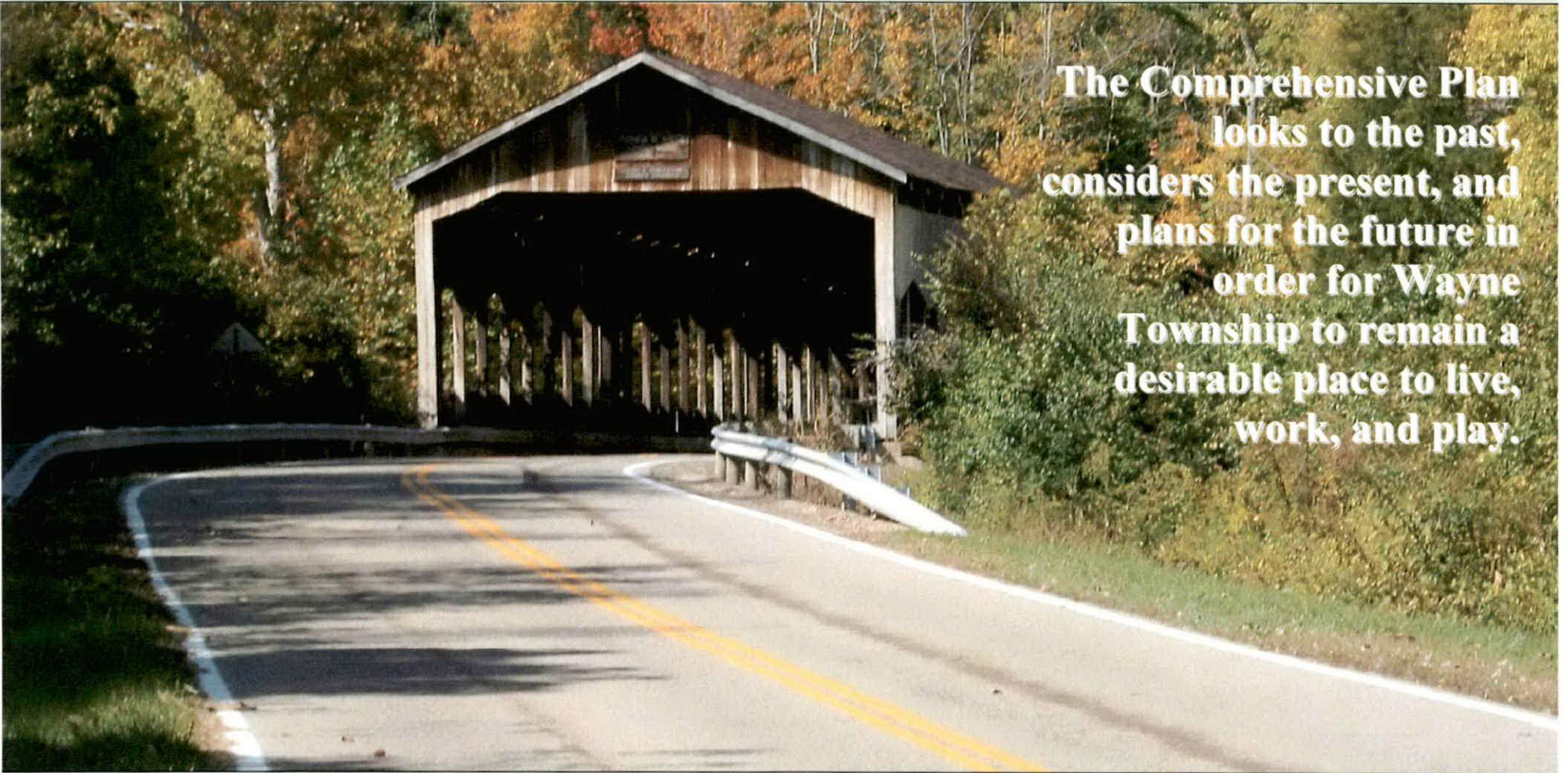
1. Strengthen the economy by building on tourism.
2. An economy that is conducive to small business.
3. Diversify the economy.

Implementation

Implementation strategies for each element described in this Plan are provided in Chapter 9, which begins on page 93.



Chapter 1: Introduction and Background



**The Comprehensive Plan
looks to the past,
considers the present, and
plans for the future in
order for Wayne
Township to remain a
desirable place to live,
work, and play.**

CHAPTER 1

GUIDE TO THE COMPREHENSIVE PLAN

The Wayne Township Comprehensive Plan portrays a vision of how the Township can grow, prosper, and enhance the quality of life of all residents within the next 20 years. The Plan proactively develops goals, policies, strategies, and action items that anticipate growth and deliberately shape the Township's future. The Plan provides tools that the Township can use to address future growth in a more rational, cost-effective, and equitable way within a regional mindset of cooperation and collaboration. The Comprehensive Plan underscores the necessity of increasing the intensity of development in appropriate areas in order to decrease the overall land usage.

The Wayne Township Comprehensive Plan is divided into nine chapters listed below:

- Chapter 1 – Introduction
- Chapter 2 – Township Profile
- Chapter 3 – Vision and Strategies
- Chapter 4 – Land Use
- Chapter 5 – Transportation
- Chapter 6 – Utilities & Community Facilities
- Chapter 7 – Parks & Recreation
- Chapter 8 – Economic Development
- Chapter 9 – Implementation

The Township Profile that follows this Introduction describes the Township's history and demographic profile. Chapter 3 highlights the Township's plans, vision, and goals; highlights key recommendations; and introduces implementation strategies. Chapters 4 through 8 describe and analyze both the existing conditions and trends for each of the Township's major physical elements. Each chapter lists the goals, objectives, and policies for each element, as well. The Plan also indicates land use, infrastructure, and capital improvements policies through maps of possible future conditions. The chapters and elements that the Plan examines are summarized below:

- **Chapter 4 - Land Use:** This chapter documents the history of land use development and identifies strategies to shape the future of the Township's landscape and geographic distribution of preservation and development. This element includes strategies/recommendations for location, intensity, quality, and quantity of land uses and graphically depicts future land usage for the entire Township.
- **Chapter 5 - Transportation:** This chapter defines the location and types of facilities for all modes of transportation required for the efficient movement of people and goods. This chapter also presents a future network of potential transportation improvements as well as the policies that guide them.
- **Chapter 6 - Utilities & Community Facilities:** This chapter analyzes the need for as well as the existing and anticipated future locations of public and private utilities as may be needed for the growth of the Township. This chapter addresses the policy aspects of utility expansion, capacity and density of population, and the concurrence of needed utilities with growth.

- **Chapter 7 – Parks & Recreation:** This chapter documents existing recreation facilities and addresses future recreation and quality of life needs.
- **Chapter 8 - Economic Development:** This chapter provides an overview of the economic environment and offers strategies/ recommendations to influence employment and business growth in the Township. This element identifies the basis of the local economy and how the strength or weakness of the Township economy may affect the achievement of the Comprehensive Plan.
- **Chapter 9 - Implementation:** This chapter summarizes strategies and initiatives that must be accomplished in order to achieve the policies identified by the Township. This Chapter indicates the time frame in which the initiatives should be implemented as well as the key entities responsible for implementation.

The Plan contains a few terms that will be used to describe the various policy recommendations:

- **Vision** - the comprehensive, over arching statement of the desired future of the Township; the ultimate set of ideals of which the Township should aspire.
- **Goal** - a statement of desired end-state or target that is tied very closely to the vision statement and focused on a specific element of the Plan. Provides particular guidance for where the Township should be in the future, and sets the tone for the individual strategies for each element.
- **Strategy** - a recommended course of action or task that the Township (or its designated agency) could undertake in pursuit of the goal of a particular goal; provides focused

and achievable guidance on specific topics under the Plan element headings; ties the implementation of the Plan to the Goals and Vision.

- **Initiative** - a specific set of tasks or a coordinated effort to be undertaken in the pursuit of implementation of the Plan.

PLAN IMPLEMENTATION

Lastly, the Implementation component highlights a long-range action program of specific actions, time frames, allocation of responsibility for actions, description of land development regulations to be adopted, and procedures Township officials may use to monitor and measure the effectiveness of each section of the Plan.

BACKGROUND

The Wayne Township Comprehensive Plan outlines the vision for preservation and development in the Township for the next twenty years. The Plan establishes strategies that the Township's government and stakeholders can directly influence and achieve. Starting in the winter of 2011, The Warren County Regional Planning Commission (RPC) staff worked with the Wayne Township Planning Advisory Committee (PAC) to conduct research, solicit public input, and prepare this Plan. The full planning process was designed to ensure that the updated Comprehensive Plan continues to reflect the collective vision for the Township and provides adequate implementation tools to ensure the vision of the Plan is carried out.

AUTHORITY FOR THE COMPREHENSIVE PLAN

Since 1994, Ohio townships have been granted the authority to prepare and maintain a comprehensive Plan through the Ohio Revised Code (ORC Title 6, Chapter 29). The Ohio Revised Code specifies that Township Trustees may adopt a plan for future land use and this document is most frequently called a Comprehensive Plan, which includes a map or general vision for what the community could be in the future. The text and map of Wayne Township's Comprehensive Plan are simple and straightforward and were developed and approved consistent with the Ohio Revised Code. The Plan includes a map that Township officials will refer to when deliberating development requests.

PURPOSE AND INTENT

Wayne Township's previous comprehensive plan was adopted in 1996 and the land use map has been updated from time to time since then. However, a full rewrite of the Plan will provide the opportunity for current residents and landowners to join together in an open dialogue about their shared future. The rewrite was commissioned by the Wayne Township Trustees and was led by a 27-member Planning Advisory Committee consisting of public and private leaders from the Township. The Plan is designed to guide public decision-making that will affect the quality of life in Wayne Township through the year 2030. More specifically, the Township's elected and appointed officials should use the Plan to evaluate future proposals or policy changes to ensure that consistent decisions are made. Furthermore, the Plan should guide landowners and developers on what is appropriate in the Township.

The Plan and map will be used to implement Wayne Township's core values and vision while also serve as a guide to the Zoning Commission and Township Trustees. The Plan will provide the

framework for determining how the Township will meet its future demand for services and public facilities, manage growth, and ensure that residents have access to decent housing. The Plan also articulates a vision of the future and the steps to achieving that vision. The various elements of the Plan are designed to accomplish this vision by articulating goals regarding the pattern, quality, and intensity of land uses, the provision of public facilities and services, economic development, availability of housing, preservation of natural resources, transportation and traffic circulation, and cultural resources. The Plan also establishes strategies, action items, and implementation tools that enable the Township to achieve the vision set forth. Also, in Ohio, a comprehensive plan is the document upon which all zoning regulations depend (The Plan is implemented through zoning ordinances and subdivision regulations that focus on individual parcels of property). The Plan provides a basis for both long-term and short-term Township decisions by providing a broad perspective of future needs and opportunities and by clarifying priorities related to immediate needs.

PAST PLANNING EFFORTS

1. **The Comprehensive Plan (1996):** Wayne Township has a strong planning history. This update to the Comprehensive Plan represents the second plan in a process that began in the late 1990s. The Township has consistently committed to review and reevaluation of planning projects, and as such, the administration is well informed about the long-range advantages of planning for future development. The major policy directions of the 1996 Comprehensive Plan were as follows:

- **Protect ground and surface water quality;**
- **Establish a balance between growth and resource protection;**

Wayne Township Comprehensive Plan

- **Encourage sustainable land use development patterns** that meet the social, economic and environmental needs of the Township;
- **Provide adequate community facilities;**
- **Develop an inter-modal transportation system;**
- **Ensure access to broad choices of recreation services;**
- **Coordinate and cooperate with Local, State and Federal officials** in matters relating to land use.

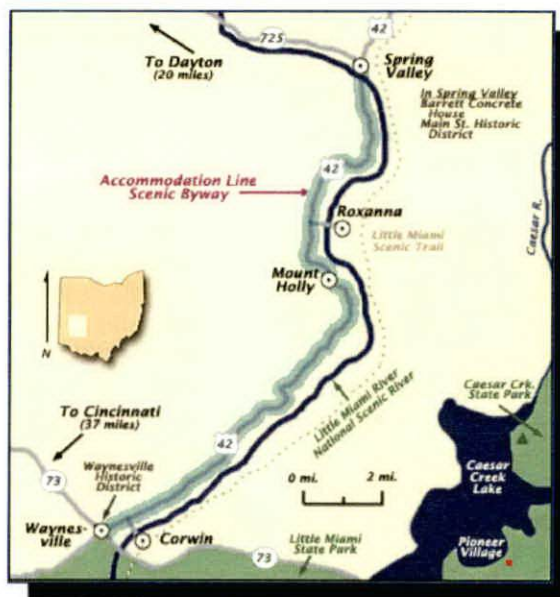
2. The Accommodation Line Corridor-Management Plan

(September 1999): The Accommodation Line Scenic Byway traces a portion of the original route used by the Accommodation Line stagecoach, which operated between Springfield and Cincinnati in the 1820s and 30s. The byway is a 10.4-mile route that begins at Red Stewart Airport along US 42 in Warren County. The route continues north on US 42 along the Little Miami River to Spring Valley Road, at the northeastern edge of the Village of Spring Valley in Greene County. The Accommodation Line Scenic Byway Corridor Management Plan has demonstrated the importance of the roadways in Wayne Township and the character that can be seen while driving down them. The Plan focused on the protection of the corridor's natural resource base, farmland and farming as a way of life. The Plan recognizes and protects important land uses of the Township, and sets an agenda for the future. Recommendations of the Plan include the following:

- **Establish a design review process** that ensures historic architectural character and physical settings are not compromised by incompatible or intrusive development;
- **Document historic properties** along the byway;
- **Develop an Adopt-A-Highway program** as a means of cleaning up, controlling illegal dumping, and beautifying the highway. The program should include a wildflower planting project and a detailed inventory of sites where landscaped buffers should be considered;
- **Create a marketing plan** that provides a mechanism for linking the diverse themes and resources of the byway. The marketing plan should also include a framework for raising awareness and appreciation of residents and visitors. The plan should promote the byway as a unique setting for recreation and entertainment;

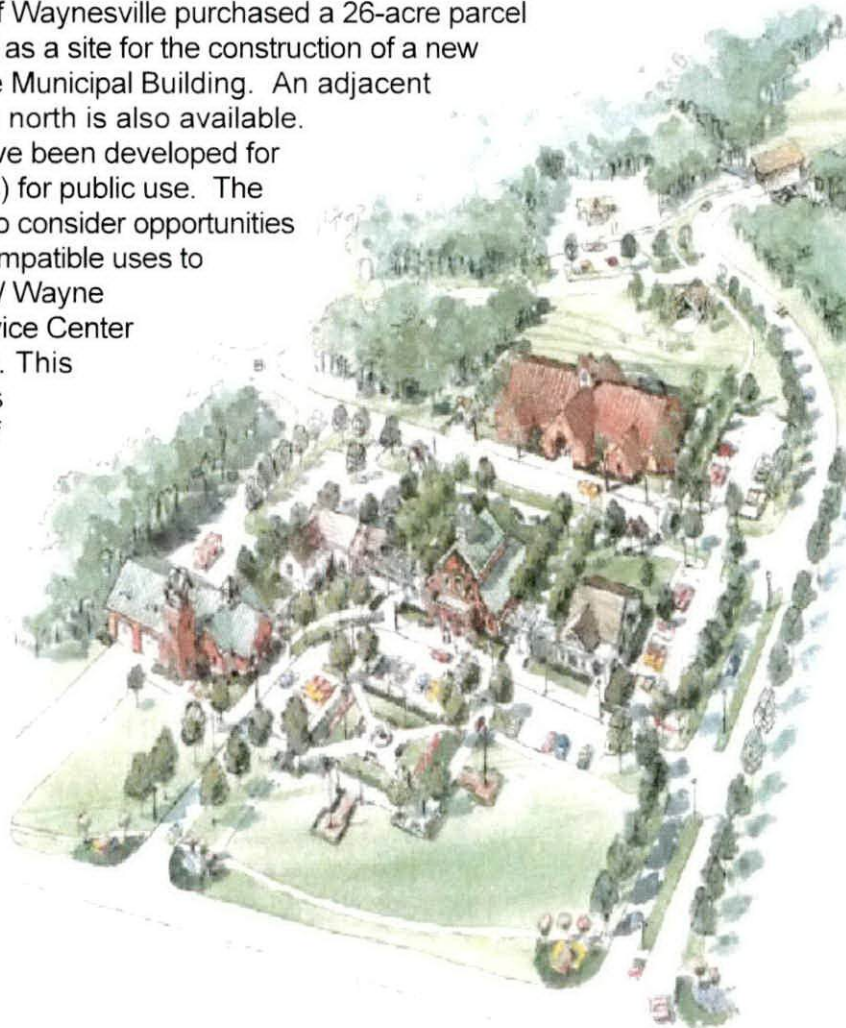
- **Identify potential sites for an interpretation program** and historic markers;
- **Design a Way Finding program** that makes local resources easy to find and visit from US 42; and
- **Develop a brochure** that identifies the many resources that the Accommodation Line Scenic Byway has to offer. The brochure should provide an easy-to-read map that illustrates the byway and shows the way to interpretive sites or historic, scenic, natural, or recreational points of interest.

Figure 1.1: The Accommodation Line Scenic Byway



THE 26-ACRE SITE

In 1999, the Village of Waynesville purchased a 26-acre parcel of land on Lytle Road as a site for the construction of a new Village of Waynesville Municipal Building. An adjacent 20-acre parcel to the north is also available. Several concepts have been developed for utilization of the site(s) for public use. The site is large enough to consider opportunities for clustering other compatible uses to create a Waynesville / Wayne Township Public Service Center and Community Park. This planning project was conducted on behalf of the Village of Waynesville.



3. **The Parks Master Plan (December 2000):** The major recommendations of the Plan are as follows:

- **Develop the 26-Acre parcel** to include Village Hall, administrative offices, and a passive park of approximately 18 acres;
- **Connect and develop bicycle/pedestrian routes** throughout the Village and Township to include a connector to the Little Miami Scenic Trail;
- **Implement park improvements at the school site** including concession and restroom facilities; tennis court improvements; portable bleachers; and complete amphitheatre improvements;
- **Develop a Land Acquisition program** to meet the need for future parks and recreational demands. The program should indicate that mandatory open space be set aside and/or a development impact fee assessment be conducted;
- **Adopt an Environmental Overlay Zone** (As suggested in the Comprehensive Plan) to preserve natural drainage systems;
- **Develop a new Community Park** within the next five to ten years to keep up with the residential and riparian corridors.

Building on Past Efforts

Many of the major policies and directions of the **1996 Comprehensive Plan** are still valid and accurate. Furthermore, it is important for this update to stay the course and build on the past success of the previous Plan.

- Rural preservation is very important and the Plan needs to place emphasis on the protection of the Township's unique character. Urban growth needs to be amended and institutionalized through intergovernmental agreements and/or working relationships to direct higher intensity growth where adequate infrastructure and services are in place, allowing for preservation of the Township's rural character.
- Fiscal responsibility is essential to the success of the Township. New development, industrial and commercial growth in particular, needs to generate revenue equal to the cost of providing new services and infrastructure so that existing residents and businesses do not pay a disproportionate share of the cost of growth.
- The broad nature of comprehensive planning is important for a successful future, however, there are areas in the Township, the area surrounding Waynesville and Corwin in particular, and the areas east of US 42 and north of S.R. 73, where more detailed land use studies and planning will be necessary.
- The Township is but one of many players in the region that can influence the preservation of resources, form of development, and provision of services and infrastructure. It is vitally important that the Township recognize its ability to manage its own destiny and establish working relationships and/or formal agreements with other jurisdictions and agencies that contribute to the quality of life for not just the Township, but for the region overall.
- The Plan strives to balance social, economic, environmental, and private property rights. Further integration of these basic areas of concern into all

development processes with broad public participation in decision-making is paramount for achieving sustainable development in Wayne Township.

PLANNING PROCESS

The process involved the following major components:

1. **Project Setup** - The first phase focused on several management tasks, including appointing the Plan Advisory Committee and developing a community participation strategy.
2. **Data Gathering and Analysis** - In the second phase, existing conditions were inventoried and analyzed and projections were made based upon current trends.
3. **Visioning (Goals, Objectives and Strategies)** - The public was brought into the planning process during this phase to assist in developing goals to drive the Plan. The public at Community Forum #1 generated ideas regarding the Township's future. A survey was also posted on the Township's website and objectives and strategies were prepared with the Steering Committee to detail the Plan's goals.
4. **Plan Conceptualization** - The Plan was drafted in conceptual form in this phase, which was guided by a community charrette/workshop with the PAC and select Task Forces. The land use plan in particular was conceived and refined by the PAC and later reviewed by the public at Community Forum #2. Detailed actions were identified.
5. **Plan Finalization** - The Plan was further refined in the fifth phase and completed following a Community Open House at the Wayne Township Administration Building. The final document was presented to the Regional Planning Commission and Township Trustees for adoption in 2012.

Process Summary

The first critical process task was the organization of the Planning Advisory Committee to represent the broad interests of the community in working through the process and crafting recommendations. The Township Trustees appointed 27 citizens that served on the PAC. The Committee was charged with guiding the process and developing the recommendations of the Plan, and in nearly a year and a half of monthly committee meetings, the second Wayne Township Comprehensive Plan was finalized. The planning process had three major components: public participation, existing conditions analysis, and Plan development. A primary role of the PAC was to devise a public participation plan that provides numerous opportunities to anyone who lived or worked in the Township to participate in the process. Hundreds of residents, local leaders, businesses and other stakeholders generated ideas, transformed ideas into goals, and identified strategies to achieve those goals. The public participation plan that was utilized is outlined below.

PUBLIC PARTICIPATION PLAN

Community Survey

To attain public comments during the planning process, staff designed an interactive online community survey and educational process. Staff, along with the PAC, created the community survey and uploaded it to the Township website where residents and business officials were surveyed to find out their unique community preferences. The community survey asked residents several questions concerning their preferences towards growth, development, and Township's image. Once completed, the results were shared with the PAC and utilized when determining the suitability of selected Plan strategies.

Project Website

This component was vital to the Comprehensive Plan update, as it helped Township residents, public officials, and the PAC better understand the planning process, its importance and the current state of Wayne Township's issues. The website also included links to the project's Facebook page and opportunities to receive input.

Community Forums

- **Charrette:** Another aspect of the community involvement component includes community forums held at various times during the comprehensive plan update process. This included charrettes and a public workshop. The charrettes allowed for residents to provide comments to the planning team in a format that they were comfortable with. Comment cards were also used to allow charrette participants to respond anonymously.
- **Community Workshops:** Community workshops were designed to engage stakeholders and residents in discussions about the future of Wayne Township by reviewing the vision statement and examining quality of life concerns. Workshop participants included individuals specifically invited by the PAC to ensure a broad representation of all interests in the discussions. The workshops also included interested residents who chose to participate on their own. The workshops were held at the Waynesville High School Library on Tuesday, June 28, 2011. Approximately 50 stakeholders and volunteers participated in the event and they were randomly assigned to small groups that addressed specific topics. These groups of eight to ten people worked with a knowledgeable facilitator on specific topics and a mapping/verbal exercise. Topics included: The Economy; Environment and Natural Resources; Agriculture Preservation; Community

Character; Parks, Trails, Recreation and Natural Areas; Water and Sewer Service; Transportation and Traffic Circulation; and Land Use and Development Patterns.

Identifying Issues & Opportunities

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was conducted by the planning staff which blended the institutional knowledge of the PAC with the knowledge of County and Township staff. The results of the SWOT, found in *Appendix A* (page 137), helped to assess the Township's existing conditions and set the tone for the Comprehensive Plan. The results are summarized below:

- **Strengths** such as the Sauerkraut Festival, antiques, and tourism can be used to attract people to the area and stimulate the economy. Quality schools and proximity to major roadways are strengths that make the Township an attractive place to live or visit.
- **Weaknesses** that should be addressed mostly pertain to transportation and infrastructure. The major roads that are considered strengths are also providing for high amounts of congestion. There is a lack of commerce and industry in the area, as well, that has resulted in a low amount of community wide revenue.
- **Opportunities** that could be beneficial to the Township are low impact, clean industries, tourism, designated scenic byways and bike trails. These can all be used to attract new residents, increase the local tax base, and lower individual taxes.

- **Threats** to the Township are rapid growth, community change, and lack of utilities. These all intertwine, as growth will change the community feel, overload infrastructure, and overcrowd schools.

Wayne Township's Comprehensive Plan is:

1. A reflection of citizens' values, aspirations, and shared vision

Just as one would not begin a journey without first identifying a destination, the Plan must begin by defining the kind of place Wayne Township residents want to be. During the comprehensive planning process, hundreds of residents expressed candid views about Wayne Township – its present strengths and weaknesses, as well as future opportunities and threats. After listening to what residents had to say, broad areas of consensus emerged concerning the kind of community residents wanted to become. These expressed community values and aspirations provided the basis for a shared vision of Wayne Township's future. The Vision Statement, presented in Chapter 3 defines residents' expectations and directions for the future, frames the mandate for the Comprehensive Plan, and provides a benchmark to measure progress.

2. A guide for the management of change

To make this "vision" come to life, the Comprehensive Plan must positively and deliberately influence growth and change. To accomplish this objective, the Plan must be actively applied as a framework through which decisions are made, priorities established, and actions are taken to advance the Township towards the vision. While Township Trustees will take a leadership role in this effort, the Comprehensive Plan calls on the RPC, residents, Chamber

of Commerce, churches, civic organizations, institutions, and businesses to coordinate their efforts with a shared sense of direction and a renewed spirit of partnership.

3. The foundation for policies, strategies, and actions

The goals, objectives, and strategies for each element (Chapters 4 through 8) described in the Plan are based upon a thorough evaluation of present comprehensive plan policies and the vision as articulated by residents. The areas that are addressed include land use; economic development; the protection of open space and natural resources; investments in utilities, roadways, and other public services and facilities; and the coordination with the Village of Waynesville, among others. While the goals and objectives are presented in separate elements, many of them are closely related and they are designed to work together to achieve the future vision. Integration of these goals and objectives into day-to-day decision-making and long-range planning activities will result in improved quality of life, better standards for development, and more efficient patterns of growth.

4. Implementation Actions

The Comprehensive Plan's influence on the future will be a product of its shared vision and the effectiveness of actions taken to realize the vision. The vision will not be achieved simply because residents agree with the sentiments it expresses. Rather, it will be realized by steady progress in adhering to a well-defined "game plan" that sets priorities for effective short and long-term actions. This game plan is presented in the concluding chapter of the Comprehensive Plan (Ch 9, Implementation).

Chapter 2: Township Profile



CHAPTER 2

HISTORY

Wayne Township is located in the northeastern portion of Warren County, OH and is one of the eleven townships in the County. The Township includes the villages of Waynesville and Corwin and was named after General Anthony Wayne. The Township is bounded on the south by Turtlecreek Township and Washington Township; on the east by Massie Township and Chester Township (Clinton County); on the north by Spring Valley Township (Greene County) and Washington Township (Montgomery County); and on the west by Clearcreek Township. The current size and shape was established in June, 1851. Wayne Township accounts for 45.6 square miles in total, which is 11.2 percent of Warren County's total land area.

Wayne Township was one of Warren County's four original townships, established on May 10, 1803; nine days after the county was established. When created, Warren County extended east to the town of Wilmington. Wayne Township, therefore, encompassed a large area in what is now Clinton County and extended west to what later would become Franklin Township in the northwest corner of Warren County.

The Township was purchased by a partnership of John Smith, Samuel Heighway, and Evan Banes in February 1796 from John C. Symmes. Each partner reserved 3,000 acres for himself out of the 45-section purchase. They recorded the original town plat for Waynesville in 1802. In 1803, Samuel Heighway constructed the first mill south of town along Newman's Run. The first school in the Township was built in 1802. A smaller community, Corwin, was established in 1844, close to Waynesville. It was named in honor of Thomas Corwin of Lebanon, who among his many elective offices was a Governor of Ohio and a U. S. Senator. A wooden bridge to

the Corwin area was erected in 1817. Other early points of settlement were Crosswick, platted by James Jennings in 1821, consisting of 12 lots; Mount Holly, with 25 lots established by Jacob Pearson in 1833; and Raysville (now Lytle), 22 lots platted by M. Mills in 1855, but settled previously. Early settlers east of the Little Miami (Virginia Military patents) included the family of Rev. James Smith (1,700 acres), Samuel Kelly and Abijah O'Neal (600 acres), as well as Robert Furnas and the Clark family (1,333 acres).

Prospective settlers generally travelled up the Little Miami River from its mouth along the Ohio River and by 1800, settlers included James Corey (tavern keeper), David Holloway (store keeper), Rowland Richards (teacher), Daniel Wharton (blacksmith), Samuel Martin (distiller and tanner), as well as Ezekiel Cleaver and David Brown, who were among the founders of the first church in the area, the Society of Friends (Quakers). The Society was very influential in the early history of the Township. Member David Faulkner received title to 208 acres in 1807, consisting of most of the original Town Plat and vicinity. From its beginning, the Township gained significance as an important Quaker community which attracted hundreds of Friends from the eastern and southeastern United States. Miami Monthly Meeting, organized in 1803, was the first to be established in southwestern Ohio. Quaker families built many of the earliest homes that exist today. The "White Brick" Meeting House, the "Red Brick" Meeting House, the Friends Cemetery and the Friends Home are today listed on the National Register of Historic Places as a historic district.

Leading up to the Civil War, with the local citizenry being abolitionist in sentiment, the area became a regular stop on the "underground railroad". Recorded incidents include the freeing of a runaway slave arrested along the Turnpike near Genntown in 1837 and the local trial of slave owners traveling between Virginia and Missouri in 1841. Early population figures fluctuated due to the

changing boundaries of the Township and the Civil War. By 1880 however, records show the Township had grown to 2,904 residents, including Waynesville with 793, Corwin 188, Mount Holly 165 and Raysville (Lytle) 110, respectively.

The Little Miami River flows through the middle of the Township and forms a small portion of the Township's border with Turtlecreek Township. The portion of Wayne Township east of the Little Miami river is in the Virginia Military District and was surveyed with the metes and bounds system, while the area west of the Little Miami was surveyed on the same plan as used in the Symmes Purchase. Waynesville was platted in a series of four-acre squares, a layout known as a classic "English street grid plan" in historic urban planning parlance. Half-acre town lots in Waynesville were initially offered for \$6.00. By 1810, a written account reported approximately 50 families. The State authorized in the same year for the Little Miami Canal & Banking Co. to construct and operate a system of dams, canals, and locks between Waynesville and the Ohio River--a venture that failed to draw sufficient investors.

The Cincinnati, Lebanon & Springfield Turnpike was established in 1837 (now U.S. 42). US 42 was an important part of a road network that provided access to the southwestern part of the state during the 1930s and 1940s, when leisure-time automobile travel was gaining popularity among the American populace. The road occupied the early route of the Cincinnati & Xenia Pike. In the period before the advent of the interstate highway, the Turnpike brought visitors directly into Wayne Township. Below Waynesville, on old US 42, are remnants of Cold Springs Park, a roadside park that dates from about 1939-1940. The park, which is on private property today, was an important element of this early period of highway travel.

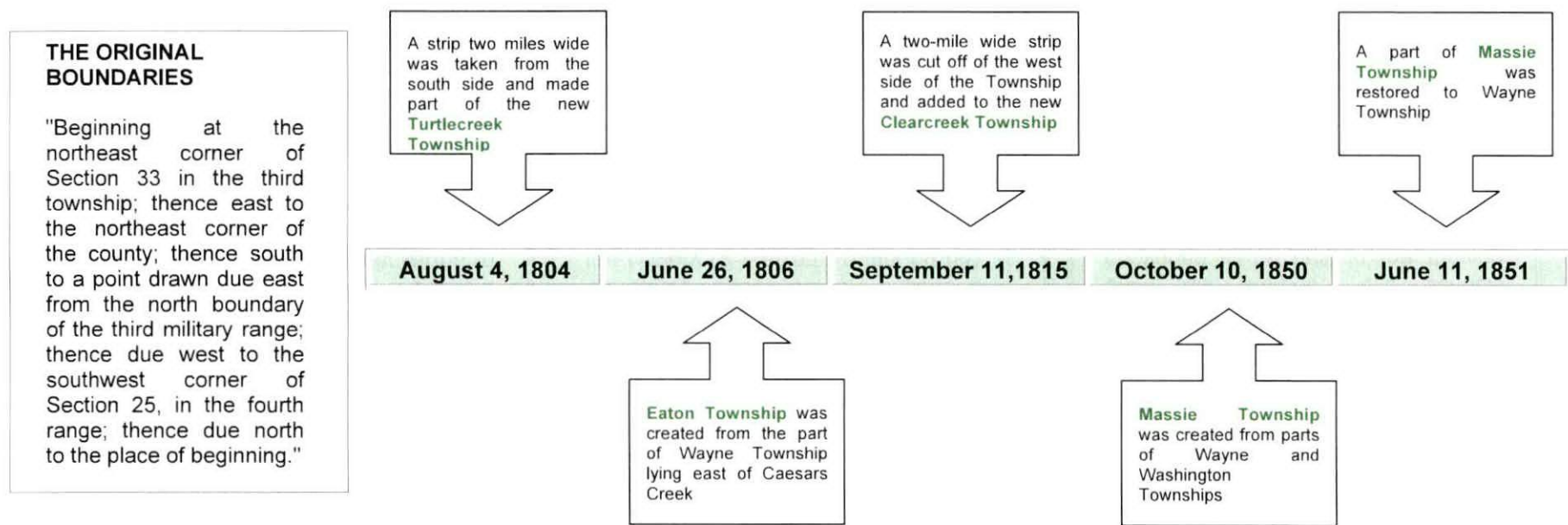
The Little Miami Railroad is historically significant as Ohio's first railroad. This railroad was 84 miles long, connecting Cincinnati and Springfield, where it was eventually connected with the Mad River and Lake Erie Railroad to provide access to Lake Erie at Sandusky.

The final leg was completed to Springfield in 1846 and was later extended to serve the part of the state that lay between Ohio's two canals: the Ohio & Erie in the eastern part of the state and the Miami & Erie in the western part. The railroad was an important contributor to the development of Wayne Township; the Village of Corwin developed as a direct result of the location of the rail line. The construction of the Little Miami Railroad in the mid-1840s greatly aided the prosperity of Corwin. Corwin, however, has suffered from its geographic location for several reasons. Proximity to Waynesville, which had a forty-plus year head start, precluded it from developing either minimal community services or a viable commercial mix. Even the traditional role of Corwin as a center for the shipment of grain and lumber was eventually hindered by the location of the Village core on the edge of the 100-year flood plain of the Little Miami River and the periodic flooding that can be expected as a result (the most recent serious event occurring in 1959), as well as the decline of the railroads since the late 1930's. Passenger service was discontinued in 1948. A good portion of Corwin's commercial and industrial activity has closed in recent decades.

The Accommodation Line Stagecoach operated between Springfield and Cincinnati during the 1820s and 1830s. Col. Billy Werden of Springfield and John Satterthwaite of Waynesville established the Accommodation Line to carry passengers and goods between the terminus of the National Road at Springfield and the Ohio River port of Cincinnati. This route passed through the towns of Clifton, Xenia, Transylvania, Mt. Holly, Waynesville, Lebanon, Mason (originally called Palmira), and Sharonville. Waynesville was an important stop on the Accommodation Line Stagecoach route. "Halfway House," the home of stagecoach owner John Satterthwaite, is listed on the National Register.

Wayne Township Comprehensive Plan

Figure 2.1: Chronology of Changes to Original Wayne Township Boundary



WAYNE TOWNSHIP COMMUNITIES

Corwin

The town of Corwin was established as a result of the Little Miami Railroad on the east side of the Little Miami River that was constructed in 1844. Quakers, who had come to the Waynesville Area as early as 1799, were among the first to settle in the immediate area around Corwin. Corwin's founder, John Johnson, purchased one of the early farms in 1834. In 1844, he was hired by the Little Miami Railroad to build three miles of railroad bed through the area. He also built a freight depot in Corwin, a town which he laid out in 13 lots along the tracks. Corwin became a pork packing and shipping center. During the late 19th century, the town had a school, blacksmith shop, lumber company, hotel, livery stable, general store, and maple candy factory. Originally named Farmersville because of the large farms that surrounded it, the town was not renamed Corwin until 1898.

Mount Holly

The first mill dam and saw mill were built in the vicinity of Mt. Holly in about 1814. When John Satterthwaite built a grist mill in the area in 1819, the masons and millwrights for the mill came from Mt. Holly, N.J., bringing a name for the settlement with them. The town was officially laid out in 1833 with 25 lots by Jacob Pearson, according to the History of Warren County (1888). A large distillery was added to the mill in about 1845, and the enterprise became a primary market for grain farmers in the surrounding region for many years. Other businesses included a pottery, blacksmith shops, wagon makers, stores, and taverns. Mt. Holly was situated on the Accommodation Line Stagecoach route of the 1820s and 1830s, and was also located on the route of the Cincinnati & Xenia Pike that was completed in 1839. The Mt. Holly cemetery is a historic cemetery located south of the town.

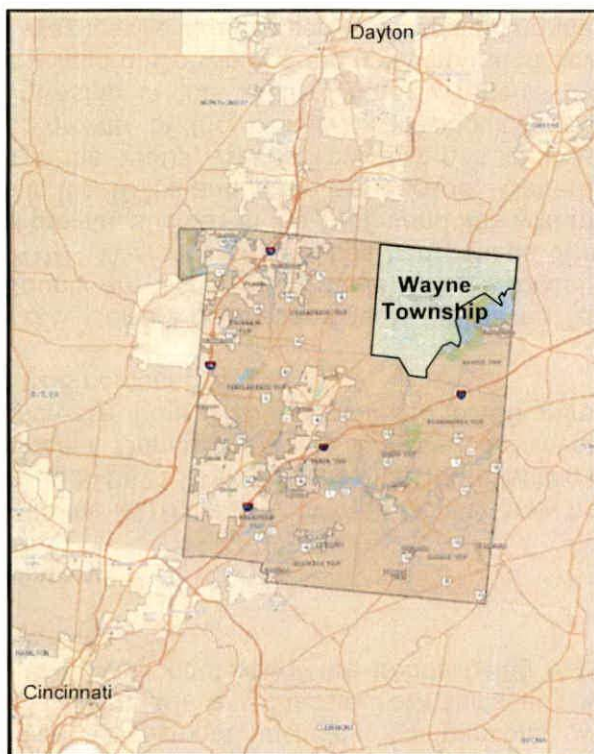
Waynesville

During the mid to late 19th century, Waynesville continued to grow as an important commercial and residential center within rural Wayne Township. Main Street developed with rows of commercial and residential buildings, with examples of both stylized and vernacular architecture. Institutions such as churches and schools continued to be built in the thriving village. Today, the village retains its rural, 19th century character, and has become known as a center for antiques. The architecturally significant character of Main, Third and Fourth Streets is protected by a local ordinance that is managed by the Waynesville Historic Preservation Board.

LOCATION

Wayne Township is located in Warren County and is approximately 35 miles northeast of Cincinnati; 15 miles southeast of Dayton; 7 miles west of Interstate 71 and 9 miles east of Interstate 75. The Township is the sixth largest Township in Warren County with 8,180 people. Wayne Township is anchored by the historic villages of Waynesville and Corwin.

Figure 2.2: Location of Wayne Township



DEMOGRAPHIC AND SOCIOECONOMIC CHARACTERISTICS

Wayne Township is proud of its history, natural resources, and rural character. The Township is confronted with the challenge of sustaining, yet enhancing its highly valued rural character as new development occurs. New development is attractive for its benefits of an increased tax base, new housing, employment opportunities, and added convenience. However, if development is not well managed and directed to occur in a fashion that is compatible with the values and vision of the Township, the outcomes may be inconsistent with what the community desires. Before looking too far into the future, it is important to consider the past and current conditions that are realized through this snapshot of the Township's demographic and socioeconomic characteristics.

This profile offers an in-depth introduction to the Township and its existing socioeconomic conditions and demographic characteristics pertaining to historical, current, and projected future population, household composition, age, income, and educational attainment. The purpose of this chapter is to examine how the Township has grown, identify its current characteristics and resources that will contribute to the envisioned future, and analyze the trends that will affect the future course of the Township and its economic development.

An important component of this section is the Year 2030 projected population, which will be used throughout the Plan to estimate future demands, requirements for parks and open space, infrastructure capacity needs, and future growth strategies. An understanding of existing population characteristics and future population demands is essential in determining the anticipated development and the resulting demands on the Township including its facilities and services.

Wayne Township Comprehensive Plan

Finally, this assessment includes comparisons with nearby townships - Clearcreek and Massie Townships and with Warren County - to provide context for the trends being experienced in Wayne Township.

Growth History

According to the 2010 Census, Warren County grew from 158,383 persons in 2000 to 213,192 persons in 2010, reflecting an increase of 34.6 percent. During this same time period, Wayne Township had an increase from 7,250 persons to 8,180 persons, which reflects a 12.8 percent change.

Historical U.S. Census population figures for Wayne Township and Warren County are displayed in *Table 2.1 - Historical Population, 1960 to 2010*. Wayne Township has had periods of moderate to significant growth, such as in the 1960s and 90s with more modest increases in the 1970s and in the last decade. Generally, with the exception of the 1980s, Wayne Township has kept pace with the population growth of the County. The population decrease in Wayne Township in the 1980's primarily reflects the decrease within the Village of Corwin and the unincorporated Township. The Village of Waynesville experienced increases during the 1980s.

The 1990s were a time of significant growth when the population increased by over 26 percent. Throughout the last five decades, the Township has grown by 3,837 persons, which reflects an increase of 88 percent. The unincorporated Township added population in every decade, except the 1980s. During the 60s and 70s the unincorporated area of the Township grew faster than the incorporated areas. However, this trend was reversed in the 1980s; the villages are currently growing at a slightly faster rate.

Table 2.1: Historical Population, 1960 to 2010 - County and Township

Year	Warren County		Wayne Township	
	Population	% Change	Population	% Change
1960	65,711		4,343	
1970	85,505	30.1	5,119	17.8
1980	99,276	16.1	5,844	14.1
1990	113,927	14.7	5,744	-1.71
2000	158,383	39.0	7,250	26.2
2010	213,192	34.6	8,180	12.8

Table 2.2: Historical Population, 1960 to 2010 - Incorporated & Unincorporated Wayne Township

Year	Unincorporated Township		Incorporated	
	Population	% Change	Population	% Change
1960	2,598		1,745	
1970	3,135	20.6	1,984	13.6
1980	3,772	20.3	2,072	4.4
1990	3,570	-5.3	2,174	4.9
2000	4,436	24.2	2,814	29.4
2010	4,925	11.0	3,255	15.6

Source (Tables 2.1 and 2.2): U.S. Census Bureau

Wayne Township Comprehensive Plan

Figure 2.3: Wayne Township Population Distribution - 2010

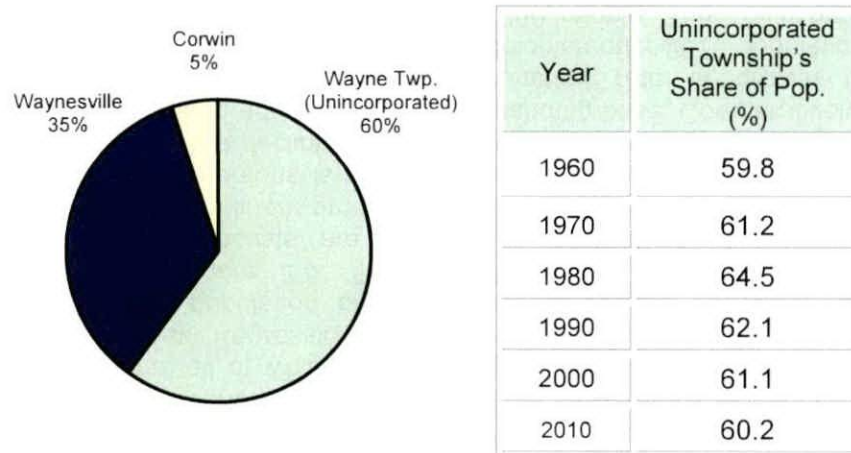
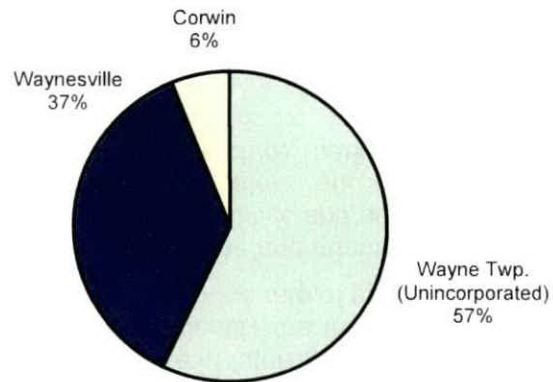
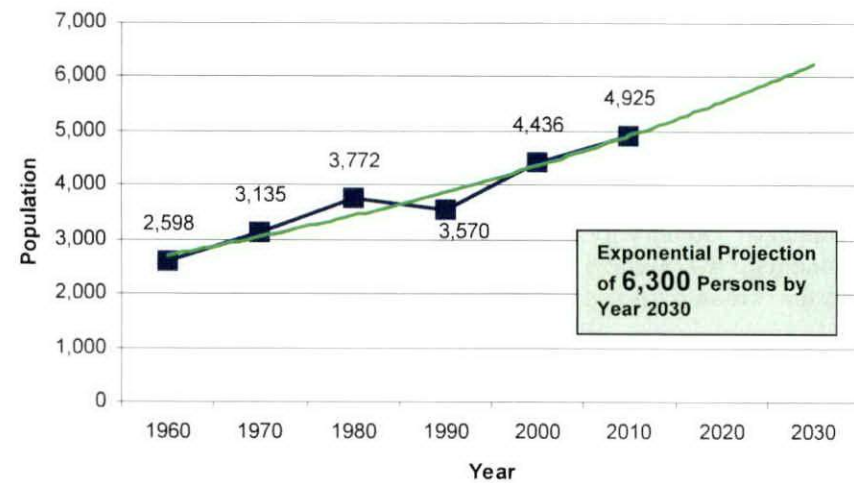
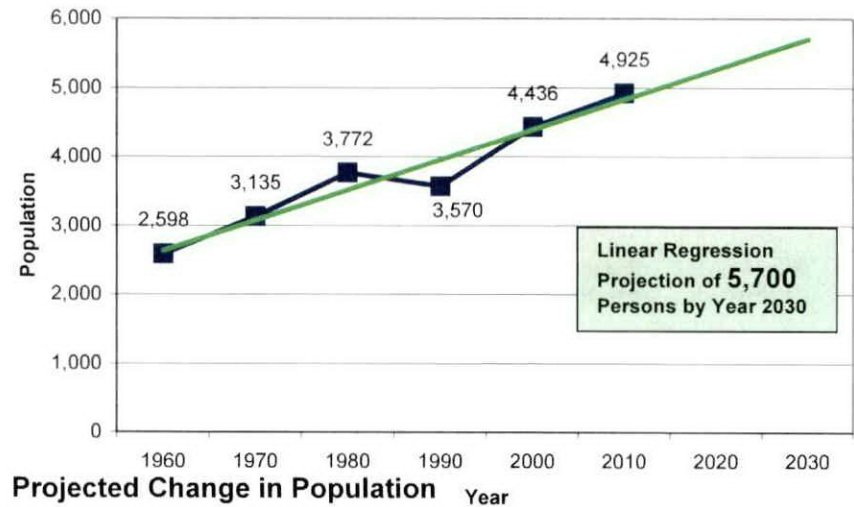


Figure 2.4: Wayne Township Housing Unit Distribution - 2010



Source (Fig 2.3, 2.4, and 2.5): U.S. Census Bureau

Figure 2.5: Projected Populations of Unincorporated Wayne Township



Population projections are an important component of the long-range planning process for the following reasons:

1. To evaluate a range of future population scenarios enabling the community to identify the internal and external factors that may contribute to the rate of population increase;
2. To adequately determine and quantify the demands that will be placed on public facilities and services, such as fire and police protection, water and wastewater facilities, transportation infrastructure, parks and open space, and municipal buildings;
3. To allow advanced planning to effectively guide new development, coordinate timely provision of adequate infrastructure, and appropriately direct available resources; and,
4. To create a strategy to seize opportunities and overcome foreseen challenges.

There are a variety of methods available for generating population projections, all of which rely, to varying degrees, upon historical trends. Linear Regression was the first technique that was used to project the population of unincorporated Wayne Township, as shown in *Figure 2.5: Projected Population Scenario*. Linear regression forecasts are straight-line projections of historical population. In a linear growth scenario, the same absolute number of additional persons is added to the population in each period. This results in a declining rate of growth over time since the same amount is being added to an ever-expanding base. Comparatively, exponential growth assumes a constant rate of growth in establishing a forecast. Both methodologies offer 2030 population projections ranging from 5,700 to 6,300 people. The Township's building permit history was also used as another method for projecting population. This method projected 6,503 persons by the year 2030.

POPULATION CHARACTERISTICS

Age

The median age of Wayne Township residents is 42.8 years, which is higher than that of both Ohio and Warren County. As displayed in *Figure 2.3: Median Age*, the median age of Wayne Township residents is also higher than the neighboring township of Clearcreek, but is similar to that of Massie Township. As Wayne Township continues to develop, it is likely and expected that the median age will be lower than its current 42.8 years as more young families and their school-age children move into the Township.

Table 2.3: Median Age

	Warren County	Wayne Township	Clearcreek Township	Massie Township
Median Age	37.8	42.8	38.7	42.8

Table 2.4: Population Distribution by Age

Age Group	Warren County	Wayne Township	Clearcreek Township	Massie Township
Under 18 Years	27.5%	23.6 %	30.6%	23.8 %
Over 65 Years	10.8%	14.7%	9.8%	12.4%
18-64 Years	61.7%	61.7%	59.7%	63.9%

Source (Tables 2.3 and 2.4): U.S. Census Bureau *Twp data includes incorporated areas

Wayne Township has a lower percentage than that of Warren County as well as Clearcreek and Massie Townships. Conversely,

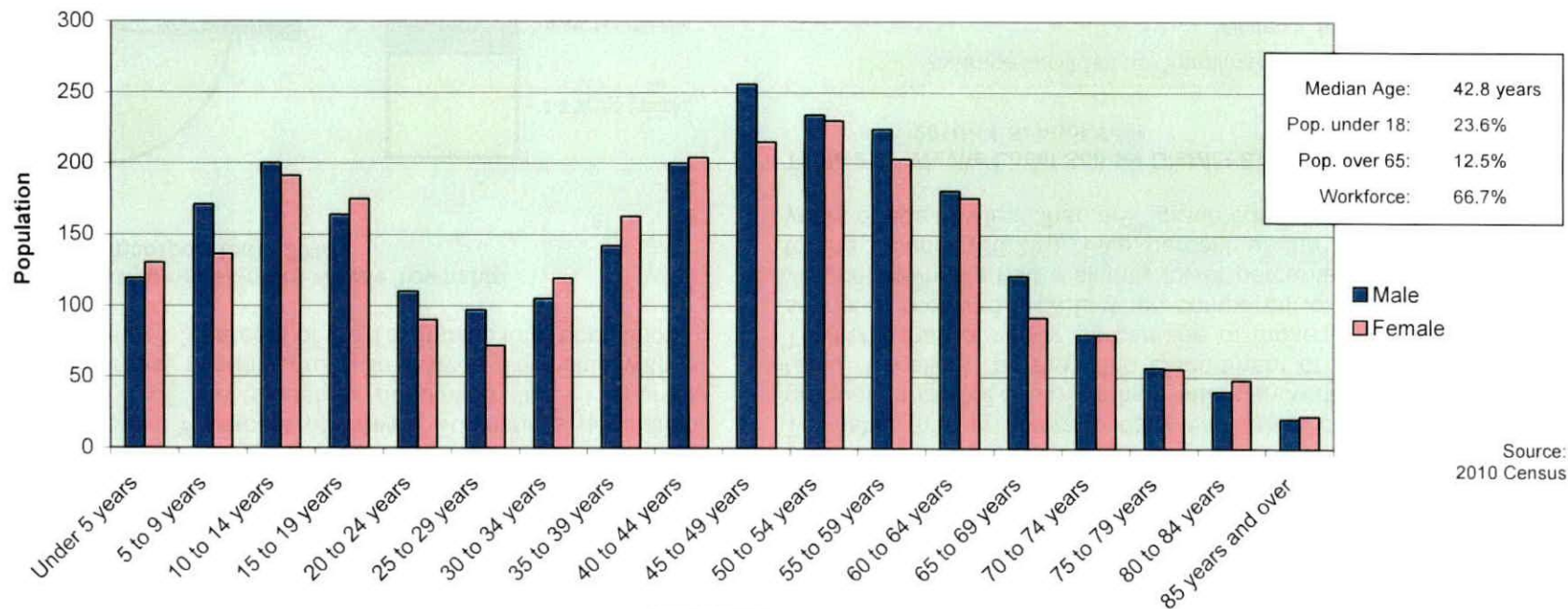
Wayne Township Comprehensive Plan

the percent of persons over 64 in Wayne Township is higher than the County and adjacent townships. However, although Wayne Township has more residents over 65 years and a higher median age, its workforce population (ages 18-64) is similar to that of Warren County. The workforce population percentage remains constant and reflects only a slight increase from the 2000 census. The percentage of the Township's population between 18 and 64 years of age has increased from 61.22% in 2000 to its current level of 61.7%. Wayne Township has experienced a decrease in the

based upon the low percentage of youths if all other factors remain constant. This trend reflects the number of mature families moving into Wayne Township, which generally have less than the median persons per household than do other age groups.

In summary, Wayne Township has a lower percentage of residents below the age of 25 and a higher percentage of residents over the age of 64 when compared with Warren County and adjacent townships.

Figure 2.6: Age Profile of Wayne Township (Unincorporated)- 2010

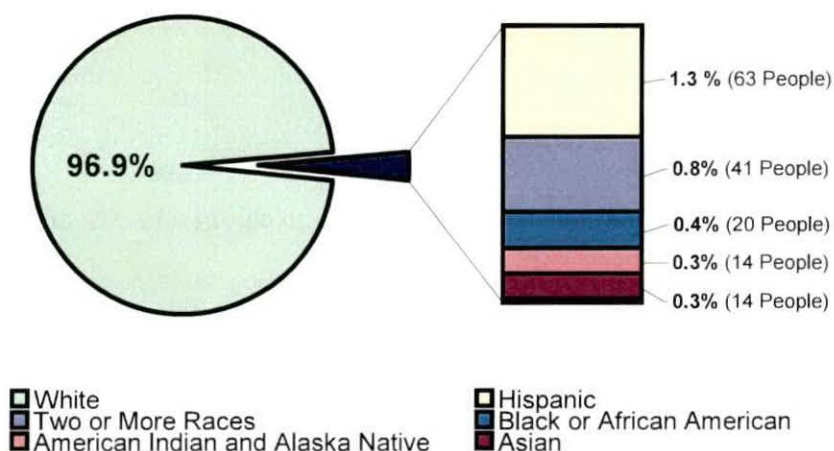


percent of its population under 25 years of age, but an increase in its workforce population and its population over 64 years of age. A decrease in the workforce population is projected for the Township

Race and Ethnicity

The characteristics of ethnicity in Wayne Township are displayed in *Figure 2.7, Ethnic Composition*. This illustration indicates that, as of 2010, 97 percent of the Township's population is "White" compared to 91.9 percent in the County. The other significant difference between the Township and County is the population categorized by the Census Bureau as "Black or African American" and "Asian" where 0.7 percent of Wayne Township's population and 8.3 percent of the County's population lies. Hispanics represent the largest minority group in Wayne Township with a total of 63 people or 1.3 percent of the Townships total population.

Figure 2.7: Racial Composition of Wayne Township (Unincorporated) - 2010



Source: 2010 Census

Education

The educational achievement of a township influences the types of employers that might locate in a particular area. *Table 2.6* lists the educational attainment for residents of Wayne Township. Approximately 82.8 % of the Township's population, over the age of 25, has a high school degree. This is an indication of a skilled workforce. The Wayne Local School District, which serves the Township, has an average daily enrollment of 1,471 students; a graduation rate of 98.4%; a high attendance rate of 96.1%; and is rated "Excellent" by the Ohio Department of Education. Wayne Township had a higher percentage of those who continued high school or received a GED when compared to the state. However, Wayne Township had a slightly lower percentage when compared to the County (86.2%). Five percent of the population over 25 years of age has less than a 9th grade education.

Table 2.5: Wayne Local School District Enrollment Characteristics – 2010-11 School Year

Average Daily School Enrollment:	1471
White:	95.9 %
Black or African American:	--
Hispanic:	1.0%
Asian or Pacific Islander:	0.7 %
American Indian or Alaskan Native:	--
Multi Racial:	1.8 %
Economically Disadvantaged:	19.6 %
Limited English Ability:	1.2 %
Students with Disabilities:	10.9 %
Migrant:	--

Source: Ohio Department of Education

Wayne Township Comprehensive Plan

The percentage of economically disadvantaged students is 19.6%, which is lower than the state. Data on educational attainment in the state, Warren County, and adjacent townships is provided in Table 2.6.

Table 2.6: Educational Attainment Comparison

Education Level	Warren County	Clear Creek Township	Massie Township	Wayne Township
High School Graduate or Higher	86.2%	91.9%	79.8%	82.8%
Bachelor's Degree or Higher	28.4%	37.7%	14.9%	21.2%

Source: U.S. Census Bureau

The percentage of persons in Wayne Township with a high school education is 21 percent, those with some college education or an associate degree account for 11.2 percent and 6.7 percent of the 25 year and over population, respectively. The educational attainment levels, high school and college, improve with the younger population categories.

Income

As shown in Table 2.7: *the Median Household Income*, Wayne Township had a 50 percent increase in its median household income between 1990 and 2000, which is generally on par with County. This increase is slightly higher than that experienced statewide. Warren County's median household income increase of 57 percent was primarily supported by increases in the City of Mason and Deerfield Township.

Figure 2.8: Household Income Distribution of Wayne Township (Unincorporated)

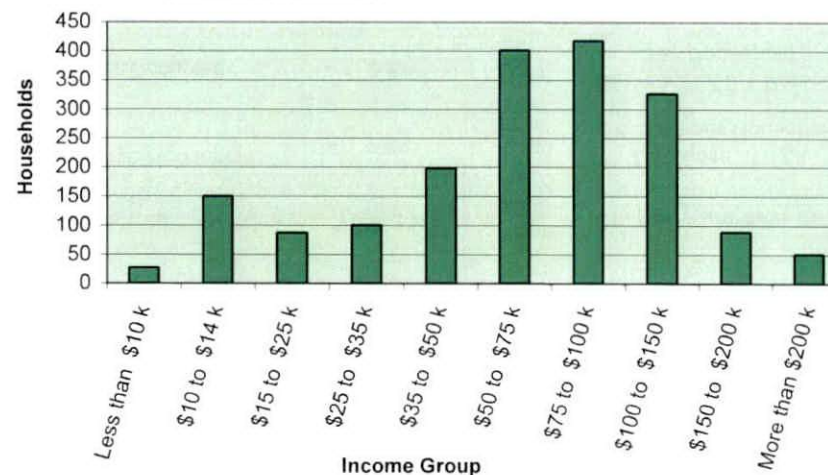


Table 2.7: Median Household Income Comparison

Warren County		Wayne Township		Clearcreek	
Year 1990	Year 2000	Year 1990	Year 2000	Year 1990	Year 2000
36,728	57,952 (57 % Increase)	35,127	52,898 (50 % Increase)	48,682	72,013 (48 % Increase)

Source Fig 2.8 and Table 2.7: U.S. Census Bureau

HOUSEHOLD AND HOUSING CHARACTERISTICS

Household Composition

According to the U.S. Census Bureau, households are classified as either “family” or “non-family” units. Family units are generally defined as those with a married couple or a single head of household with or without children. Non-family households include those with one person living alone. The household composition of unincorporated Wayne Township is 79 percent family households and 21 percent non-family households. Non-family households have increased from 292 households in 2000 to 381 in 2010. This indicates a need for a range of housing types including duplex and apartment houses.

The average persons per household declined from 2.67 to 2.59 persons. Dependent upon the amount of new development that occurs, the size of homes, and median home values, the number of persons per household could increase if younger families with school-age children are attracted to the Township. Growth policies and land development controls would also impact the density of development and, hence, household size.

Figure 2.9: Wayne Township Household Size

Source: 2010 Census

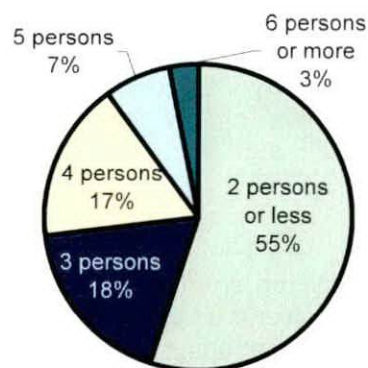


Table 2.8A: Occupancy, Composition, and Size of Housing in Wayne Township (Unincorporated)

Household Type/Size	Year 2010 (% of total households)	Year 2000 (% of total households)	Change from Year 2000
Total Households	1,818	1,565	16% Increase
Owner Occupied	1,605 (88%)	1,374 (88%)	17% Increase
Renter Occupied	213 (12%)	191 (12%)	11% Increase
White Alone Householder	1,577 (87%)	1,547 (98.8%)	2% Increase
Family Households	1,437 (79%)	1,273 (81%)	12% Increase
Non-Family Households	381 (21%)	292 (19%)	30% Increase

Table 2.8B: Occupancy, Composition, and Size of Housing in Wayne Township (Unincorporated)

Household Type/Size	Year 2010	Year 2000	Change from Year 2000
Average Household Size	2.59	2.67	Decrease of 0.08 Persons per Household
Owner Occupied	2.67	2.77	Decrease of 0.1 Persons per Household
Renter Occupied	2.27	2.28	Decrease of 0.01 Persons per Household

Source Table 2.8A & B: U.S. Census Bureau

Household Occupancy

The occupancy percentage decreased in Wayne Township between 2000 and 2010 from 96.4 percent to 95.3 percent, as shown in *Table 2.9*. The occupancy percentage is higher in Wayne Township than in Ohio, Warren County, and Massie Township. From a market perspective, it is good to have a percentage of homes unoccupied, meaning that there are homes available for persons moving within or into the Township. Communities that approach market saturation offer limited housing choices, which makes it difficult for homebuyers to find a home that meets their budgetary objectives and expectations. In general, it is preferable to have five to seven percent of the housing stock as unoccupied. Any figure below five percent means that the market is saturated thereby requiring new home construction and anything over 10 percent unoccupied is highly undesirable.

Table 2.9: Housing Occupancy Rates of Wayne Township & Warren County

Housing Units	2010		2000	
	Warren County	Wayne Township	Warren County	Wayne Township
Total Housing Units	80,750	3,276	58,692	2,769
Occupied Housing Units	76,424 (94.6%)	3,123 (95.3%)	55,966 (95.3%)	2,670 (96.4%)
Vacant Housing Units	4,326 (5.4%)	153 (4.7%)	2,726 (4.6%)	99 (3.6%)

Source: U.S. Census Bureau

Housing Type

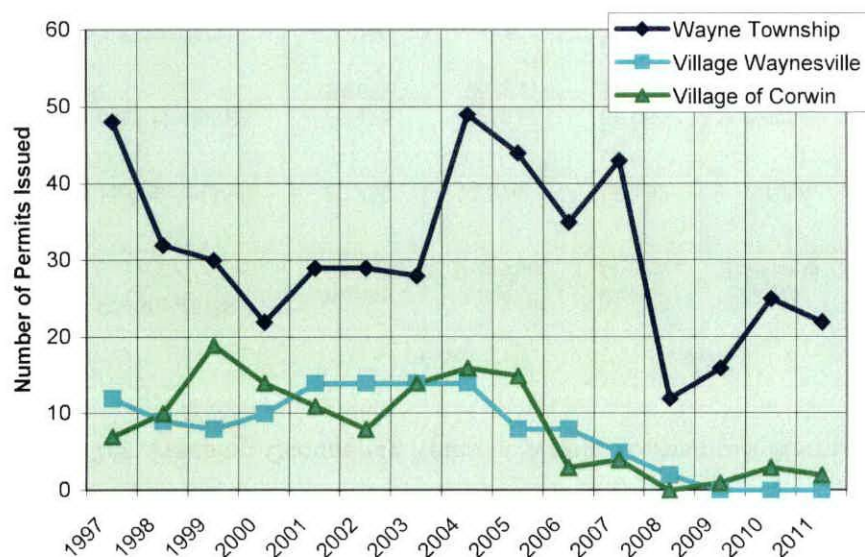
According to the 2000 Census, the most prevalent type of housing within Wayne Township is single-family detached housing, which accounts for 84 percent of the total housing stock. Twenty-two percent of the Township's housing stock was built prior to 1950 and 51 percent of the pre -1950s housing are located with the Villages. A key part of the overall image of the Township is defined by the neighborhoods where the pre-1950s era housing is located. The viability of this older housing stock is important to maintaining the Township and village's character. As shown in *Figure 2.10*, 354 housing units have been added since 2000. *Figure 2.10* also shows that the number of building permits issued in the Township declined greatly from 2007 and 2008 when the housing bubble burst, but building permits seem to be increasing since then.

Table 2.10: Median Year in which Housing Structures were Built

	Warren County	Wayne Township	Waynesville	Corwin
Median Year Structure Built	1980	1974	1975	1950

Source: 2000 Census

Figure 2.10: Wayne Township Building Permit History



Source: Warren County Regional Planning Commission

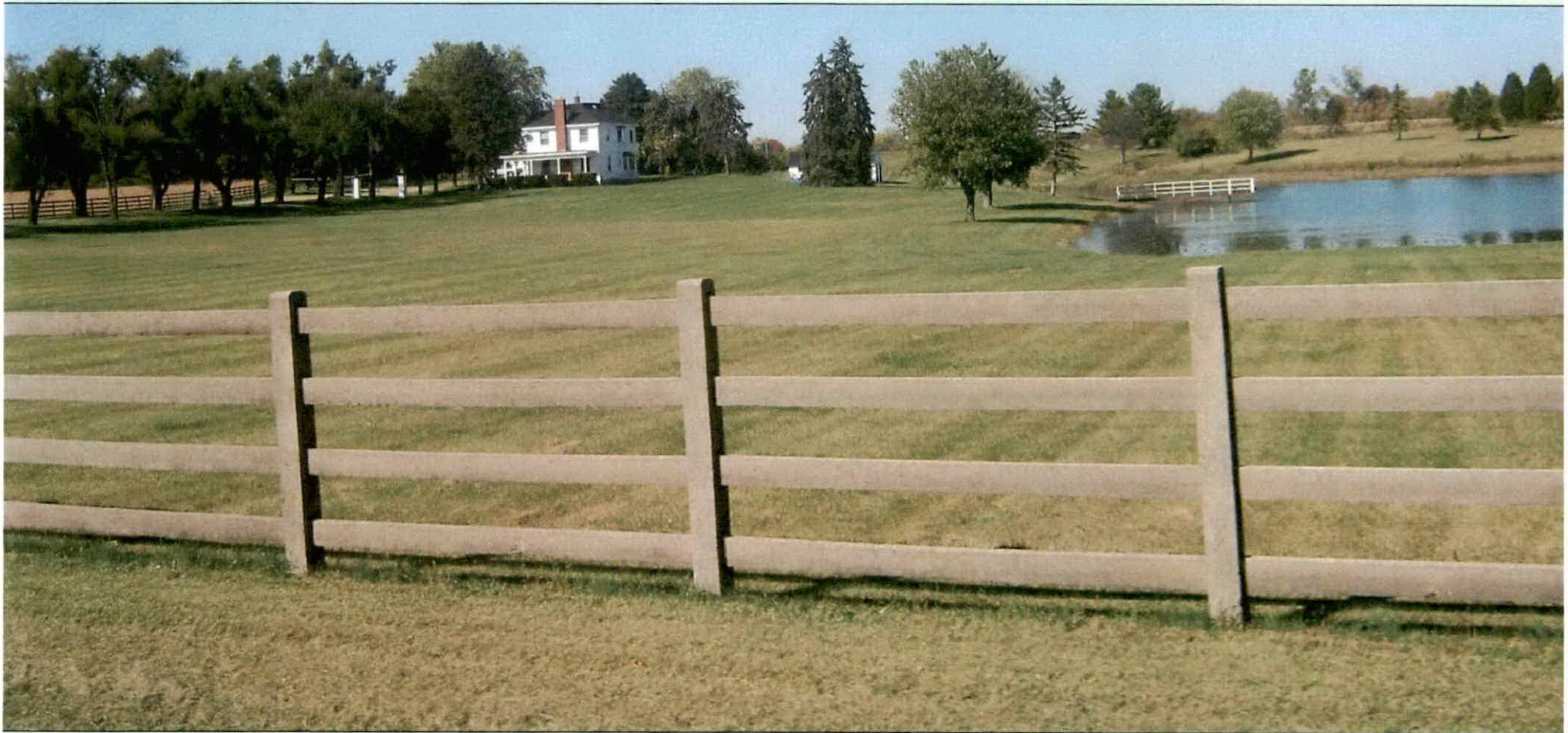
Housing Affordability

In Wayne Township, the median household income in 2000 was \$52,898, as shown back in *Figure 2.8*. For housing to be considered affordable to a family earning the median household income, housing costs cannot exceed \$1,322 per month. A family earning 180 percent of the median income could afford to pay \$2,380 per month and still consider housing costs affordable. Conversely, households earning only 30 percent of the median income can afford \$397 in monthly housing related expenses.

According to the 2000 Census, of the housing units with a mortgage, 76 percent spend below 30 percent of the household income on monthly owner costs. Comparatively, the median contract rent in Wayne Township is \$465, which is 0.8 percent of the median household income. Generally, residents of Wayne Township are spending less of their household income on housing than is typical and generally allowed by lenders, which is up to 30 percent.

Imagine for a moment what Wayne Township could be at its very best.

Chapter 3: Vision and Strategies



CHAPTER 3

The vision statement addresses new and emerging issues such as a growing population base; growing demands on natural resources; a changing agricultural economy; and a variety of other forces that affect the “rural character” that the Township enjoys. The vision statement strives to capture the values and concerns of Wayne Township as the community looks to the future.

How the Vision Relates to the Comprehensive Plan

A vision is an important part of any comprehensive plan. Essentially, the vision is an introduction and description that gives the rest of the Plan a direction. The vision says, “This is where we want to go.” The remainder of the Plan provides the concrete data necessary to move the Township towards its vision. The vision provides:

- A test for determining appropriate strategies;
- An explanation to the public of how the Plan came to be; and
- A yardstick for determining the effectiveness of the Plan, including its strategies over time.

The vision should represent a stretch for the Township, but not be impossible to achieve. In summation, the vision and the rest of the comprehensive planning process should feed off of and support one another. Further, a vision is irrelevant without a Plan and a Plan may be uninspired without a vision.

Developing the Vision

The “Vision and Goals” statements presented here were derived from public participation and were refined from subsequent meetings with the Comprehensive Plan Planning Advisory Committee (PAC), as well as general public. The planning process was open to the public and those that did participate represented a broad cross-section of the Township. The public provided invaluable insights into any issues involved with the Township and proposed possible solutions to improve the community’s quality of life.

Visioning Workshop

Nearly sixty people including PAC members, Chamber of Commerce members, elected officials, Township residents and RPC staff participated in a Community Workshop on June 28, 2011. Participants were lead through a series of exercises, which helped articulate a vision for Wayne Township. First, participants were asked to describe the strengths and weakness of the Township. Then, participants were asked to describe how the Township might look in 20 years without any preventative growth management controls put in place. Finally, respondents were asked to describe what they would like to see happen in the Township in the next 20 years. Participants then worked in small groups identifying key issues related to all aspects of life in the Township. The results of the workshop are included in *Appendix A*.

The Vision

Wayne Township’s vision for the future is tempered by its scenic beauty, natural resources, active farms, history, and vibrant business climate. However, the Township’s greatest asset is the residents that live there. All of these attributes contribute to its accelerating growth and development. As this growth continues, it is essential that residents embrace a true vision for the Township, which respects the natural environment and traditional lifestyles,

while also allowing for responsible growth and quality development. As the community strives to enhance the quality of life in the area, a balance between fostering new growth and preservation must be maintained in a manner that protects the rights of the individual, including private property rights.

Historically an agrarian community, vast expanses of land remain as some form of agricultural use. The Township should make every effort to support these activities for cultural, economic, and scenic reasons.

Today, many of the Township's recreational activities, quality of life, and tourist attractions are derived from the area's scenic beauty, historic preservation, and abundant natural resources. These should be preserved and protected for future generations. Education is another top priority that should be added to this list, especially as the Township transitions into the 21st Century.

The economic base of the Township has moved away from its original agricultural base, but the Township's identity is still

intrinsically linked to agriculture. Thus, the Township should continue to encourage agriculture while also providing for a variety of opportunities within other industries. This should be done without compromising traditional values and desired development patterns. As the Township supports new economic activities and quality growth in the upcoming future, coordination and cooperation among various governmental entities must occur, which would result in improved service delivery, quality development, and unity.

This Plan portrays a vision of how the Township can grow, prosper, and enhance the quality of life of all residents in the next 20 years. The Plan proactively develops goals, objectives, strategies, and action items that will deliberately shape the future of Wayne Township. The Plan also provides tools that the Township can use to address future growth in a more rational, cost-effective, and equitable way that is done so in the spirit of regional cooperation.

THE VISION

The goal of Wayne Township's Comprehensive Plan is to continue to preserve the Township's quality of life and rural character, recognizing that economic opportunities will be enhanced, transportation and recreational provisions will be created, and environmental quality and cultural heritage will be maintained, all while protecting the property rights of landowners.

GUIDING PRINCIPALS

The following Guiding Principles have been carefully crafted to reflect the Vision and to help frame specific goals for the various elements of the Plan.

Land Use

The Township will accommodate quality growth that respects the unique character of different areas within the Township, promotes economic opportunities where appropriate, respects private property rights, coordinates community facilities, and protects natural resources.

The Township's natural resources, such as rivers, creeks, wildlife habitat, groundwater recharge areas, and farmland soils will be preserved. Furthermore, these specific areas will be mitigated from any potential negative impacts of growth and development, and/or they will be enhanced.

Cultural, historic, and archaeological resources and traditional activities should be preserved and protected from potential negative impacts of growth and development, as well.

Quality and affordable housing is encouraged for people of all ages, incomes, and physical abilities.

New businesses and multi-family development should be focused towards the villages and planned growth areas. The re-use of vacant lots and buildings is encouraged, as well.

Residential growth in rural areas should be limited to low-density, large lot single-family developments, where land is not suitable for agriculture, to ensure that rural landscapes and character are maintained.

Transportation

The Township desires a transportation system that is coordinated with land use patterns, community character, and that promotes alternative ways to move residents and goods while supporting economic development and maintaining a high quality of life.

Utilities & Community Facilities

Community facilities and services should be linked to land use planning and development decisions so that they have the capacity for expected growth and are in place when needed.

Public infrastructure projects should be expanded to meet evolving needs and should be prioritized through coordination with adjacent and/or relevant jurisdictions and agencies to achieve economic service delivery efficiencies. Community facilities should be ideally sited near the Villages of Corwin and Waynesville.

The Township and surrounding units of local government should cooperate routinely on decisions related to the provision of services. This cooperation and collaboration will result in a truly integrated community, where service delivery is based on maximizing efficiency.

Sewer and water services are provided within established and planned growth areas. Creative alternatives for sewer and water provision in rural areas should address septic system and drinking water quality issues.

Parks & Recreation

The development of new trails and linkages to The Little Miami network of trails will in turn safeguard the visual and rural qualities, provide both passive and active recreational opportunities, and provide opportunities for alternative modes of transportation. The Plan supports incentives that promote affordable housing opportunities for many first time buyers, young families and senior citizens.

An excellent educational system will continue to provide comprehensive learning opportunities for residents of all ages and is critical to the Township's future development.

Economic Development

The Township supports the existing nature of the local economy, but also works to enhance the diversity of the economy for the future, particularly in the areas of tourism and the second home industry. The Township seeks to enhance the amenities and other qualities that give Wayne Township its unique advantage. These include the area's rural and historic scenery, Caesar Creek State Park, and specialty retail amenities.

The traditional resource-based economic sector of agriculture must be preserved and protected to ensure that the rural, historic, cultural and economic identities of the Township are protected.

Chapter 4: Land Use



CHAPTER 4

The future land uses proposed in this chapter is a culmination of the public participation process and technical evaluation of existing land uses, infrastructure, and natural resources in Wayne Township. The Future Land Use Map included at the end of this chapter provides a flexible guide to facilitate informed decision-making on land uses for current and future population needs.

The contents of this chapter have been derived from the public and PAC through the comprehensive planning process and are organized according to the following topics below:

- Existing Land Use
- Suitability Analysis
- Issues and Opportunities
- Goals and Objectives
- Future Land Use Map and Description

The PAC, public, and RPC staff considered the economic and social role these land uses play in Wayne Township and the region. The public expressed a strong preference towards preserving the Township's rural character in conjunction with a desire to accommodate a reasonable amount of growth. In light of these goals, the public and PAC selected a "Smart Growth" approach to future land uses (see *Appendix E* on page 143). In this approach, the Township supports a variety of relatively intense land uses at locations where water and sewer services are currently provided while agricultural and lower density areas in the Township would be preserved. While Smart Growth targets development in suitable areas, residents also embraced the Smart Growth approach in understanding that it would not endanger the rural character of the Township as a whole.

A "Suitability Analysis" also guided Future Land Use Decisions. The suitability analysis evaluated different areas within the Township according to a number of different criteria, determining their suitability for different kinds of land uses. This level of analysis is critical to the long-term health of the Township given that land uses are rarely changed once development occurs.

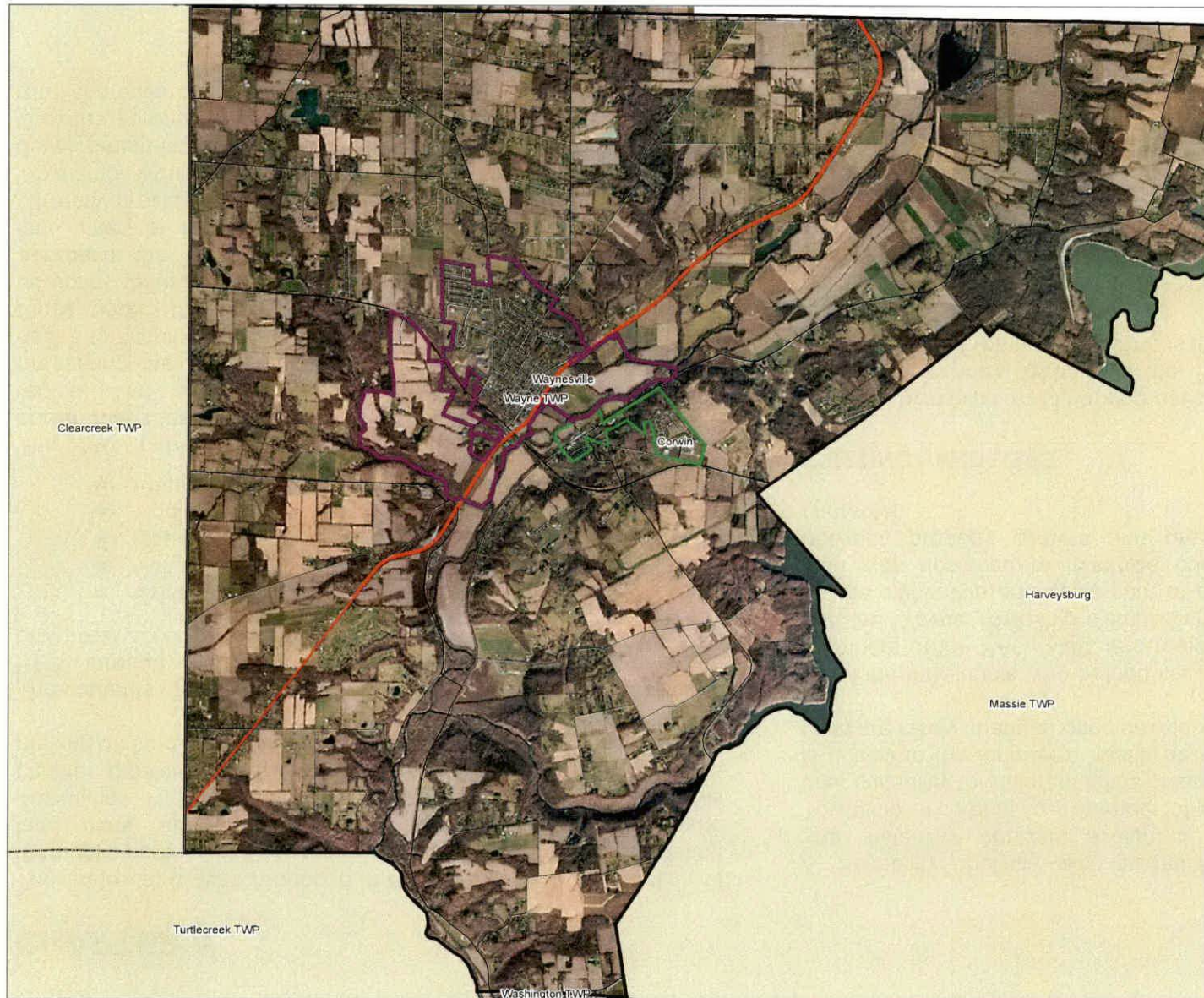
All of the individuals who helped create this chapter, including the members of the PAC, staff, and residents, were careful to ensure that the Wayne Township Comprehensive Plan would not infringe on the ownership and enjoyment of private property. Rather, the plan was designed to minimize conflicts and nuisance issues between property owners and preserve the Township's rural character.

EXISTING LAND USES

Wayne Township's existing land uses provided a starting point for the public as they deliberated the Township's Future Land Use Map. *Table 4.1* (page 40) describes the current mix of categories.

While the majority of the Township is used for agricultural purposes or remains undeveloped, substantial amounts of land are also used for residential purposes, parks, recreation, and open space. The remaining land uses constitute only a small proportion of the total area in Wayne Township. *Figures 4.1, 4.2*, and the following pages depict and discuss the existing land uses in greater detail.

Wayne Township Comprehensive Plan



**Figure 4.1:
Wayne
Township
Aerial Photo**



Wayne Township Comprehensive Plan

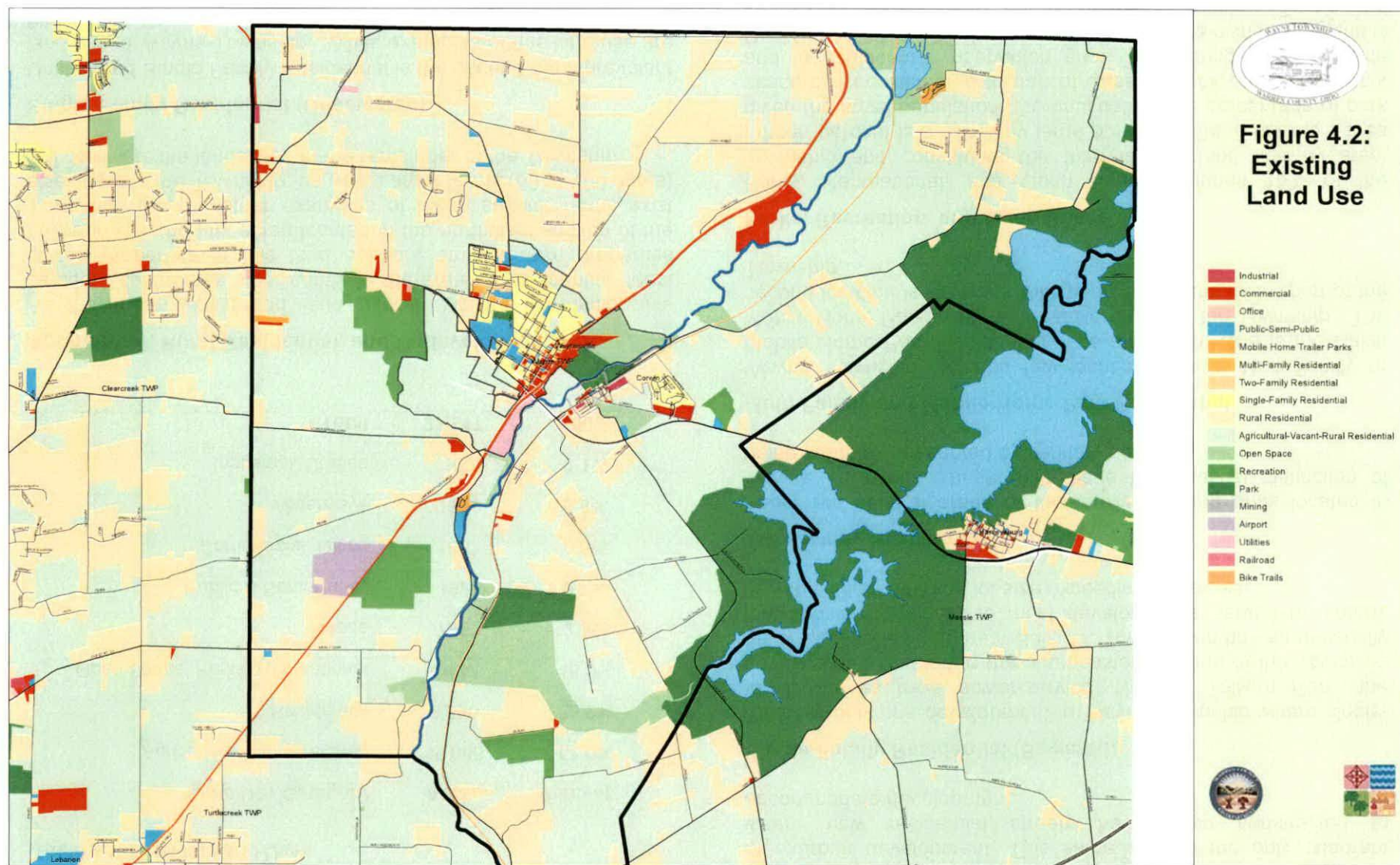


Table 4.1: Existing Land Uses

Land Use Category	Acres	Percent
Agricultural/ Undeveloped	15,686	57.0%
Residential	6,390	23.2%
Open Space, Parks, Recreational	4,137	15.0%
Roads	796	2.9%
Public & Semi-Public	192	0.7%
Commercial, Office	163	0.6%
Waterways	135	0.5%
Industrial, Utilities	18	0.1%
Total	27,517	100%

Agricultural, Rural Residential, and Undeveloped Land

As the most widespread land use in Wayne Township, this category contributes significantly to the area's rural identity. Most of the properties in this land use are smaller farm properties between ten and fifty acres located in the northwest section of the Township, though, other examples of these smaller farms exist elsewhere in the Township, as well. Larger farms (50 to 200 acres) still dominate the landscape in the remainder of the Township.

Single-Family Residential (Unsewered)

Unsewered Single Family Residential is the second most prevalent land use in Wayne Township. While examples of this land use are found throughout the Township, it is primarily concentrated in the northwest quadrant, which is becoming part of Dayton's outer ring

of exurban development. This same area is the only quadrant where new residential streets have been constructed to accommodate development.

Single-Family Residential (Sewered)

There is only one development in Wayne Township where single-family homes have sewer-service. Named "Trillium Run", the subdivision is located in the southeastern portion of the Township off of Clarksville Road near S.R. 73. Trillium Run has an unusually low density compared to most developments served by central sewer, with an average lot size exceeding two acres.

Two-Family Residential

There are several areas of two-family dwelling units located in Wayne Township. These units have the unusual distinction of being a duplex not served by sanitary sewer.

Multi-Family and Mobile Home Park Residential

Wayne Township includes few locations where Multi-Family or Mobile Home Park Residential uses are found. One is the Dakin Mobile Home Park in the southeastern part of the Township. The second location is Caesar's Village, in the northeastern part of the Township.

Parks, Recreation, and Open Space

Parks, Recreational, and Open Space includes 15% of the Township and constitutes the third largest land use by area. Fifteen percent is a relatively large portion of the Township's area given the small population; the unusually large percentage of park space can be attributed to part of Caesar Creek Lake State Park and the adjacent conservation area. The Spring Valley Wildlife Preserve and Lakes is the other significant state-owned park and is located in the northeast corner of the Township. These and

additional smaller recreational spaces are discussed in detail in Chapter 7, "Parks and Recreation."

Public and Semi-Public

Public and Semi-Public land uses include public service administrative buildings and other government buildings. Comprising less than 1% of Wayne Township's land, major examples include the Township Administrative Building as well as maintenance facilities along Waynesville Road. Additional information about this land use is presented in Chapter 6 "Utilities and Community Facilities."

Commercial

The majority of Commercial uses in Wayne Township have clustered near residential uses or other businesses inside the Village of Waynesville, as shown in *Figure 4.2*. There are, however, a smaller number of independent and homegrown businesses located in the unincorporated parts of the Township. Many of these small businesses are located in or near the unincorporated Village of Lytle; other locations include properties along U.S. 42 in the southwest part of the Township, and along S.R. 73 west of Waynesville.

Office

There are several office use buildings in the unincorporated portion of Wayne Township, most of which are located on S.R. 73 west of Waynesville.

Industrial

Given the rural character of community, it is not surprising that only a handful of industrial land uses exist within the Township's borders. A manufacturer of building trusses is located north of Lytle, though most of the operations are located in Clearcreek

Township. Another light industrial use zone is located near Mt. Holly on N Cincinnati-Columbus Road and at another location on U.S. 42.

Roads and Utilities

Wayne Township's road network comprises no more than about 3% of the Township's land. A much smaller amount of land is used for utilities totaling approximately 0.1%. The utilities include a telecommunications facility located north of Lytle and a single substation owned by Dayton Power and Light found outside Waynesville on Lytle Road. A sanitary wastewater treatment plant, well field, and pump station are located near one another in the Village of Waynesville near S.R. 73. There are also multiple cell towers, electrical transmission lines, and gas lines that are located throughout the Township. Additional information on roads and utilities is discussed in Chapters 5 and 6, respectively.

Major Waterways

Major waterways such as the Little Miami Scenic River and Caesar Creek play an important role in land use decisions due to several factors. Waterways are typically associated with floodplains and slopes, negatively affecting the area's suitability for development. However, these same land features can be opportunities for recreational uses such as Caesars Creek Park and the Little Miami Scenic State Park and Trail. While only consisting of a small percentage of the Township's land, both of these waterways have made connectivity between the eastern and western sides of the Township difficult. Most development has been confined to the western side of the Little Miami River as a result of this low connectivity. (Information about these and other water resources is provided in the Appendix of this document.)

LAND USE SUITABILITY ANALYSIS

During the planning process, residents, staff, and the PAC relied on information provided by a Land Use Suitability Analysis (see *Appendix B and C* on pages 139-141). This analysis tool evaluates the land's suitability for different land uses based on multiple aspects of the built and natural environment. The Suitability Analysis is beneficial because it simplifies a number of strengths, weaknesses, and issues associated with different land uses. This analysis serves as an aid when planning for future land uses by supporting the prevention of negative impacts to neighboring properties, aiding in the identification of potential growth areas, and helping protect natural and agricultural resources. Criteria included in the analysis are illustrated in *Figures 4.3, 4.4, and 4.5* (additional information on these maps can be found in the appendix of this document). Below is a discussion of the topics covered in the Land Use Suitability Analysis.

Proximity to Interstate Highways and Road Accessibility

The examination of road accessibility was a significant consideration during the planning process given that transportation accessibility and land use planning are integrally related. For example, commercial and industrial developments prefer locations that are short distances from an interstate interchange and near a primary arterial such as S.R. 73. Residential areas, by contrast, are not as adversely affected and may even be considered more desirable if they are greater distances from an interstate interchange.

Future land uses will vary considerably across the four quadrants of Wayne Township due to significant differences in transportation accessibility. For example, the northwest quadrant is the most distant part of the Township from an interstate but also has a large number of local roads that are otherwise absent in Wayne

Township. This makes the northwest quadrant best suited for suburban residential uses from a transportation perspective.

Much of the remainder of Wayne Township also lacks a high level of road accessibility, making these areas poorly suited for significant development from a transportation perspective. However, the network of Wayne Township's local collectors would still meet the transportation demands of agriculturally related businesses and the rural residential population.

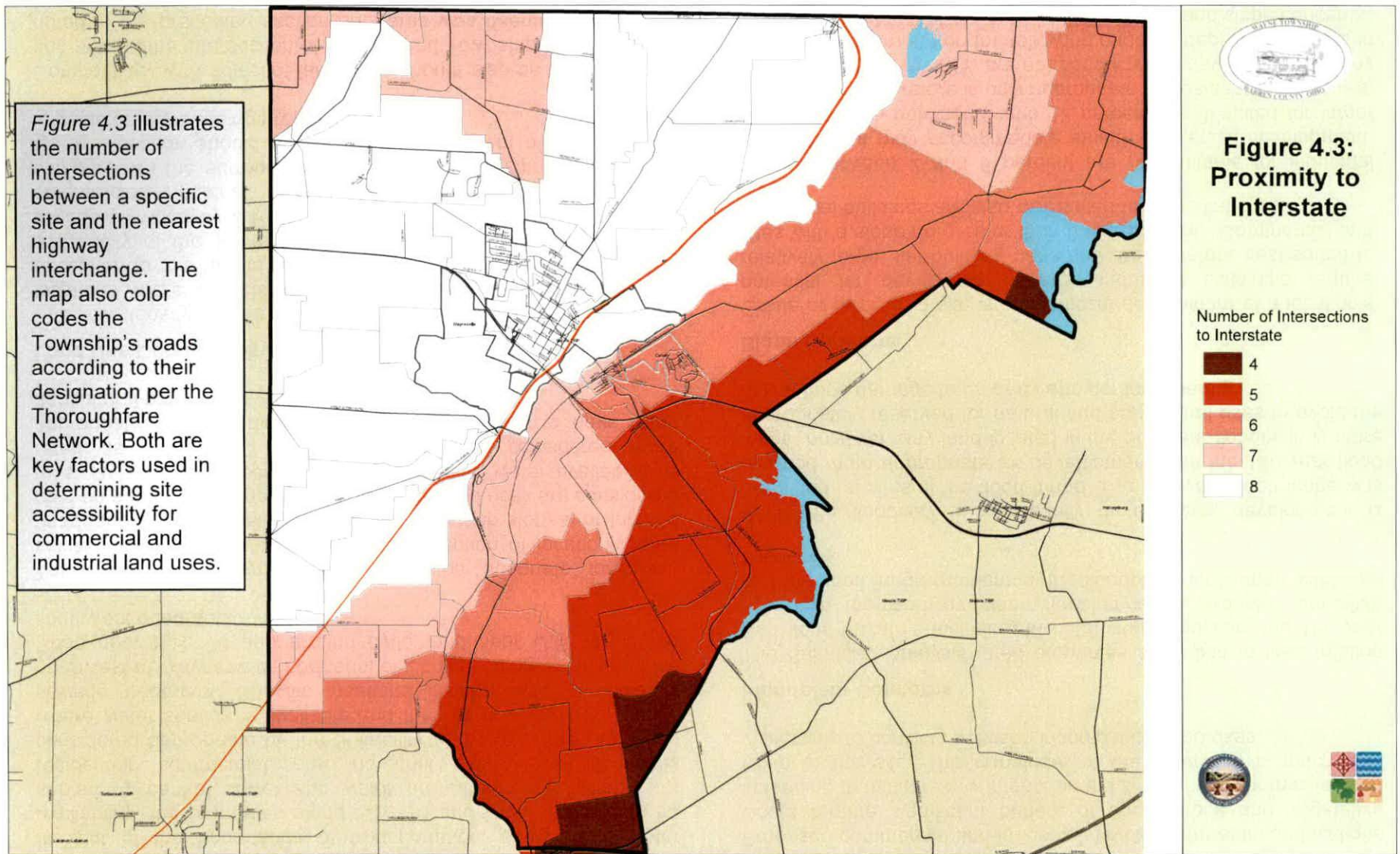
The significance of S.R. 73, in respect to road accessibility in Wayne Township, is both unique and important as this road is classified as a "primary arterial." Its ability to handle higher traffic loads makes this corridor better suited for commercial and industrial land uses. This roadway would also enable more intense residential uses where sewer and water services are available east of the Little Miami River.

While U.S. 42 is a secondary arterial with a relatively high traffic capacity, properties along its route are somewhat less desirable for commercial and industrial uses compared to the S.R. 73 corridor due the designation of the road as a scenic byway. However, U.S. 42 still provides some development opportunities due to its capability of supporting truck traffic.

Sewer and Water Availability

Availability of water and sewer services figured prominently in the Land Use Suitability Analysis. The ideal growth areas for Wayne Township include areas where public and private investment in utilities has already been made.

Currently, central sewer service in Wayne Township is concentrated in a relatively small area near the northwest corner of Waynesville along S.R. 73. This location is also well positioned to access future water lines from Warren County Water or an extension by the Village of Waynesville system.



In light of the importance of transportation, sewer, and water availability, the properties along S.R. 73 and U.S. 42 that can be served by central sewer and water are rated most suitable for residential, commercial, and industrial uses. Other locations considered appropriate by the Suitability Analysis include locations where water service is available and the soil is suitable for onsite sewage treatment. Specific locations include land immediately northwest of Waynesville; northeast of Corwin; along Township Line Road near S.R. 73 and around Lytle; and near U.S. 42 in the southwest quadrant.

The remainder of Wayne Township is rated "adequate" for onsite sewer and water availability with the exception of locations rated "inadequate" due to being in a floodplain, steep slopes, or located over an aquifer recharge area. Residential land uses are considered most suitable for properties where sewer and water availability is rated as "adequate". Agricultural uses are considered more appropriate for properties that have been shown to have good agricultural potential as illustrated in *Figure 4.5*.

Land Use Compatibility

The low-density nature of Wayne Township has produced few locations where conflicts between land uses may result. A possible exception to this rule is land along S.R. 73 south of Corwin. The availability of the sewer lines at this location combined with the access provided by S.R. 73 makes the site potentially suitable for commercial, industrial, and more intense residential uses when compared to the surrounding area. Future development proposed for this location should address the containment of any negative impacts on surrounding properties.

Compatibility with adjacent land uses should also be considered at and around the intersection of S.R. 73 and Township Line Road. As noted in the preceding section, this area was deemed suitable for commercial and industrial development.

Proposed commercial and industrial development at these locations would require significant buffers of open space and vegetative screening to mitigate any impact on the single-family homes located close to the site. The remainder of the Township is much less vulnerable to conflicts between incompatible land uses.

Floodplain Concerns

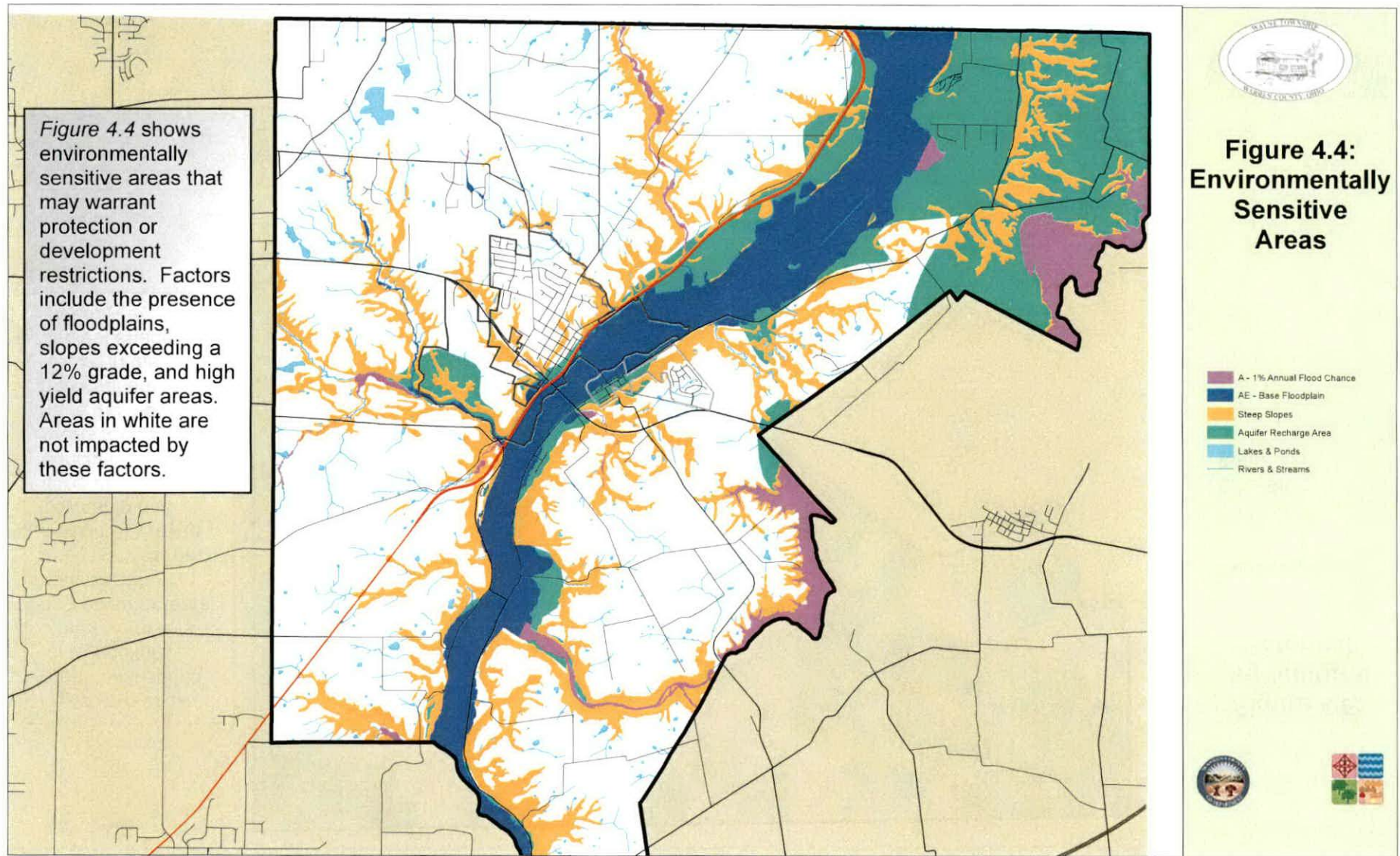
The Suitability Analysis rated properties according to their relation with flood hazard's including the 500-year floodplain, the 100-year floodplain, the floodway (where flooding can be expected annually), and the flood fringe (portions of the floodplain not located within the floodway).

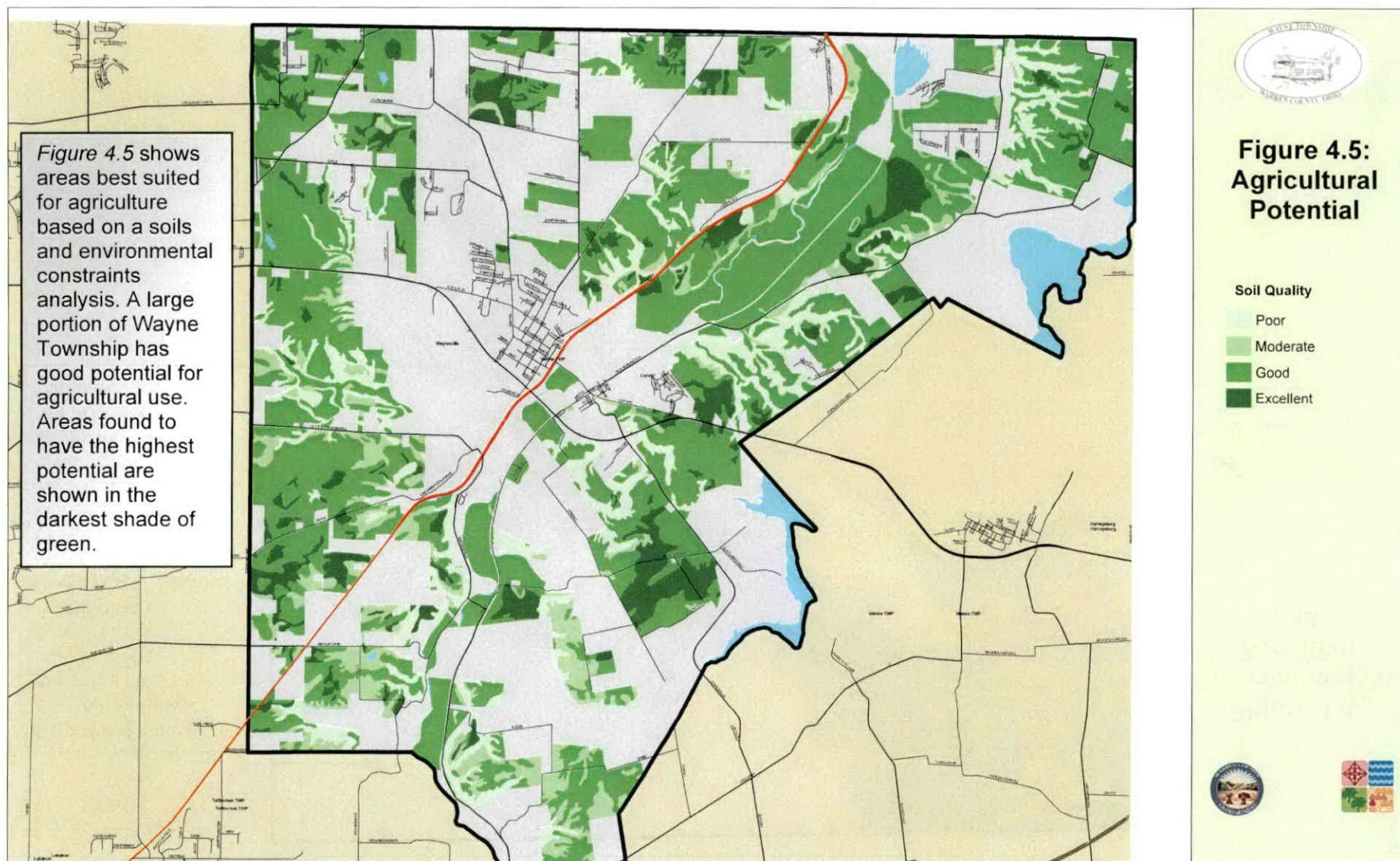
While the floodway is not legally developable, development is permitted on sites in the flood fringe. The 500 year flood fringe was deemed more appropriate for development than the 100 year flood fringe, however, any land located in the 500 year floodplain is more appropriately reserved for natural and agricultural uses to avoid the risk of flood damage to property and personal safety.

Slope Concerns

Grade or slope of a site is a significant determinant of a location's potential for development. Large industrial building's require relatively large, flat building pads and are therefore best suited to sites with a slope no greater than 0 to 2 percent. Commercial and residential buildings are also well suited to these flat sites.

Slopes between 2 and 6 percent are not suitable for industrial buildings, but may accommodate small commercial development. Steeper slopes between 6 and 12 percent are ill suited for larger buildings and therefore is only appropriate for residential land uses. Slopes greater than 12% are not conducive to development of any kind. See *Figure 4.4* on the following page for depiction of areas in Wayne Township that are subject to floodplain and slope concerns.





Aquifer Impact Concern

The Aquifer Recharge Area is illustrated as turquoise blue in *Figure 4.4*. This is the area of the Township associated with the potential for high-quality, high-yield groundwater supplies. Protection of this area is imperative in maintaining good water quality of the aquifer for residential, commercial, industrial, and agricultural uses.

Agricultural Impact Concern

The public indicated a strong desire during the planning process to promote and preserve Wayne Township's farmland and agricultural identity. Agriculture and related businesses have long played a central role in Wayne Township's economy and its agricultural land produces some of the highest yields in the County. The PAC and public considered these factors when they elected to make preservation of the majority of farmland a goal of the Plan for the purpose of retaining Wayne Township's rural character and pristine environment. It is recommended that incentives be made to encourage the continuation of agricultural land uses in prime farmland areas.

ISSUES AND OPPORTUNITIES

The Issues and Opportunities section discusses current challenges facing Wayne Township's existing land use trends as well as opportunities that help to achieve the Plan's goals and objectives.

Subdivision Standards and Design

Wayne Township has entered a period of transition from being a strictly rural Township to one that is experiencing suburban development pressures, particularly in the northwest quadrant. The population growth in itself is not a negative for the Township; rather, it is an indication that Wayne Township is a desirable community in which to live. However, the growth does threaten to undermine the rural identity of the community over time if it is not developed in

such a way that complements Wayne Township's existing character.

Part of the difficulty associated with accommodating new growth is that zoning standards, subdivision standards, and septic system requirements have encouraged property owners to avoid lot sizes or developments that require road or drainage improvements. Revisions to zoning and subdivision standards should focus on good designs that are compatible with the rural landscape and natural features.

Preservation of Agricultural Areas

The northeast quadrant is the most rural part of Wayne Township. This area also has some of the most productive agricultural land in Warren County as well as the lowest development pressure. These factors provide an opportunity to revise zoning standards to encourage lower residential densities to preserve the farmland, environment, and aquifer recharge area.

Mixed Use Industrial Areas

The area near S.R. 73 and Township Line Road has access to water service, presenting opportunities to attract unsewered development, such as home occupational businesses and low impact industrial uses. The lack of central sewer would require any new development to install septic systems, requiring a lower density that will also reduce any impact on the surrounding area.

Future Residential Development in NW Quadrant

The northwest quadrant of the Township has been identified as being most suitable for future suburban residential development due to its proximity to the Dayton area, the current prevalence of suburban development, and the area's relatively low farmland productivity. While this area is primarily suburban residential, it also has a distinctly rural feel and charm. There is an opportunity to

strengthen the subdivision regulations to promote the rural character of this area. Revised subdivision regulations can promote design concepts such as clustering dwelling units on the site, which would help preserve open space, existing wooded areas, and other natural features of the site.

Cultivate Independent and Homegrown Businesses

Wayne Township has cultivated a strong base of small homegrown businesses. Further cultivation of this business sector can be supported by revising the Township's zoning code to facilitate home occupation businesses, agricultural and cottage industries where the entrepreneur lives onsite and other low impact business models.

Choosing Development Right for Wayne Township

Wayne Township has not experienced significant amounts of major commercial or industrial development to date. While development of this nature is not anticipated in the near future, residents of Wayne Township have an opportunity to decide if and how much major commercial and industrial development is right for their community. These decisions include welcoming vs. discouraging big box retail, large industrial facilities, and large strip centers. Residents can weigh the merits of these land uses against other land uses that are characterized by smaller scale operations with a lower impact on the surrounding area or promoting predominantly rural and residential land uses.

Encourage Mixed Uses inside Urban Service Boundary

The public participation process indicated a desire for relatively intense, mixed land uses at locations inside the Urban Service Boundary (USB) where utilities are available. Directing intense land uses to locations inside the USB is an opportunity to encourage development that provides a mix of housing and employment opportunities.

The USB is a policy that is already used by Wayne Township to guide local development and was included in the 1996 Comprehensive Plan for Wayne Township. The rationale for using a USB is to maintain fiscally sustainable utility services. Dispersed development outside the USB typically pays a utility rate that is based on the average, rather than the actual, cost of using the service. This creates a financial strain on utility providers given that neither the developer nor the final consumer is paying for the true cost of the utility service.

Continuing to prioritize key areas inside the USB will support compact and contiguous development. Growth inside the USB will be supported by development-friendly policies whereas outside the boundary the Township will encourage lower impact development that is rural in character.

Conservation Design and Cluster Development

As a rural Township that wishes to retain its identity but also anticipates new development, Wayne Township has an opportunity to promote conservation design and cluster development. Major residential subdivisions may include compact residential development while incorporating judicious amounts of open space covering in excess of 40% of the site in order to preserve scenic views and green open space. Clustering housing units within the subdivision can preserve significant environmental features that the public associates with a low density, rural countryside such as wooded areas and streams.

Capitalize on Caesar Creek State Park

Caesar Creek State Park represents an economic and recreational asset that few communities statewide enjoy. Wayne Township can encourage complementary uses including lodges, resorts, shops and restaurants. These businesses can cater to tourists visiting Caesar Creek Park, introducing fresh dollars to the Wayne Township area. The outlook for complementary land uses is likely to increase when a long proposed marina is completed in the near future. The proposed marina would include approximately 300 slips and be built near S.R. 73, near the land designated as mixed commercial and industrial uses south of Corwin.

Preserve Scenic Byways

Appreciation for Wayne Township's rustic identity is shared by residents as well as travelers passing through the area. For this reason, preservation of the Township's most valuable landscapes near scenic byways will advertise the Township as a charming, desirable place to live and work. Currently, only U.S. 42 is officially designated as a scenic byway, however St. Rt. 73 also shows high potential for being designated as a scenic byway. Steps may be taken by Wayne Township to promote scenic byways such as creating a Scenic Byway Management Plan. The Plan would help preserve the roadway by limiting or prohibiting billboards as well as preserving both historic structures and scenic landscapes.

GOALS AND OBJECTIVES

The PAC and public drafted the goals and objectives for this chapter over the course of multiple community meetings. As with the goals and objectives found in other chapters, they embody the vision, guiding principles, and analysis as presented earlier in this document. The goals and objects collectively form the basis for the Future Land Use Map (*Figure 4.6*).

GOAL 1: Maintain rural and agricultural character while providing for limited development.

Objectives:

- 1.1. Ensure continuation of most valued and productive agricultural areas.
- 1.2. Continue to limit density of development in unsewered areas.
- 1.3. Promote residential development that minimizes infrastructure and maximizes open space.
- 1.4. Support and encourage agri-tourism.
- 1.5. Buffer non-agricultural development outside the Urban Service Boundary from view when possible.
- 1.6. Provide for signage that complements and maintains rural character.

GOAL 2: Development that is compatible with surrounding area and maintains rural character.

Objectives:

- 2.1. Provide for more diverse and intense development at supportive locations.
- 2.2. Encourage development of unsewered, low-intensity non-residential uses near collector/arterial road intersections.
- 2.3. Develop large-scale commercial and industrial uses only if compatible for the community.
- 2.4. Ensure that development does not adversely impact the community.
- 2.5. Ensure compatible transition between land uses.

GOAL 3: Maintain natural resources.

Objectives:

- 3.1. Protect surface and groundwater quality.

- 3.2. Only encourage development where soils and drainage are acceptable.
- 3.3. Prevent soil erosion and sedimentation.
- 3.4. Protect environmentally sensitive areas from development impacts.

(See pages 95-106 of Chapter 9 for a complete list of Land Use implementation strategies.)

FUTURE LAND USE PLAN

The Future Land Use Plan is the final product of the public participation and comprehensive planning process. It incorporates the goals and objectives, stated above, into a flexible land use guide to promote informed decision making for future development. Several different plan scenarios were presented to the Planning Advisory Committee and the public to provide a choice of development styles when pursuing the goals and objectives. The choices included:

Scenario 1 – Plan for Growth of Typical Uses as Usual. The Township does not target growth in specific locations or prioritize farmland preservation in any particular area. There is no change in development policies to accommodate mixed-use development.

Scenario 2 – Plan for Smart Growth and Greater Diversity of Uses. Growth would target areas served by utilities and enable greater diversity and intensity of land uses in small, targeted areas. Outside these locations, preservation of agricultural lands and natural resources is a priority.

Scenario 3 – Plan for Stronger Growth and Intensity of Uses. This scenario proposes intense land uses such as major commercial or industrial development as well as more aggressive pursuit of additional residential development.

The PAC found that Scenario 2 most effectively promotes the Township's desire for development while not sacrificing a rural identity and scenic natural spaces. It was concluded that Scenario 1 was not appropriate given that it would fail to preserve agricultural and natural areas, while Scenario 3 would diminish the low density, rural character Wayne Township cherishes.

Description of the Plan

Figure 4.6 shows the 2030 Future Land Use Plan prepared in accordance with Scenario 2. In addition to allowing for the continuation of unsewered residential growth, it will also facilitate a greater variety of residential, commercial, and industrial uses in targeted areas. *Table 4.2* (page 52) lists proposed land uses as a percentage of the Township's total geography.

Wayne Township Comprehensive Plan



Map is attached at the end
of this document



1 inch = 1,667 feet

Future Land Use Designations

-  Agricultural Rural Residential
-  Rural Neighborhoods
-  Suburban Residential
-  Mixed Use Residential
-  Commercial
-  Mixed Use Commercial/Industrial
-  Public/ Semi-Public
-  Recreation
-  Urban Service Area Boundary

The following pages discuss each of the land use categories portrayed in *Figure 4.6* and *Table 4.2*, including a description of the location as well as targeted uses for the designated area.

Table 4.2: Future Land Uses

Land Use Category	Acreage	Percentage
Agricultural/ Rural Residential	9,892	58.75 %
Rural Neighborhood	6,274	
Suburban Residential	4,712	17.11 %
Parks, Recreation, Open Space	4,573	16.62 %
Roads	796	2.89 %
Mixed Use Residential	429	1.56 %
Mixed Use Commercial-Industrial	324	1.18 %
Commercial	219	0.80 %
Public & Semi-Public	145	0.53 %
Industrial-Utilities	18	0.07 %
Waterways	135	0.49 %
Total	27,517	100%

Agricultural and Rural Residential

This land use is intended to conserve farmland, undeveloped land, forestry, and wildlife conservation areas. Other, more intense land uses should be directed away from these areas to preserve the Township's most valuable agricultural land and rural character. Designated as light green in *Figure 4.6*, this Agriculture and Rural Residential will be the most widespread land use in Wayne

Township, covering most of the Township's land area.

Uses considered appropriate for Agricultural and Rural Residential land uses include agriculture as well as unsewered residential and community services. Future residential is to be developed at a low density of 1 unit per five acres; conservation development that clusters residences together and preserves open space is to be permitted at a slightly higher density.

While the creation of additional rural residential lots is permitted in this area, the expected development of these unsewered single-family units should not displace the agricultural or natural uses that predominate these portions of the Township. New, unsewered single family residential will be limited and scattered along existing roads. This will avoid placing pressure on the existing rural infrastructure and public service capacities outside the Urban Service Boundary.

Rural Neighborhood

The Rural Neighborhood designation is applied to low density residential subdivisions and includes large lot single-family detached houses on individual estate-sized lots. This designation provides for residential development at an intensity that serves as a transition between Suburban and Agricultural Rural Residential areas; protects native habitats and maintains open space; and allows for the continuation of agricultural uses. Residential densities in a Rural Neighborhood area are typically limited to a maximum of one dwelling unit per two acres. Conservation designed subdivisions are permitted at a slightly higher density and are encouraged. Development within Rural Neighborhoods should remain compatible with surrounding areas and avoid disturbing natural resources to retain the rural character of the existing landscape. The Rural Neighborhood form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, fire stations,

and police stations and parks that are centrally located for convenient access. Rural Neighborhood is designated as pale brown in Figure 4.6. These areas include land east of Bellbrook Road and south of S.R. 73 and should consist primarily of unsewered single-family areas outside of the Urban Service Boundary.

Suburban Residential

Suburban Residential is designated as pale yellow in Figure 4.6 and allows for medium density residential development of single-family detached dwellings in addition to community facilities such as religious facilities, schools, fire stations, and police stations.

The public and PAC advised that this category should only be encouraged in locations adjacent to existing suburban residential subdivisions or on farmland that is less valuable due to the poor soil types or smaller farm sizes. Suburban Residential land uses may serve as a transition between relatively intense land uses and less intensive agricultural areas.

Suburban Residential is appropriate for locations within existing developed subdivisions where most lots are between one and two acres in size, areas with existing new street subdivisions, and where the soil is conducive to onsite sewage treatment. These areas include land west of Bellbrook Road and north of S.R. 73.

Suburban Residential development should remain compatible with surrounding neighborhoods and avoid disturbing natural resources to retain the rural character of the existing landscape. Residential densities should not exceed 1 dwelling per acre.

Areas designated as Suburban Residential in the Future Land Use Map (Figure 4.6) currently consist primarily of unsewered single-family homes and several areas inside the Urban Service

Boundary northwest of Waynesville, east of Corwin, and along S.R. 73.

Mixed Use Residential

While comprising only a small portion of Wayne Township's geography, the Mixed Use Residential land use will encourage a wide variety of residential uses including single family homes, duplexes, and apartment houses as well as assisted living/special needs housing. Also permitted are public and private community facilities such as religious facilities and Township or other government buildings. Good design should be a consideration in the Mixed Use Residential use to ensure the long-term viability and fiscal sustainability of the community.

The Plan designates a relatively, small compact area along Clarksville Road south of the S.R. 73 intersection as being most appropriate for Mixed Use Residential development. Considerations that make this site ideal include good collector road access, potential access to central sewer service, and close proximity to the Village of Corwin. While higher densities in this area are encouraged, any development would need to be compatible with the surrounding properties.

Commercial

This category provides for a variety of commercial uses that will serve the community and the traveling public by offering a limited range of basic goods and services. Permitted uses include restaurants; gas stations; farm supply and equipment stores; auto repair shops; convenience and general stores; medical and professional offices; and small retail shops. Demand for this land use will likely increase in viability when the proposed marina at Caesar's Creek State Park begins operation.

As a relatively intense land use, commercial development is most

appropriate for areas within the Urban Service Boundary near other types of denser development. It is applied to existing commercial areas as well as transportation nodes near major thoroughfare intersections. It is also applied along the S.R. 73 and U.S. 42 corridors near Waynesville. Standards for new commercial development should be consistent with the rural character and scale of existing commercial uses.

Mixed Use Commercial and Light Industrial

The Mixed Use Commercial and Light Industrial land use is a broad designation for a variety of light, low intensity industrial uses as well as a variety of commercial uses. Uses permitted include, but are not limited to: construction yards; repair shops, light manufacturing, vehicle repair, warehousing, and storage facilities. Also permitted are uses that are permitted in the commercial land use. Proposed development in the Mixed Use Commercial and Light Industrial area should be consistent with the size and scale of the surrounding area to reduce conflicts with surrounding land uses.

Public/Semi-Public

Public and Semi-Public land uses include facilities that provide public services to Township residents. These facilities may be under public, semi-public, or private ownership and include local, state, and federal government facilities. Allowed uses include community services, schools, libraries, Township administration buildings, police and fire stations, as well as airports, landfills, electric generating facilities, postal facilities, and any government offices and facilities. Occasionally public and semi-public uses may be appropriate in other land uses, however, any proposed public or semi-public land uses should still conform to the character of the surrounding area to reduce conflicts between land uses. To read more on Public and Semi-Public uses, see Chapter 6.

Parks and Recreational Open Space

This category includes all passive and active recreational uses including government and private parks, recreational open space facilities, wildlife management areas, forests, golf courses, camps, and other open spaces designed for recreational use.

In addition to providing recreational activities, Parks and Recreational Open Spaces are also an excellent tool to protect sensitive resource areas, flood plains, and the aquifer recharge area. Examples of open space in the Future Land Use Map include land around Caesar's Creek and Caesar's Creek State Park, Spring Valley Game Preserve, and Wayne Township's existing park space. To read more on Parks, Recreational, and Open Spaces, see Chapter 7.

Chapter 5: Transportation



CHAPTER 5

The Village of Waynesville, with a traditional grid pattern of local streets, is the center of Wayne Township. Rural roads serve the Township, as well. U.S. Route 42 and State Route 73 are arterial roadways that extend from the Village of Waynesville through the Township, to neighboring communities, and to I-75 and I-71.

Most of Wayne Township is agricultural and low-density residential. Commercial development is centered in Waynesville and scattered along S.R. 73. Newer residential developments are clustered in the northwest portion of the Township as this part of the Township is close to suburban Dayton and has good access to I-75 via the Austin Pike Interchange. Most of the planned transportation improvements, including proposed roadway widening and new roads, are located in this area. Safety improvements are proposed for existing intersections along Township Line Road and U.S. Route 42.

EXISTING CONDITIONS

Roadways

Figure 5.1 shows roads by functional class. State Route 73 runs east to west, from I-71 to I-75. S.R. 73 is the primary arterial in the Township, linking Wayne Township to Springboro, Franklin, and Dayton via I-75. To the east, S.R. 73 connects Corwin and Harveysburg to I-71. Primary arterials are designed to carry large amounts of traffic with relatively high speeds and limited access. Arterials are designed to deliver traffic from collector roads to the freeways, and are commonly 2 or 4 lanes of traffic.

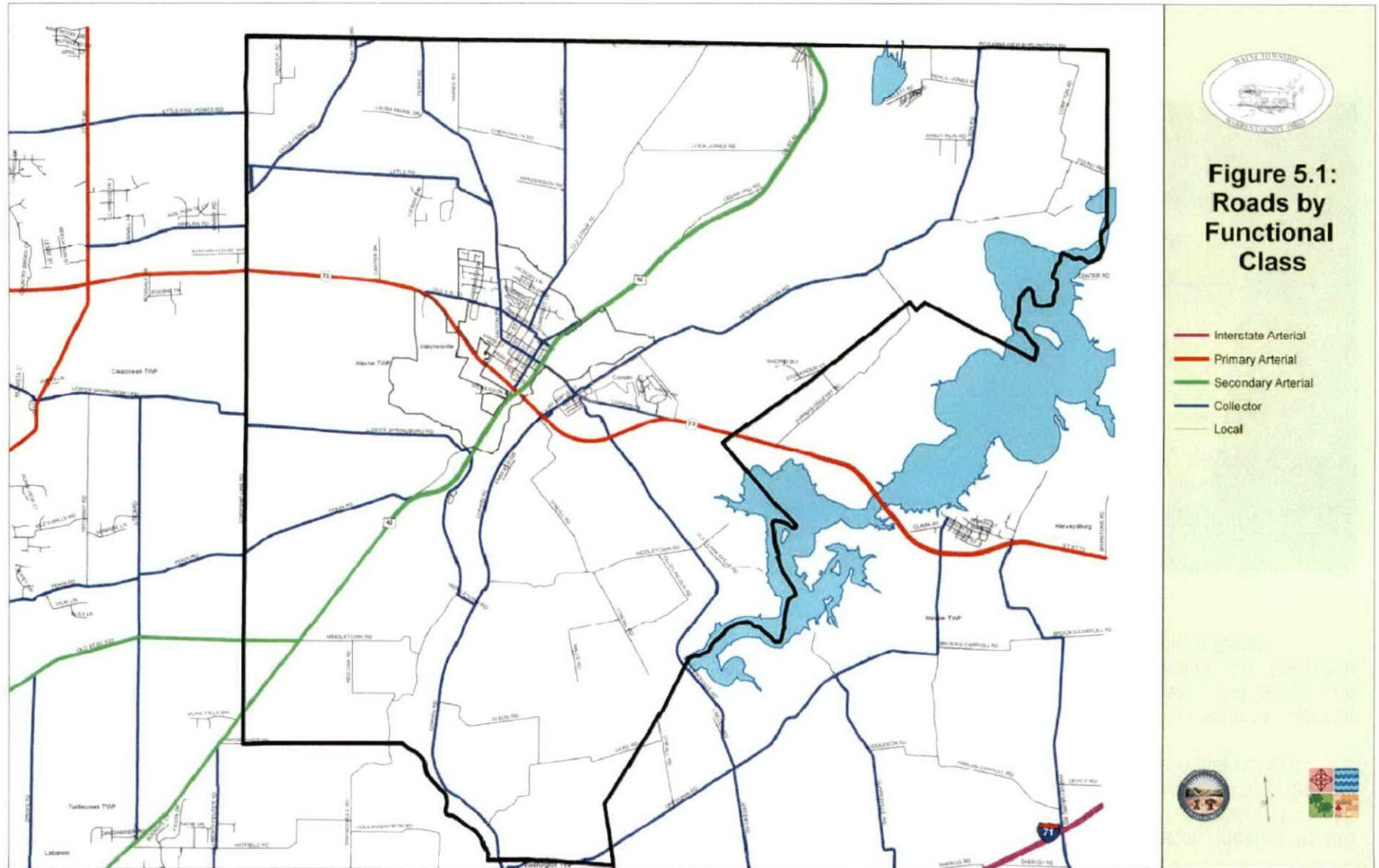
U.S. Route 42 runs north to south and is the main secondary arterial in Wayne Township connecting the Township to Lebanon.

Old Route 122 is the other secondary arterial, located in the southern part of the Township. Old Route 122 runs east to west, and leads to Middletown. Secondary arterials are similar to primary arterials, however they typically have more residential access.

The majority of the roads in the Township are considered collector roads and local roads. Collector roads connect local areas and neighborhoods to arterial roads. Some examples are Township Line Road, Clarksville Road, and Lower Springboro Road.



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Transit

Warren County Transit Services (WCTS) provides curb-to-curb demand responsive public transit service. The low-cost service is available for anyone living in Warren County. To use the service, residents call ahead and schedule pick-up and drop-off locations and times. Residents are served on a first come first serve basis.

Service is provided Monday through Friday 6:00 am to 6:30 pm. Rides are available to any destination within the County, to Dayton RTA's south hub, and to Middletown. Fares are \$2 for a one-way trip. Financial assistance is available for those who qualify through the Warren County Department of Human Services.

WCTS is a service of the Warren County Board of Commissioners, and is operated by Universal Transportation Systems. WCTS receives financial assistance by the Federal Transit Administration and the Ohio Department of Transportation.

Bike and Pedestrian Infrastructure

The Little Miami Scenic Trail runs continuously along the Little Miami River, from the southern boundary to the northern boundary of Wayne Township. Located along an abandoned railroad right-of-way, the Wayne Township portion of the trail is part of over 70 miles of trails that run from Milford, Ohio to Springfield, Ohio, and is owned by the Ohio Department of Natural Resources. It offers numerous recreational activities including bicycling, hiking, cross-country skiing, rollerblading, backpacking, horseback riding, and access to canoeing.

The Village of Waynesville is an established community with a pedestrian-friendly environment. The street connectivity, presence of sidewalks, and scale of the buildings are elements that contribute to the walkability of the Village. These elements should

be considered as new development occurs in Wayne Township to encourage pedestrian circulation.

ISSUES AND OPPORTUNITIES

Access

Compared to other areas in the county, Wayne Township does not have many areas with easy access. This is both a challenge and an opportunity. While it may be difficult to find many suitable industrial development areas, the Township can focus higher intensity development in a few strategic locations and retain its agricultural character.

The most easily accessible areas of the Township are located along S.R. 73, the primary arterial. Most of the new proposed commercial and industrial areas are located along S.R. 73, with some new commercial uses proposed along U.S. 42.

Safety

The County Engineer, the Ohio Department of Transportation, and local citizens have identified several intersections in need of improvement (see *Figure 5.2* on page 61).

- Township Line Road and Lower Springboro Road – potential realignment.
- Township Line Road and Pekin Road – potential realignment.
- Township Line Road and U.S 42 – potential realignment.
- U.S Route 42 and Old State Route 122/Middletown Road – potential realignment.
- Township Line Road and Old State Route 122 – intersection with high accident rate in need of study and improvement.

Wayne Township Comprehensive Plan

- Township Line Road and Lytle Ferry Road - potential realignment.
- U.S. 42 and Corwin Avenue/North Street – needs to be signalized.
- U.S. 42 and Pekin Road/Cincinnati-Columbus Road - potential realignment.
- Old Stage Road and Bellbrook Road – potential realignment.
- Old State Route 73 and S.R. 73 – potential realignment.

Most rural roads are narrow and do not have shoulders. The County Engineer and Township Administrator have identified the following potential improvements:

- Ferry Road/Lytle Road from Waynesville to the Township Line – construct shoulder or 4 lanes.
- Lytle Ferry Road – widen and add shoulders.
- Gard Road and O'Neill Road (located in Wayne and Massie Townships) – widen from 14-15 feet to 19 ½ feet.
- County Road 36/ New Burlington Road north of Corwin near the Little Miami River – repair/stabilize road to correct erosion problems.
- Middletown Road and Waynesville Road near the Little Miami River – stabilize and shift road. These roads are closed due to severe erosion.

Additionally, a pavement rehabilitation project is planned for the four-lane section of U.S. 42 for 2013.

Bridges

The County Engineer is responsible for maintaining all bridges that are ten feet wide or larger. The following tables show bridges that are planned to be replaced or rehabilitated.

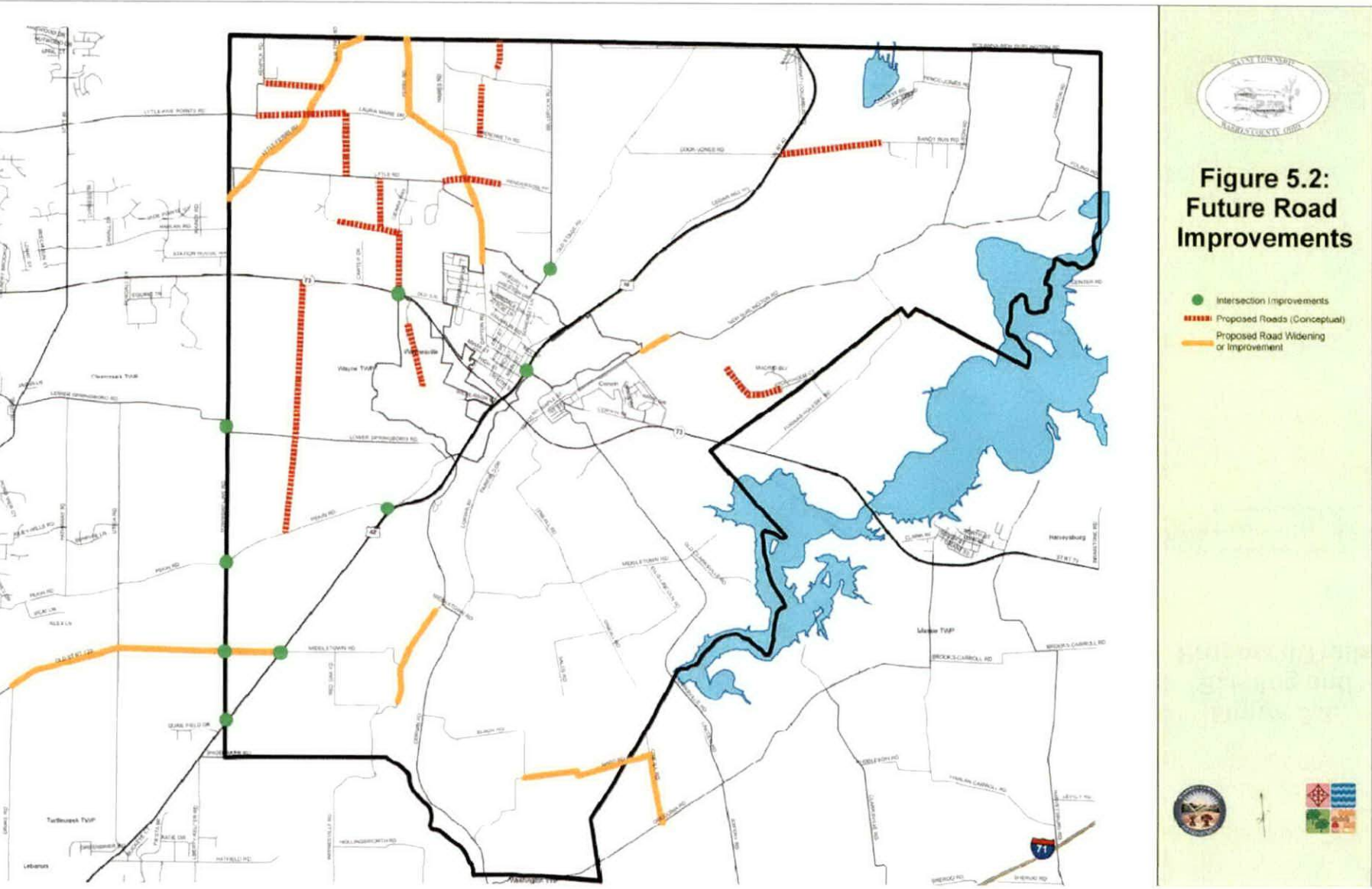
Table 5.1: Bridges to be Completed Within Five Years

Road Name	Stream Name
Corwin Road	Branch of Little Miami River
Elbon Road	Branch of Little Miami River
Cedar Hill Road	Branch of Little Miami River
Lytle Road	North Fork of Newmans Run
New Burlington Road	Shaffers Run

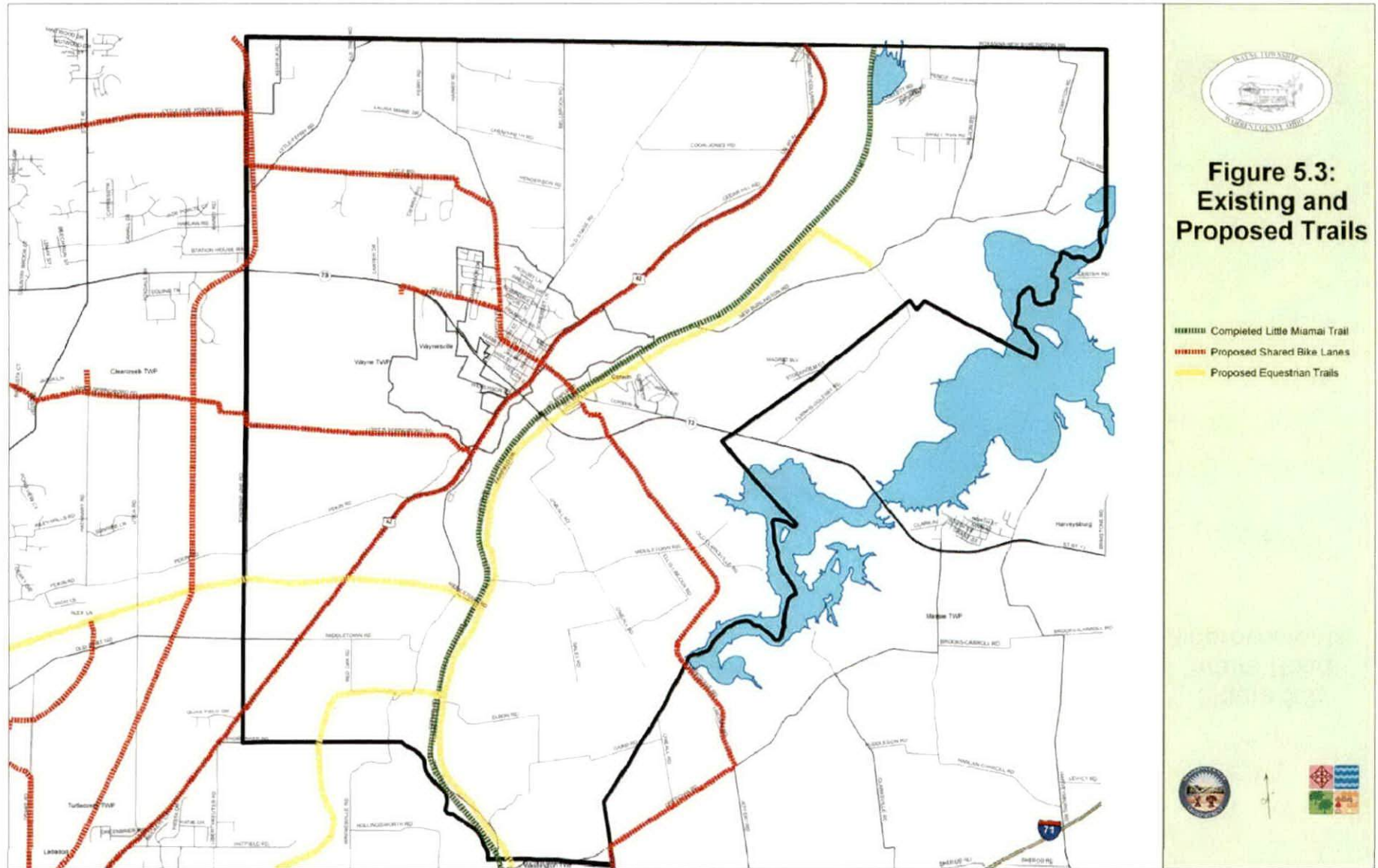
Table 5.2: Bridges to be Completed Within Five to Ten Years

Road Name	Stream Name
New Burlington Road	Branch of Sandy Run
Lytle Road	Satterthwaites Run
Middletown Road	Branch of Little Miami River
New Burlington Road	Branch of Little Miami River
Waynesville Road	Branch of Newmans Run
Corwin Road	Kellys Run
Old Stage Road	Satterthwaites Run
Wilson Road	Sandy Run
Pence-Jones Road	Branch of Little Miami River
Old S.R. 73	Branch of Little Miami River

Wayne Township Comprehensive Plan



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Connectivity

As the Township continues to develop, road connectivity should be a major consideration. A good local roadway network improves safety by providing easy access for emergency vehicles; improves circulation by providing alternate routes; and encourages bike and pedestrian use. While many recent subdivisions have been constructed with long cul-de-sac streets, the goal should be to connect local roads.

Residential growth is planned to occur in the northwest portion of the Township. Residents in this area travel along Lytle Ferry Road to the suburbs of Dayton. This will be an important area to create new connecting roadways. The following areas have been identified for future connecting roads in the northwest part of the Township:

- Extension of Laura Marie Drive west to Lytle Ferry and west to Kendrick Road.
- An east to west road connecting Kendrick Road and Lytle Ferry Road south of Hacker Farm Road.
- Extension of Twin Creek Drive north to Laura Marie Drive.
- Extension of Cierra Way south to State Route 73.
- Extension of Henderson Road to Ferry Road.

Biking and Ridesharing

The Little Miami Scenic Trail provides an excellent opportunity for biking, walking, and other recreational activities. Cycling is a popular recreational activity in the Township. *Figure 5.3* shows the existing bike trail as well as proposed bike trails and proposed equestrian trails. Shared bike lanes are proposed along Lytle Road, Ferry Road, through Waynesville, connecting to the existing bike trail, and continuing to the south along Clarksville Road. A shared bike lane is also proposed along U.S. 42, as part of a regional path. Other bike lanes are proposed along Lower Springboro Road and Old State Route 73/Franklin Road.

Carpooling is popular in the Township, however, there are no designated park and ride locations. Possible locations for a park and ride lot should be considered to encourage ridesharing.

GOALS AND OBJECTIVES

Goal 1: Improve safety of the roadway network.

Objectives:

- 1.1. Strategic and targeted investments for road and bridge improvements.
- 1.2. Coordinate with State, County, and other townships.

Goal 2: Improve roadway connectivity and network design.

Objectives:

- 2.1. Road and pedestrian network that accommodates alternate routes and is compatible with rural settings.

Goal 3: Multiple modes of transportation.

Objectives:

- 3.1. An accessible and safe network of pedestrian supportive infrastructure.
- 3.2. Increased mobility choices.

(See pages 107-114 of Chapter 9 for a complete list of Transportation implementation strategies.)



Chapter 6: Utilities & Community Facilities



CHAPTER 6

The intent of this chapter is to provide basic information on the utilities and community-type services currently offered in Wayne Township with the exception of transportation and recreational related facilities, which are addressed in other chapters of this Plan. The location, use, capacity, and extent of services are identified for both public and private sector utilities and community facilities. This helps identify what public services or facilities should be expanded or rehabilitated and what, if any, new services could be provided to meet an unmet need.

The basic objectives of the Utilities & Community Facilities chapter are as follows:

- Identify and describe the full range of utilities and community-type services currently provided.
- Identify the capacity of these services.
- Identify unmet Township needs.
- Identify what public facilities will need to be expanded in the future to accommodate additional residential, commercial, and industrial uses.
- Develop goals and objectives that will accommodate the needs of current residents, future residents, and any other new development.

The provision of utilities and community services is a key element of this Plan that follows the general direction established in the Land-Use chapter.

The Vision

Provide efficient and cost effective services, utilities, and community facilities necessary to improve the quality of life of Wayne Township residents, businesses, property owners, and guests while maintaining or improving the level and quality of services and maintaining the Township's image and character. Supply and Coordinate the location of public utilities and facilities consistent with projected growth, resident expectations, and development patterns presented in this Plan.

UTILITIES

The provision of drinking water and adequate wastewater treatment is a basic prerequisite for development, and thus the location and availability of these basic utilities is a fundamental determinant of land use and development. The most cost-efficient locations for future Township development are where sewers, water lines, and other utilities currently exist and within Urban Service Areas.

Historically, the provision of water and wastewater services has been the task of a number of entities. Currently, the Western Water Company, the Village of Waynesville, and Warren County Water & Sewer Department provide water service to the Township. Waynesville and Warren County provides sewer service. There is a potential for economies of scale if the utility network between all of these various entities were to collaborate with one another.

CENTRALIZED WATER SERVICE

Wayne Township residents obtain water service from several sources, including private wells, and centralized public water supplies from Warren County, the Village of Waynesville, and the Western Water Company. Although these three public water suppliers have operated in the Township for decades, many residents located in the rural southern and eastern portions of the Township continue to rely on private wells and cisterns as their domestic water supply. *Figure 6.1* (page 69) shows the service area boundaries for each of the public water suppliers.

Warren County Water

Warren County provides water to residents located along the western portion of the Township, where the County maintains and operates waterlines equipped with fire hydrants along portions of Township Line, Lytle, Lytle-Ferry, and Twin Creek Roads. The water source for these customers is from wells located near Franklin at the confluence of the Great Miami River and Twin Creek.

Warren County also provides public water to the Villages of Corwin and Harveysburg, the Township subdivisions of Trillium Run and Caesar Creek Estates, the US Army Corp and ODNR facilities at Caesar Creek, and residents located along S.R. 73 east of Waynesville. To serve these customers, the County purchases water from the Village of Waynesville via a master meter located along U.S. 42. The waterlines at these locations are equipped with hydrants for fire protection.

The northeastern portion of the Township is within the County's service area. This area is predominately agricultural with the surrounding Spring Valley Wetlands and Caesar Creek Lake classified as recreational. Residents in these areas rely on private wells and cisterns for their domestic water supply.

Village of Waynesville

The Village provides centralized water service to Township residents located north of the Village in addition to residents located within the Village's corporation limits. In 1987, the Township area along Lytle Road, north of the Village, was released by the County through Resolution No. 87-246 to be served by the Village. This service area was further expanded in a subsequent 1999 Water Service Agreements between the County and the Village.

The Village's water treatment plant is located along State Route 42 where it pumps water from wells located within the Little Miami aquifer. The Village's waterlines are equipped with hydrants for fire protection.

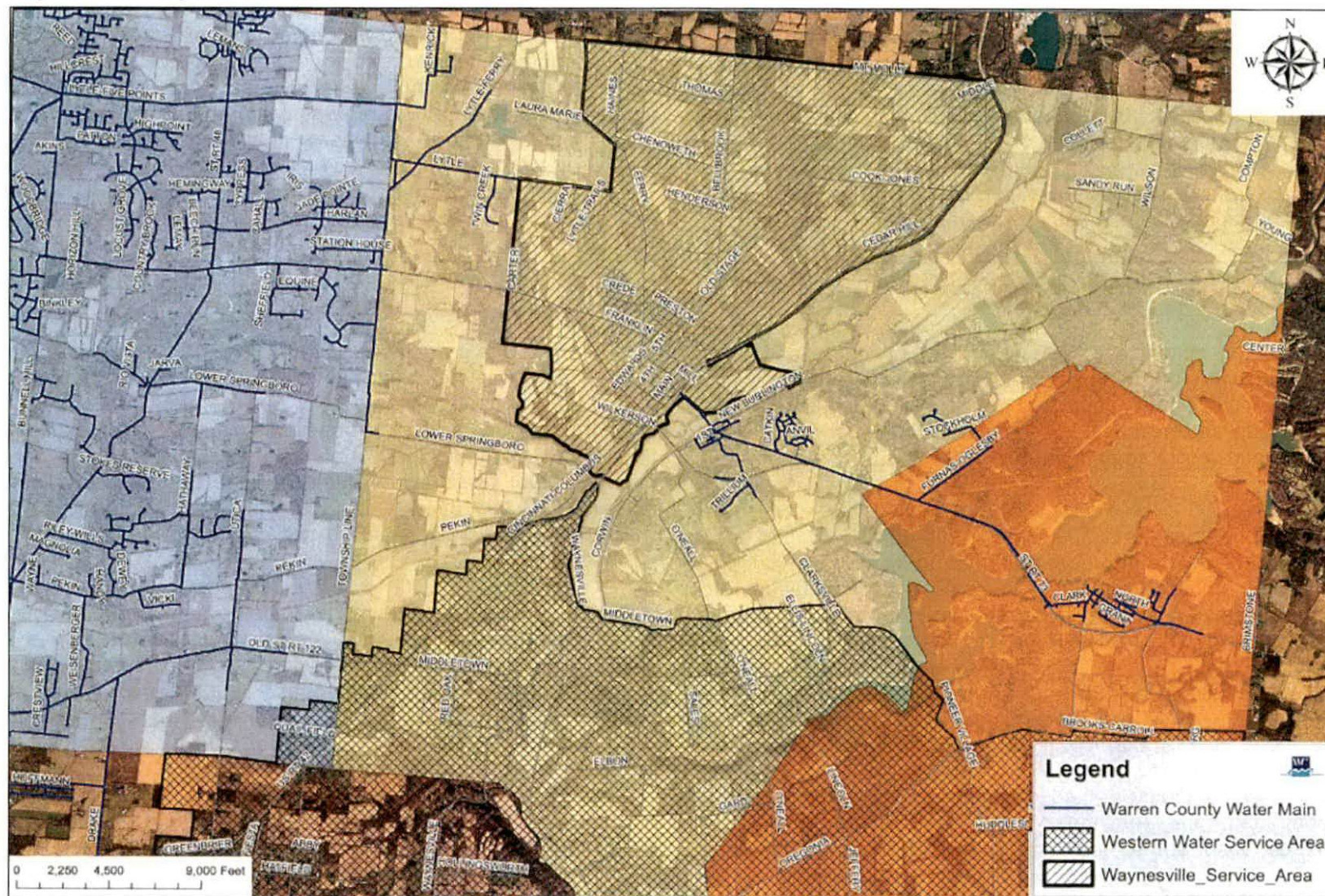
Western Water Company

The Western Water Company's service area includes the southern portion of the Township. This area of the Township is agricultural with residential housing located along the front acreage of Township roadways. The low housing densities make waterline extensions unaffordable to many of the local homeowners.

Western Water serves customers located along U.S. 42, Middletown, Red Oak, and Township Line Roads. Western Water provides domestic water service to their customers but does not provide hydrants for fire protection. Western Water purchases water from Cincinnati Water Works and additionally produces water from wells located along the Little Miami River near the Village of Morrow.

Wayne Township Comprehensive Plan

Figure 6.1: Utility Service Areas



CENTRALIZED SEWER SERVICE

Warren County provides centralized sanitary sewer service to the Villages of Corwin and Harveysburg, the US Army Corp and ODNR facilities at Caesar Creek, and the Township's Trillium Run residential subdivision. Sewer service is provided through a 10-inch diameter force main that extends along S.R. 73 and a series of nine lift stations that pump effluent through the main to the Village of Waynesville's Wastewater Treatment Plant (WWTP). The Village operates the treatment facility and charges the County a fee for processing the wastewater.

Future expansion of the sewer service area within the Township will likely occur along the S.R. 73 corridor. Growth within this area may require upgrades to existing pump stations and force main, expansion of the Waynesville Treatment Plant, and approval of a sewer service area expansion from the Warren County Board of County Commissioners. The Village's treatment plant is approaching capacity and anticipated future residential growth within Waynesville and Harveysburg will require the expansion and upgrade of the facility.

STORMWATER

Stormwater management is very important to the Township because increases in stormwater runoff may result in flooding, soil erosion, and water pollution. The Township is divided geographically by the Little Miami River. East of the river, the land use is primarily focused on agricultural and rural uses along with large tracts of preserved natural areas. The west side of the Township is characterized by large lot rural residential along with the Village of Waynesville. The potential for higher density/intensity projects is greatest around Waynesville and the lands to the west of the River. During this development, care would need to be taken to understand the effect such activities could have on water quality

and stream stability. The areas west of the river would lend themselves to more intense, structural water management practices which might seem out of place east of the river.

There are currently no centralized stormwater management facilities within the Township. Development projects are reviewed on their ability to retain stormwater on-site or mitigate its off-site impacts. Warren County Engineers office administers the County's stormwater regulations. The purpose of these regulations is to ensure that post-construction runoff is reduced to some determined pre-construction level. This process helps to mitigate the flashiness and increased flows of unabated urban runoff. This approach has been sufficient in the past, particularly in the rural and low-density areas.

Flood zones for many areas are mapped by FEMA and are readily available to guide proposed developments. Areas and roadways near the Little Miami River are particularly prone to flooding during periods of heavy rainfall. Some streams in the Township may not have been mapped by FEMA and care should be taken when developing these areas.

EXISTING UTILITY AND INFRASTRUCTURE PLANS

Waynesville's public water service has been expanded to serve the Village of Corwin in conjunction with the sanitary sewer system for Corwin. Future development plans for Waynesville look promising in terms of running water lines to possible future lots. Waynesville's water system could withstand a doubling of population without having to update present facilities. Currently, there are no other formal plans for utility extensions and it is common practice among utility owners to respond to development needs only when implementation is certain.

ISSUES AND OPPORTUNITIES

Infrastructure and Land Use Connection

Provisions for sewer service and road infrastructure are some of the strongest tools available to the Township to implement its Comprehensive Plan. Land use designations and regulations alone are not sufficient to manage growth. If utility infrastructure is overbuilt, relative to the land use they serve, there will be pressure to use the infrastructure or services to the designed capacity. Thus the Township should limit the extension or expansion of utilities outside of the Urban Service Area, particularly sewer service, except when it is necessary to protect public health, safety and the environment and if financially supportable at rural densities. The rural areas should be supported by those public services and public facilities historically and typically delivered at an intensity usually found in rural areas. This may include public water systems. Land use designations should be based, in part, on the Township and County's ability to provide infrastructure and services. The challenge is to assure that rural services are in balance with the area's planned character, land use, and density. In the past, the extension of utilities within Wayne Township has not been a major influence on growth patterns, however, as scattered residential communities occur, developer initiated infrastructure will magnify this issue.

Utility improvements should be made with a clear understanding of implications on land use policies and natural and social environments. Utilities should be extended strategically and developed in an environmentally sustainable manner. In areas outside of the planned commercial/industrial nodes or planned multi-family areas the Township should encourage the use of alternative treatment technologies when such methods are cost-effective and functional. Such technologies worth possible consideration may include decentralized systems, land treatment, wastewater irrigation, and mound systems.

Utility of Limited Infrastructure

In general, this comprehensive plan encourages development patterns where multi-family, commercial and industrial growth occurs within or contiguous to existing villages (Urban Service Areas). When this tenet is followed, the cost of extending necessary utility infrastructure is minimized. As a corollary to this basic guideline, commercial and industrial site planning should concentrate on designated growth areas such as planned nodes along Highways 42 and 73, where multiple facilities, both existing and planned, can utilize a single sewer or water line extension.

Coordination and Planning

Public infrastructure projects should be expanded to meet evolving needs and prioritized through coordination with adjacent and relevant jurisdictions and agencies to achieve economic and service delivery efficiencies. Facilities should be ideally sited near the Villages of Corwin and Waynesville. The township and units of local government should cooperate routinely on decisions related to the provision of services. This cooperation and collaboration will result in a truly integrated community, where service delivery is based on maximizing efficiency.

In cases where utility extensions should be made, utility providers should jointly have in place a specified policy for determining the method by which such extensions are made. In such cases, when the proposed development is compatible with this plan, services should be extended but limited to the generalized areas targeted for growth. Generally, infrastructure investments should be targeted with the Urban Service areas, where the provision of sanitary sewer lines, coupled with possible upgrades to the water distribution system, will help spur further development and increase development options in the designated growth area.

Density & Cost

The extension of water lines to areas outside the Urban Service Areas should be considered on a case-by-case basis. The limited user base makes the cost of extending water lines to these areas cost prohibitive. Low-density, dispersed developments generally enjoy subsidized utility costs because utility pricing is based on average, rather than actual, costs of providing services. Average cost pricing was established as a way to place rural residents on a level playing field with urban residents, but that policy is now contributing to rapid land consumption rates because the true costs of providing infrastructure to the edge areas are often not passed on to either the developer or the final consumer.

It is important to analyze the potential impact and benefit of utility extension projects in rural service areas. In planning for such investments, the Township should project their likely benefits, including revenues through tap-ins and utility bill payments, as well as other measurable impacts such as jobs and payroll created, tax base increases, and, on the other end of the balance sheet, public costs to extend and maintain services in rural service areas.

Water Quality

The Great Miami/Little Miami Buried Valley Aquifer System has been designated a "Sole Source Aquifer" (SSA) by the federal government because it is the principal source of drinking water in southwest Ohio, and if contaminated, would create a significant hazard to public health. The aquifer has been determined to have high susceptibility to contamination due to the presence of significant potential contaminant sources in the protection area. However, there is no evidence to suggest that ground water has been impacted by significant levels of chemical contaminants from human activities. The water is moderately hard, though, the iron content is not sufficiently high to require removal and disinfection.

Protecting the water quality of the Little Miami State and National Scenic River requires the combined efforts of the regulated and non-regulated communities. Most earth disturbing activities of one acre in size or greater require an Ohio EPA permit. This permit requires that measures be taken to address post construction water quality. Some sites may not qualify for an OEPA permit and as such consideration should be given to the potential for the site to generate contaminated runoff. Pollutants in the runoff can be treated using landscape features, structural practices and management and operation best management practices.

Stream Erosion

Stream bank erosion is a natural process, which is often accelerated or slowed down as a result of human influences. While there may be localized or isolated areas of more severe erosion, overall, Wayne Township has not suffered the widespread erosion issues often felt in more urbanized areas. While it won't be possible to prevent stream erosion in the future, some ways to minimize its impact would be to encourage observance of stream setbacks, the creation of conservation easements on riparian corridors and the use of low impact development practices.

There are two areas within the Township which have had reported problems with flooding. These areas are located as follows:

- Corwin Ave at Bowman Park
- Waynesville and Middletown Road at the Corwin-Nixon covered bridge

GOALS & OBJECTIVES

Goal 1: A utility system that meets the needs of planned Township growth.

Objectives:

- 1.1. Take advantage of opportunities to address water and wastewater facility improvements cooperatively, coordinated and cost-effectively.
- 1.2. Identify and provide specific utility needs in advance of demand.
- 1.3. Utilities that improve economic development opportunities and quality of life, without jeopardizing the environment or rural resources.

Goal 2: Improved water quality within a context sensitive stormwater management system.

Objectives:

- 2.1. Appropriately designed rural and urban stormwater management systems that protect water quality.

COMMUNITY FACILITIES

Wayne Township oversees a number of community facilities to support a high quality environment and level of service for its residents. Residents also have access to County, school district, and village operated facilities. *Figure 6.2* (page 74) identifies the location of community facilities within the Township.

Goal 3: A full range of well-funded and accessible community facilities that enhance the Township's quality of life and fulfill resident's needs.

Objectives:

- 3.1. Invest in facilities and services that create a more desirable place to live.
- 3.2. Enhance senior services.

Goal 4: Delivery of efficient and effective public safety.

Objectives:

- 4.1. Maintain quality EMS and Fire Departments.

Goal 5: Excellent Educational Facilities

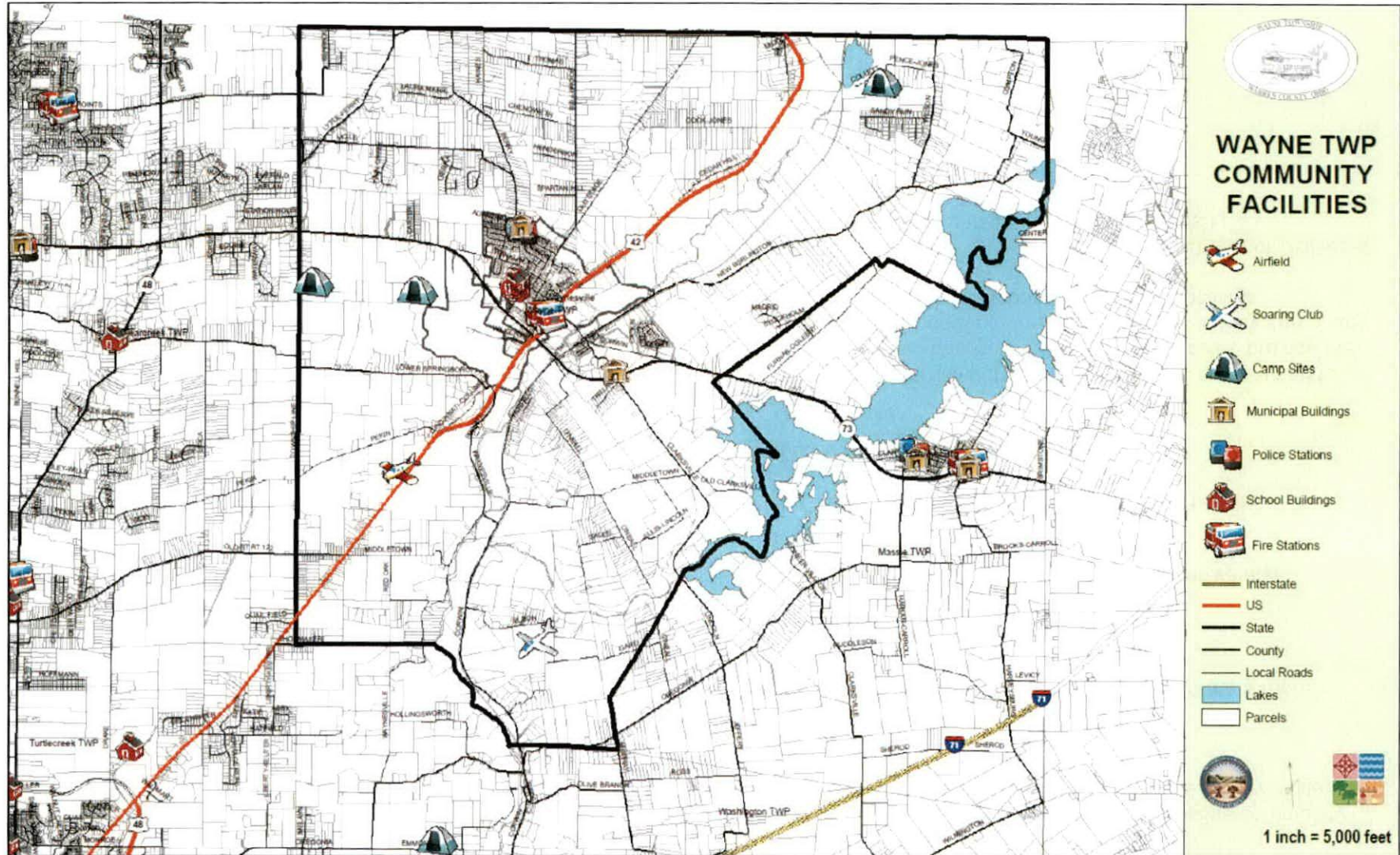
Objectives:

- 5.1. School facilities that are planned and constructed to accommodate anticipated student growth; provide the greatest benefit to the residential areas they serve; and maximize the functionality of public facilities.

(See pages 115-122 of Chapter 9 for a complete list of Utilities & Community Facilities implementation strategies.)

Wayne Township Comprehensive Plan

Figure 6.2: Wayne Township Community Facilities





Chapter 7: Parks & Recreation



CHAPTER 7

Natural beauty is a defining characteristic of Wayne Township. Much of the Township is undeveloped, with picturesque farms and wooded areas. The Little Miami Scenic River, a federal and state wild as well as scenic river, runs through the middle of the Township, affording scenic views for residents and visitors. The Little Miami Scenic Trail also provides a regional bike and pedestrian connection.

Residents of Wayne Township have access to many outdoor recreational opportunities (see *Figures 7.1 and 7.2* on the following pages). Caesar Creek State Park provides thousands of acres for hiking, boating, camping, and the like. The Township is home to many acres of natural and wildlife areas, including Caesar Creek Gorge Nature Preserve and Spring Valley Lake Wildlife Area. Hisey Park, Bowman Park, and Clint Fultz River Park, operated by Warren County, also provide hiking, playgrounds, ball fields, and picnic shelters.



EXISTING CONDITIONS

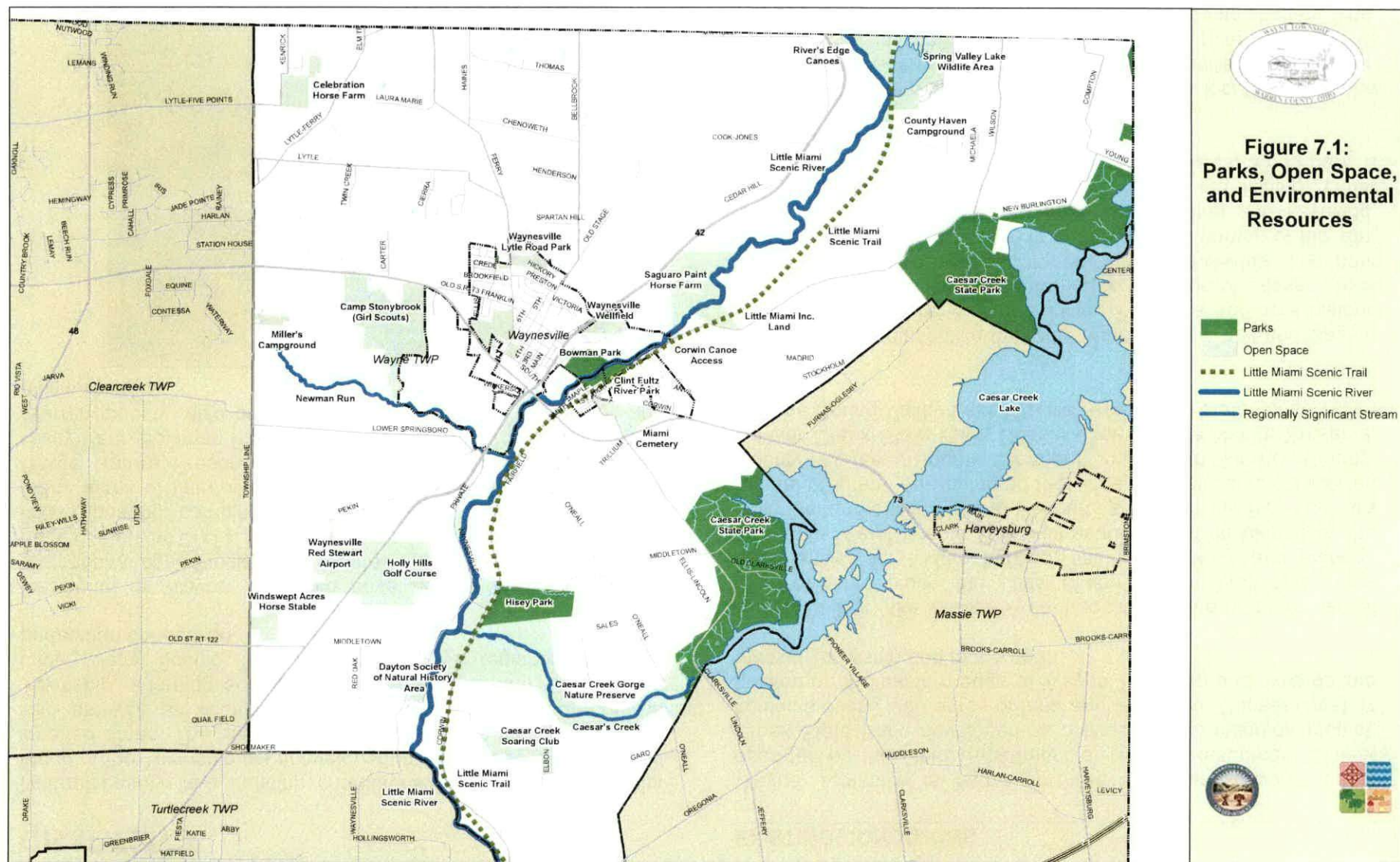
Wayne Township is home to three significant regional parks operated by the Ohio Department of Natural Resources. Caesar Creek State Park, developed as a flood control reservoir project, contains over 7,000 acres of land and lake area. Caesar Creek is located on the eastern edge of Wayne Township and extends into Massie Township and to the north.

Spring Valley Lake Wildlife Area is located in the northern part of the Township along the Little Miami Scenic Trail and offers opportunities for hiking, hunting, fishing, shooting, and archery. The Little Miami Scenic Trail was acquired and developed by the Ohio Department of Natural Resources through the Rail-To-Trails federal program. Averaging 60 feet wide, the trail connects Warren County to Greene County, Clermont County, and Hamilton County. Caesar Creek State Park, Caesar Creek Gorge Nature Preserve, and the Spring Valley Lake Wildlife Area are all state conservation areas.

Hisey Park is adjacent to the Little Miami Scenic trail and Caesar Creek Gorge Nature Preserve. Hisey Park is a 158-acre historic farm that features view-sheds from atop the edge of Caesar Creek Gorge and mature, steeply sloped, wooded hillsides. The park includes restoration of wetlands in the western portion of the site. The park provides a staging area for canoeing and kayaking, biking, bird watching, hiking, nature walks, and fishing. Other amenities of Hisey Park include four baseball fields, a dog park, a playground, and a picnic shelter.

Bowman Park and Clint Fultz River Park are located along the Little Miami Scenic River between Waynesville and Corwin. Bowman Park is located on the north side of the river containing 10 soccer fields, one football field, and picnic tables with shelters. The

Wayne Township Comprehensive Plan



Wayne Township Comprehensive Plan



Figure 7.2:
Aerial Photo with
Parks Labeled

Wayne Township Comprehensive Plan

park is used primarily for youth athletic team sports. The park is located within the flood plain of the Little Miami River and is prone to seasonal flooding. The Clint Fultz River Park is located across the river from Bowman Park. Together, the parks protect both banks of the river and provide public access to the river. Fultz Park is also adjacent to the Little Miami Scenic Trail making it accessible to hikers and bikers. The park offers watercraft access, playground facilities, and picnic shelters.

Veterans Park, located at South Street and Main Street in the downtown business district, is operated by the Village of Waynesville.

Currently, the closest indoor recreation facility to Wayne Township is the Ralph J. Stolle Countryside YMCA, located in Lebanon, a 20-minute drive from Waynesville. The facility includes indoor and outdoor swimming, a cardio strength center, basketball gyms, racquetball courts, a Senior Center, gymnastics facilities, game room, and climbing wall.

Table 7.1 provides a summary of general information about the specific parks, open space, and environmental resources that are located within the Township. The Little Miami Scenic River, Newman Run and Caesar Creek are regionally significant stream resources. The Caesar Creek stream corridor, lake, and adjacent parklands and open space form a large continuous area of protected environmental resources.

Table 7.1: General Information about Parks in Wayne Township

Park Name	Size	Classification	Facilities	Ownership/Maintenance
Caesar Creek State Park	7,738 ac.	Regional Park	Boating, camping, picnicking, swimming, hiking & bridle trails, natural & cultural areas	Ohio Department of Natural Resources, U.S Army Corps of Engineers
Spring Valley Lake Wildlife Area	842 ac.	Regional Park	Hiking, hunting, fishing, shooting, archery	Ohio Department of Natural Resources
Little Miami Scenic Park	452 ac.	Regional Park	Hiking, biking, bridle, cross-country skiing	Ohio Department of Natural Resources
Hisey Park	158 ac.	Community Park	Hiking overlook, wetlands, ball fields, dog park, playground, picnic shelter	Warren County
Bowman Park	59 ac.	Community Park	Soccer fields, picnic shelters	Warren County
Clint Fultz River Park	30 ac.	Community Park	Watercraft access, playground, picnic shelters, football field	Warren County
Waynesville Community Park (Bicentennial Park)	8 ac.	Neighborhood Park	Tennis courts, basketball courts, soccer field, playground, amphitheatre, picnic shelter	Waynesville Area Friends of the Parks
Veterans Park	< 1 ac.	Mini-Park	Gazebo, seating areas	Village of Waynesville

ISSUES AND OPPORTUNITIES

Wayne Township is fortunate to be well served by parks and greenspace. Existing parks provide excellent opportunities for outdoor recreation. Similarly, the Little Miami Scenic Park offers recreational opportunities for residents of Wayne Township and beyond. Caesar Creek State Park is the largest park in Wayne Township, attracting not only residents from the Township, but throughout the region. The scenic natural beauty of Wayne Township and the recreational opportunities provided by Caesar Creek Park, including the lake, are assets for the community and provide a foundation for eco-tourism and related economic development.

Hisey Park, Bowman Park, Clint Fultz River Park are community parks that primarily serve Wayne Township residents. As the northwestern portion of the Township develops, there may be a need for smaller parks or community parks in the area. Mini parks could be provided as part of new developments.

While there is not a significant need for new parks, there is a need for improvements to existing parks. For example, Hisey Park would be better utilized by residents if bathrooms and drinking fountains were installed. There is also a need for an indoor recreational facility that could be used for activities such as weightlifting, fitness training, and swimming. Currently, the closest fitness facility is Countryside YMCA in Lebanon.

GOALS AND OBJECTIVES

Goal 1: Provide recreational opportunities for all age groups.

Objectives:

- 1.1: Shared recreational resources.
- 1.2: Support active, healthy lifestyles

Goal 2: Improve existing parks.

Objectives:

- 2.1: Improve the efficiency and diversity of recreational opportunities at existing parks.
- 2.2: Funding mechanisms that effectively pursue non-tax based funding sources.

Goal 3: Recreational opportunities that foster economic development.

Objectives:

- 3.1: Build on regional draw of Caesar Creek State Park.

(See pages 123-127 of Chapter 9 for a complete list of Parks & Recreation implementation strategies.)

Chapter 8: Economic Development



CHAPTER 8

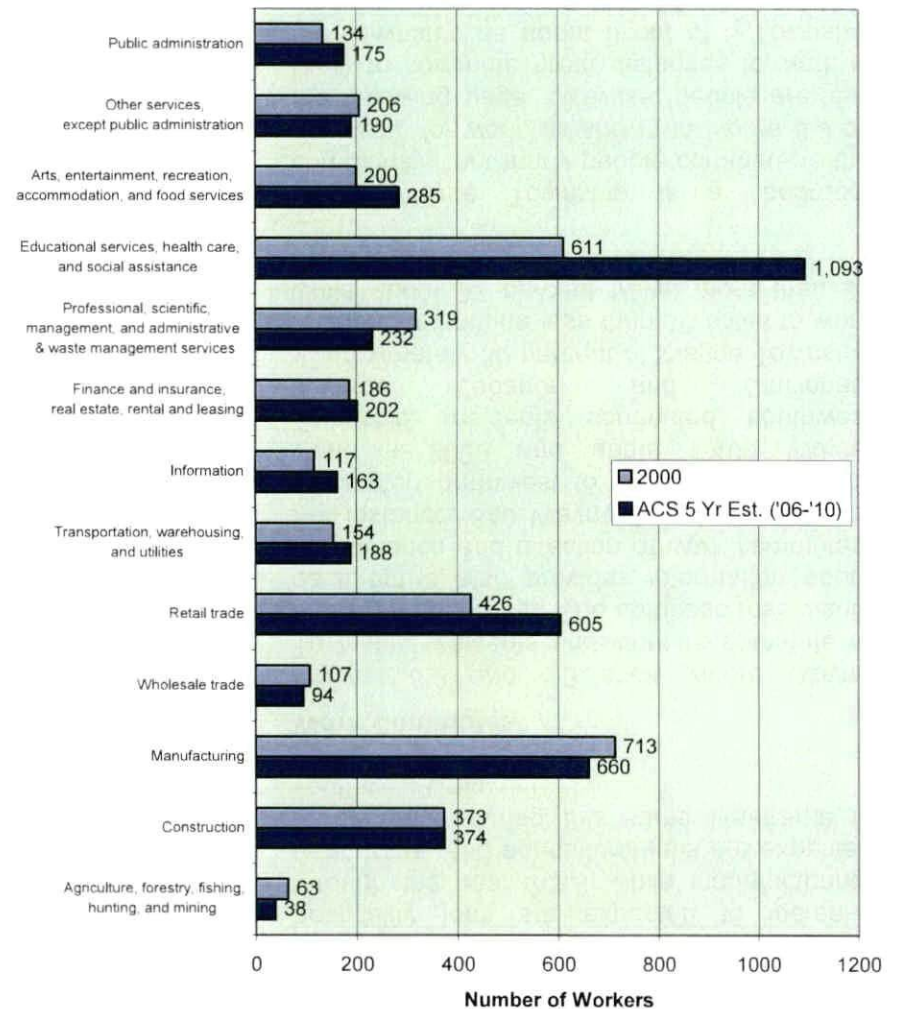
Wayne Township is a “bedroom” community, meaning that most people commute outside of the Township each day for work. The main market center of the Township is located in Waynesville on Main Street, which is lined with numerous antique shops, small retail establishments, and a few restaurants. “Big box” stores, such as Wal-Mart, Target, or Sears, currently do not exist in the immediate area, which has allowed the area to have its own unique charm and character. Der Dutchman at one time was the main anchor of the Wayne Township area, offering a place to hold conferences and house major events, but since it burned down in 2010, developers have not stepped in to fill in this void in the community. Outside of Main Street in Waynesville, there are very few commercial establishments, as much of the Township still remains rural.

EXISTING CONDITIONS

Employment

Currently, about one out of every four residents in Wayne Township is employed in educational services, health care, or social assistance making it the largest sector of the economy in the Township, as shown in *Figure 8.1*. This is also the fastest growing sector in which Wayne Township residents are employed in, adding nearly 500 workers since the year 2000. Manufacturing is the second largest sector in which Wayne Township residents are employed in, but manufacturing jobs are on the decline, losing approximately 50 workers since 2000. Retail and trade make up the third largest sector of the economy with over 600 workers followed by construction with about 375 workers. Although most of the land in Wayne Township is farmland, only about 38 people, or less than one percent of all residents, are employed in agriculture, forestry, fishing, hunting, and mining. According to Ohio's

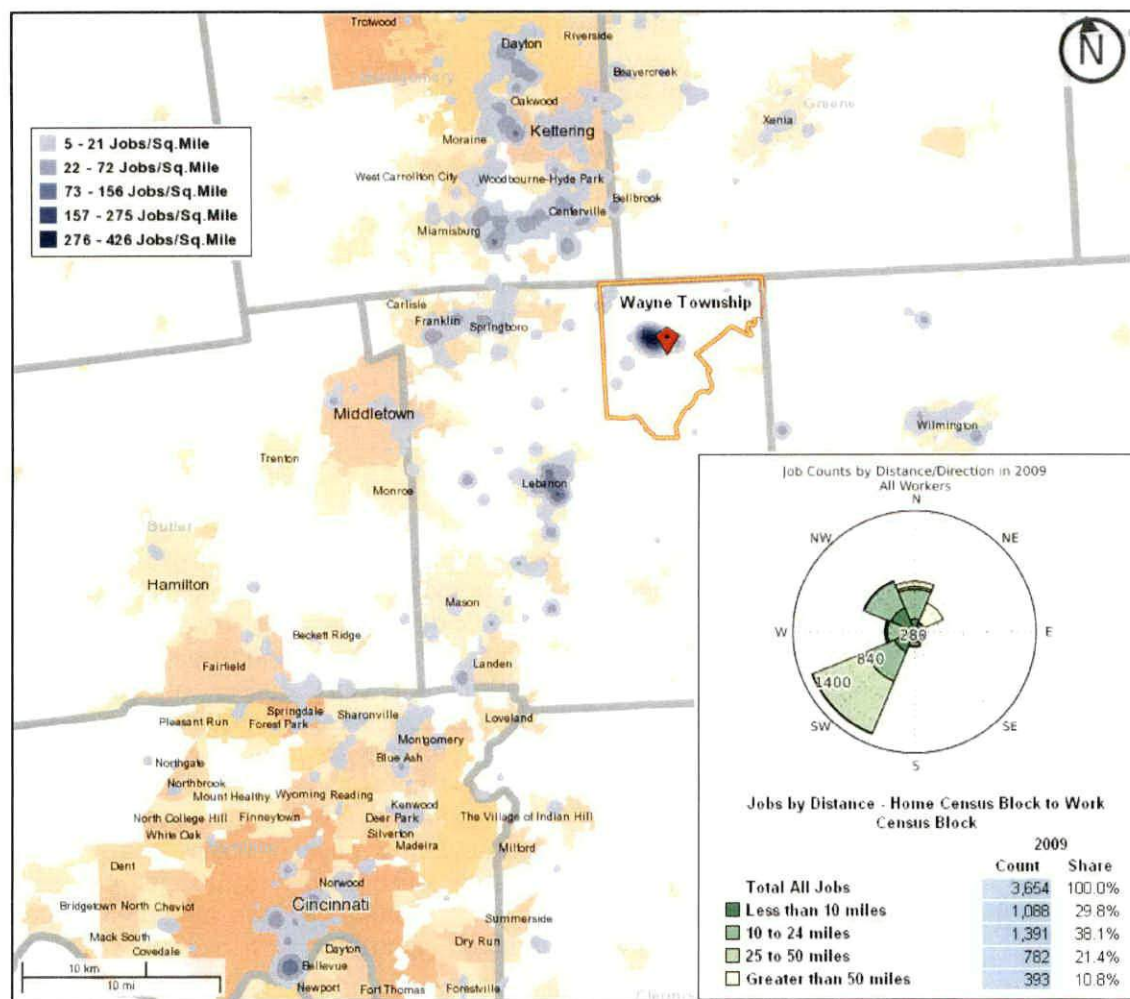
Figure 8.1: Wayne Township Employment by Industry



Source: American Community Survey 5-Year Estimates and 2000 Census

Wayne Township Comprehensive Plan

Figure 8.2: Where Wayne Township Residents Worked in 2009



Source: U.S. Census Bureau Local Employment Dynamics

Department of Job and Family Services, Bureau of Labor Market Information, education & health services, construction, and leisure & hospitality jobs are expected to increase through the year 2018, while manufacturing, retail trade, and agricultural jobs are expected to decrease during this same timeframe in southwest Ohio.

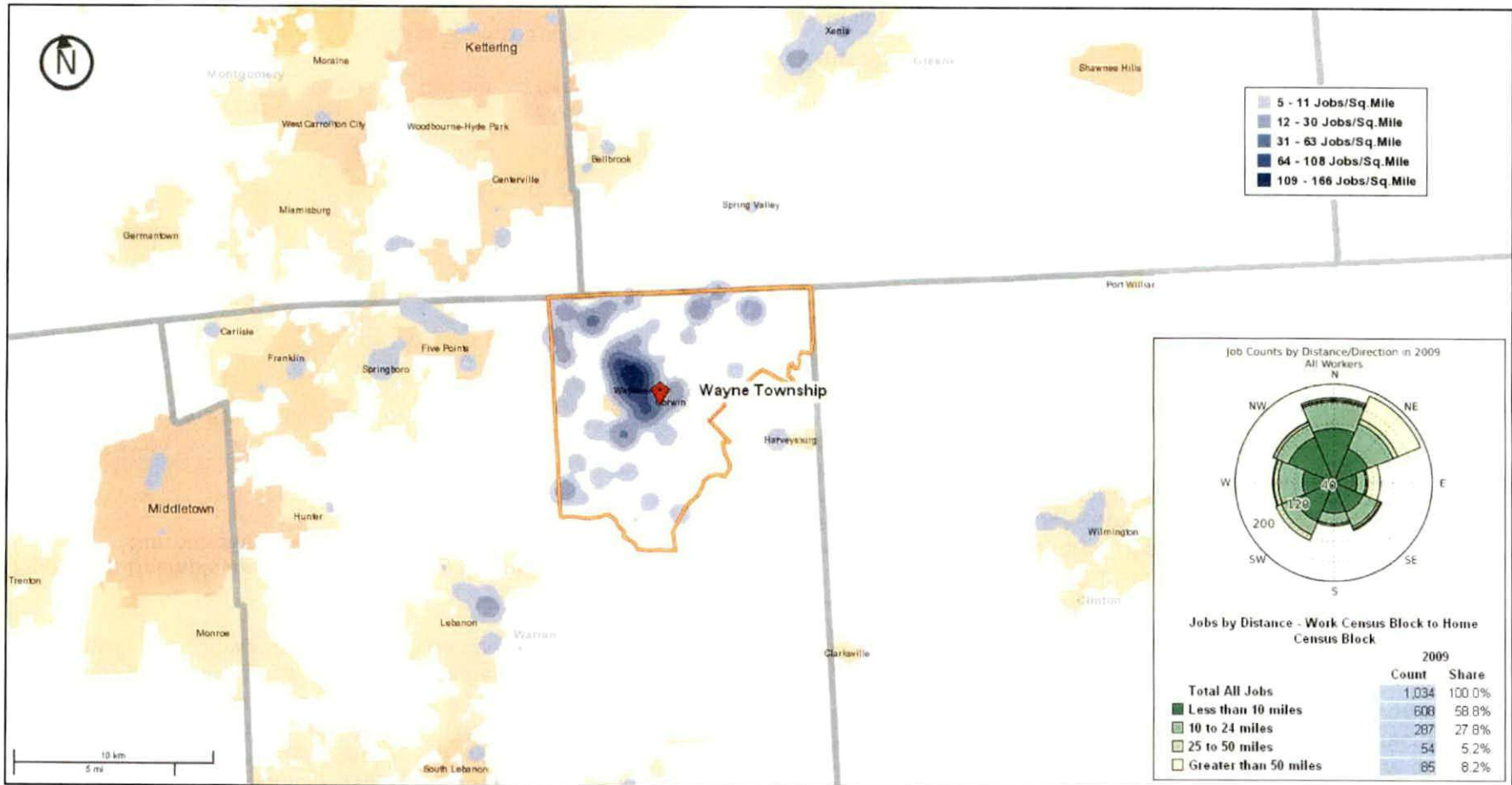
Work Commutes

Figures 8.2 and 8.3 show where Wayne Township residents and workers commute to and from each day. The compass rose within each figure also provides information about the distance and direction of work commutes. For instance, 840 Wayne Township residents commuted northwest to the Dayton area for work in 2009 and about 1,400 Wayne Township residents commuted southwest towards Lebanon and Cincinnati. Approximately 30 percent of Wayne Township residents commute less than 10 miles to work while about 32 percent travel more than 25 miles to work.

Since Wayne Township is a “bedroom community,” not many people commute to the Township for work, as shown in Figure 8.3 on the following page. Likewise, people are less likely to commute great distances to work in the Township as about 3 out of 5 Township workers commuted less than 10 miles in 2009.

Wayne Township Comprehensive Plan

Figure 8.3: Where Wayne Township Workers Lived in 2009

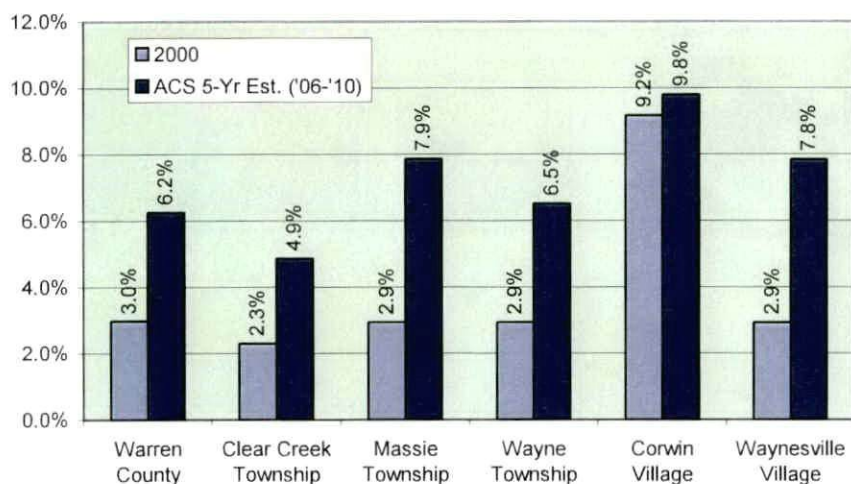


Source: U.S. Census Bureau Local Employment Dynamics

Unemployment

With the recession and the downturn of the economy starting in late 2007, unemployment in Wayne Township and surrounding areas has increased significantly, as shown in *Figure 8.4*. Currently, unemployment in Wayne Township is around 6.5 percent, which is more than double its 2000 rate of 2.9 percent. The unemployment rates are even higher in the Villages of Waynesville and Corwin at 7.8 and 9.8 percent respectively.

Figure 8.4: Unemployment Rates of Wayne Township and Surrounding Areas

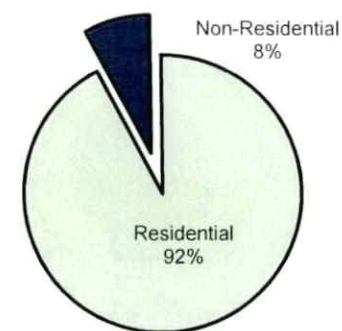


Source: American Community Survey 5-Year Estimates and 2000 Census

ISSUES AND OPPORTUNITIES

There are two community views on how Wayne Township should develop in the future. One view is to oppose all new growth in order to preserve and maintain the historic, rural character of the Township while the other view is to encourage the growth of low impact types of development, such as cottage industries and tourism, to help diversify the economy and enhance the amenities already located in the area. *Figure 8.5* shows that Wayne Township is heavily dependent on residential property tax, which suggests a need for additional commercial office development or other types of low impact commercial development which would reduce the tax burden placed on Township residents.

Figure 8.5: Wayne LSD 2010 Property Taxes



Source: Ohio Department of Taxation

The high-tech industry seems to be a desired type of development for the Township in the future. This would not only generate jobs, but would also give the younger generation a reason to stay in the Township. To make this vision a reality, the Township must ensure that commercial sites are equipped with any necessary utilities and high-speed Internet connections.

Tourism

A major opportunity for Wayne Township would be to capitalize on the tourists that already come through the area. Wayne Township has great potential as a tourist hotspot with Caesar Creek State Park; historic sites and antique shops in Waynesville; the Quaker Heritage and Accommodation Line Scenic Byways; Holly Hills Golf

Course; the Sauerkraut Festival; the Renaissance Festival; the Soaring Society of Dayton; and its access to transportation corridors such as S.R. 73 and U.S. 42. However, there are no major hotels, lodges, or places for tourists to stay over night that would benefit the tourist amenities mentioned above and ultimately boost the economy. The addition of a lodge or hotel may also help spur the development of a Marina, which has been on the back burner for several years.

Another way of capturing the tourist dollar would be to promote the farms and open space in Wayne Township as potential sites for "agri-tourism." "Farms-stays," essentially bed and breakfasts on the farm, are a fundamental part of this idea that could offer people a place to stay over night and allow tourists to take advantage of everything the area has to offer. "Agri-tourism" would complement the community's desire to preserve the land while also presenting people with different ways of making a living off of their property.

Small Business Opportunities

Since unemployment numbers are high and fuel costs are increasing, it would be beneficial to allow people to run small businesses out of their homes. This would give more freedom to people in the community who may be going through tough times in the current economy. Artisan crafts, pottery, woodwork, and nurseries are some of the low impact types of business that could be allowed. Businesses such as landscaping and auto repair may need to be looked at more carefully before they are allowed to operate on residential property to avoid conflict with neighbors.

Main Street Farmer's Market/Flea Market

Currently there are two farmer's markets located in the Waynesville area and both seem to be struggling to attract venders and customers. Likewise, the closest flea market in the area is the Caesar Creek Flea Market located in Clinton County at the

"Buy local, sell local"

intersection of S.R. 73 and I-71. If the two farmer's markets were to combine as well as set aside space to accommodate a small flea market, then venders might be able to conduct better business by attracting customers to one central location. One proposed idea would be to work with the Waynesville Chamber of Commerce to allow a farmer's market/flea market to set up on Main Street every Sunday, during the warmer months, with an advertising slogan such as "Buy local, sell local." A community farmer's market/flea market on Main Street would not generate property taxes, but it would attract more customers to the shops and businesses on Main Street. If "agri-tourism" and small businesses are allowed to operate out of home, there might be more venders in the area that could benefit from selling their produce and crafts at a market like this.

Retirement Community

Referring back to *Figure 2.6* on page 23, Wayne Township has a large group of people that will be retired within the next 10 to 20 years suggesting the possible need for an additional retirement community in addition to the Quaker Heights retirement community that is already located in Waynesville. The addition of this retirement community would create jobs, generate property taxes, and attract or retain an aging population that would not strain the local school system. If a new retirement community is proposed in the area it would be beneficial for community leaders to oversee the development of the project to ensure the two retirement communities are not competing for the same pool of people. One retirement community could be specialized toward assisted living while the other specializes toward smaller town homes or something similar.

GOALS AND OBJECTIVES

Goal 1: Strengthen the economy by building on tourism.

Objectives:

- 1.1: Develop lodging at Caesar Creek State Park.
- 1.2: Encourage a variety of lodging types.
- 1.3: Increase awareness of Wayne Township's tourist amenities.
- 1.4: Encourage development of a Marina on Caesar Creek Lake.

Goal 2: An economy that is conducive to small business.

Objectives:

- 2.1: Allow certain home businesses.
- 2.2: Develop a Farmer's/Craft Market.
- 2.3: Small-scale businesses that are in character with the rural setting and town.

Goal 3: Diversify the economy

Objectives:

- 3.1: Redevelop underutilized sites.
- 3.2: Strengthen the Township's retirement amenities.
- 3.3: Attract clean, low impact industries.

(See pages 128-138 of Chapter 9 for a complete list of Economic Development implementation strategies.)

Chapter 9: Implementation



CHAPTER 9

Purpose

The Wayne Township Plan Implementation Chapter provides a framework to preserve the Township's quality of life and rural character; recognize economic opportunities; enhance transportation and recreational provisions; and maintain environmental quality and cultural heritage, while protecting the property rights of landowners. This chapter translates the Plan's vision, goals, and objectives into strategies for the day-to-day operations. The implementation tables (p 95-128) identify clear implementation steps and include a broad range of tools, techniques and actions that will take place over the next 18 years. The goals, objectives, and strategies outlined were developed as a means to achieve the vision—they are a result of the compilation of both the near term and long term recommendations described in the previous chapters and input provided by community stakeholders at community workshops and meetings.

Partnerships

Although the township trustees must inevitably take responsibility for implementing much of the Comprehensive Plan, residents, groups, boards, and organizations also need to contribute. Successful implementation is achieved through cooperative partnerships among:

- Property owners, farmers, and homeowner associations
- Township advisory boards and commissions
- Bankers and investors and land developers
- Civic organizations and nonprofit organizations
- Faith-based groups
- Neighboring villages and counties
- Wayne Township and Warren County staff
- Wayne Township Zoning Board

- Warren County Office of Economic Development
- The Waynesville Area Chamber of Commerce
- Utility providers
- Warren County Park District
- Warren County Convention & Visitors Bureau
- Media

Plan Evaluation

This Plan will be implemented over a period of several years and will require considerable resources to fully implement. The Warren County Regional Planning Commission (RPC) will provide 5-year progress reports to the Township Administrator in order to evaluate how well resources are being used to achieve the goals of the Plan. In addition, RPC staff will continue to work with the Township to reevaluate their goals and priorities every five years as a means to update the Implementation Plan.

Purpose of Implementation Tables

The implementation tables on the following pages were developed to accomplish the following:

- Reflect the vision, goals, and policies yet remain flexible enough to accommodate uncertainty and unforeseen change.
- Take a long-term perspective yet provide strategic direction for day-to-day activities.
- Recognize issues as interconnected yet respect the Township's social, economic, and environmental limitations.
- Be comprehensive in scope yet seize opportunities to secure the desired future.

Organization

This Implementation Plan is organized in an easy to read format that is easy to understand. Every strategy/action item is tied to an objective, each objective is a means to reach a goal, and each goal is intended to achieve the Vision for Wayne Township. The implementation strategies for the goals and objectives listed for each Element is provided in the following Implementation Tables starting on page 95. These tables summarize each action item, the organization or agency that is primarily responsible for implementing the action item, a general timeframe described as short-term, mid-term, or long-term, possible funding sources, and miscellaneous notes.

Timeframe

The implementation of this Plan requires time. This section identifies a timeframe for achieving each improvement item. The timeline for implementation of each action item is defined by these estimated time frames:

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

Priorities

Implementation of this Plan requires an on-going partnership with the Township in terms of setting and reestablishing priorities based on change in the physical, social, political, and economic environments over time. Priorities are derived from community input, public policy, and political support. Every 24 months, The Township Administrator will engage in a reassessment of Plan priorities and will renew the two-year action plans to reflect current ideas and issues.

Plan Coordination and Implementation

The Township Trustees will assume the leadership role in implementing the Wayne Township Comprehensive Plan. In addition to carrying out many of the projects and initiatives called for in the Plan, the Township should also cooperate with and support local agencies and organizations, and ensure that all codes, ordinances, and enforcement procedures support and complement the new Plan.

Wayne Township Comprehensive Plan

LAND USE

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
GOAL 1: MAINTAIN RURAL AND AGRICULTURAL CHARACTER WHILE PROVIDING FOR LIMITED DEVELOPMENT				
Objective 1.1: Ensure continuation of most valued and productive agricultural areas.				
1. Support grants for operation and maintenance of farms.	Wayne Township Administrator	Wayne Township Trustees	Ongoing	Submit resolutions of endorsement to federal and state agencies that provide farm grants and to legislative representatives to support grant programs.
2. Support farmland preservation grants and transfer of development rights.	Wayne Township Administrator	Warren County Soil and Water Conservation District, US Department of Agriculture, OSU Agricultural Extension Agency, Farm Owners	Ongoing	
3. Amend Zoning Code and Map to include an agricultural zone for farm owners that want to voluntarily limit or restrict subdivision and development of their property for other uses. This is often needed for farmland owners to improve the score for their land in competition for awarding of preservation easement grant money.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case evaluation following adoption of zoning amendment to provide for such consideration.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
4. Consider soils agricultural productivity in making zoning land-use decisions. Amend Zoning Code to define soils that are best for agriculture and refer to criteria when determining whether such land should be zoned for development of some other use.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case evaluation following adoption of zoning amendment to provide for such consideration.
5. Amend the Zoning Code to allow certain farm uses to continue as part of the open space provided in a rural residential development.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case evaluation following adoption of zoning amendment to provide for such allowance..
Objective 1.2: Continue to limit density of development in unsewered areas.				
1. Review and amend Zoning Code to create an additional residential zone that is less dense than the existing R-1 Zone. Amend the Zoning Map to apply the new zone where deemed appropriate.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case evaluation following adoption of zoning amendment to provide for such consideration.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 1.3: Objective 1.3: Promote residential development that minimizes infrastructure and maximizes open space.				
1. Promote conservation design and cluster development by amending the Zoning Code to provide incentives to decrease the length of development infrastructure (streets, utilities) in conjunction with increasing the percentage of open space provided.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case evaluation following adoption of zoning amendment to provide for such development.
2. Amend the Zoning Code to provide zone(s) and regulations permitting compact development of certain mixed uses. Amend the Zoning Map where appropriate to apply the Zoning Code revisions.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case basis following initial amendment of the zoning map to provide for such development.
3. Implement Smart Growth Principles (Appendix E) to encourage compact development and maximize open space.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case basis following initial amendment of the zoning map to provide for such development.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 1.4: Support and encourage agritourism				
1. Meet with farm owners to explore interest in permitting and promoting agritourism.	Wayne Township Administrator	Wayne Township Trustees and Waynesville Area Chamber of Commerce.	Short - Term	Determine interest for possible amendment of the Zoning Code to define and permit types of agritourism by owners on farms
2. Amend Zoning Code to define and permit types of agritourism.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case potential permitting following adoption of zoning amendment to provide for such use activity
3. Promote agritourism by working with interested farmer owners, sponsors and promoters to foster events and festivals focused on such use facilities and activities.	Wayne Township Administrator	Warren County Farm Bureau and Convention and Visitors Bureau and Waynesville Area Chamber of Commerce.	Ongoing	Regular scheduled repeat events if successful.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 1.5: Buffer non-agricultural development outside the Urban Service Boundary.				
1. Review and amend the Zoning Code to provide landscape screening and buffer standards to be required for development of certain uses. Require maintenance and supplementing to existing trees and shrubs along perimeter of development sites where appropriate to the greatest degree possible.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of zoning amendment of the requirement.
2. Consider amendment of the Zoning Code to provide developers a density bonus incentive in providing open space buffers that greatly reduce visibility of their developments from adjacent main roads and surrounding undeveloped properties.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.
3. Work with the Township, Village, County, ODOT, and property owners to preserve trees and shrubs along roads.	Wayne Township Administrator	Wayne Township Trustees Waynesville, Corwin, County Engineer and ODOT.	Ongoing	Case by case evaluation of trees and shrubs desired to remain.
Objective 1.6: Provide for signage that complements maintaining rural character.				
1. Develop signage standards appropriate for the rural environment and amend the Zoning Code provisions regarding sign permits.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
2. Allow signage along current or proposed Scenic By-Ways that complements the rural character of Wayne Township.	Wayne Township Administrator	Wayne Township Trustees and Waynesville Area Chamber of Commerce.	Ongoing	Case by case evaluation of signage proposed for permitting.

GOAL 2: DEVELOPMENT THAT IS COMPATIBLE WITH SURROUNDING AREA AND MAINTAINS RURAL CHARACTER.

Objective 2.1: Provide for more diverse and intense development at supportive locations.

1. Revise zoning to allow higher intensity, mixed uses only within the Urban Service Boundary (USB) or at limited locations where infrastructure can support more intense land uses.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.
2. Continue to support small-scale, low-intensity non-residential uses in and around Lytle.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application.
3. Explore creating more detailed Area Plans to guide use and development of areas in the USB, in conjunction with the Villages.	Wayne Township Administrator	Wayne Township Trustees, Waynesville, Corwin, Waynesville Area Chamber of Commerce and RPC.	Short-Term	Planning process is to include involved land owners.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 2.2: Encourage development of unsewered, low-intensity non-residential uses near collector/arterial road intersections.				
1. Revise zoning to allow development of unsewered, low-intensity, non-residential uses where arterial or collector roads intersect S.R. 73 and U.S. 42.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.
Objective 2.3: Develop large-scale commercial and industrial uses only if compatible for the community.				
1. Create review criteria, as established by a committee of community residents, for new large-scale commercial or industrial uses. Amend the Zoning Code to refer to the criteria when determining whether or not such uses should be permitted	Wayne Township Administrator	Wayne Township Trustees, Zoning Commission and Zoning Inspector and Warren County RPC assistance.	Short - Term	Case by case application following adoption of the zoning amendment provisions.
2. Provide zoning for more intense land uses within the USB	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Ongoing	Case by case application .
3. Amend the Zoning Code to identify the types of uses that will require site plan approval for permitting.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
4. Create criteria and process for architectural review of proposed development of uses and structures in the business, industrial, and mixed use zones	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.
5. Amend the Zoning Code to permit certain rural residential business uses. Proposals for such uses would be required to fulfill development criteria, to be established by a committee of community residents.	Wayne Township Administrator	Wayne Township Trustees, Zoning Commission and Zoning Inspector and Warren County RPC assistance.	Short - Term	Case by case application following adoption of the zoning amendment provisions.
Objective 2.5: Ensure compatible transition between land uses.				
1. Amend the Zoning Code to provide setbacks and screening standards for buffering adjacent land uses of different types and intensities.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.
2. Amend the Zoning Code to provide site plan review for determining use allowance buffering measures required for permitting.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
GOAL 3: MAINTAIN NATURAL RESOURCES				
Objective 3.1: Protect surface and groundwater quality.				
1. Support strict water pollution control standards for permitting of large commercial livestock operations.	Ohio Environmental Protection Agency	Wayne Township Administrator and Trustees	Ongoing	Mindful to monitor and endorse rules and legislation supportive of regulation.
2. Amend the Zoning Code to provide for control of regulated substances to guard against water contamination in wellhead protection and aquifer recharge areas.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC and the OEPA	Short - Term	Case by case monitoring following adoption of the zoning amendment provisions.
3. Amend the Zoning Code to limit development of impervious surfaces in aquifer recharge areas or near the source water supply wellhead protection area.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC	Short - Term	Case by case application following adoption of the zoning amendment provisions.
4. Support regulatory measures to maintain and improve water quality.	Ohio Environmental Protection Agency	Wayne Township Administrator and Trustees	Ongoing	Mindful to monitor and endorse rules and legislation supportive of regulation.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
5. Amend the Zoning Code to require use of porous pavement for commercial and industrial uses to increase groundwater recharge and reduce storm-water runoff.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC, and the Warren County Engineer's Office	Short - Term	Case by case application following adoption of the zoning amendment provisions.
Objective 3.2: Only encourage development where soils and drainage are acceptable.				
1. Define where soils are most suitable for development and amend the Zoning Code to consider soil suitability during the development review process.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case application following adoption of the zoning amendment provisions.
2. Amend the Zoning Code to reflect the recommended development standards for steep slopes, no-build stream setbacks, floodplains, and well-field/aquifer protection areas.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC and Soil and Water Conservation District and other authorities as appropriate.	Short - Term	Case by case application following adoption of the zoning amendment provisions.
Objective 3.3: Prevent soil erosion and sedimentation.				
1. Continue to support the requirement of soil erosion and sediment controls during and after development of non-agricultural uses.	Wayne Township Administrator	Wayne Township Trustees and Warren County Commissioners, RPC and Soil and Water Conservation District.	Ongoing	

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
2. Support the use of best management practices (BMPs) to prevent and control soil erosion sedimentation from farmland.	Wayne Township Administrator	Wayne Township Trustees and Warren County Commissioners, RPC and Soil and Water Conservation District, Farm Bureau and USDA.	Ongoing	
Objective 3.4: Protect environmentally sensitive areas from development impacts.				
1. Implement Smart Growth Strategies (Appendix E) to minimize impacts on the environment.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees, Warren County RPC, and Soil and Water Conservation District.	Short - Term	Case by case application following adoption of the zoning amendment provisions.
2. Protect the natural environment in stream setback areas.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case application following adoption of the zoning amendment provisions.
3. Utilize Transfer of Development Rights (state program)	Wayne Township Administrator	Wayne Township Trustees and Warren County Auditor	Ongoing	Non-profit preservation organizations as well.

Wayne Township Comprehensive Plan

LAND USE (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
4. Allow developers to count environmentally sensitive areas as credit for open space.	Wayne Township Zoning Commission with Zoning Inspector assistance.	Wayne Township Administrator and Trustees and Warren County RPC and Soil and Water Conservation District.	Short - Term	Case by case application following adoption of the zoning amendment provisions.
5. Continue to support efforts that preserve the Little Miami River and Corridor in accordance with the Little Miami Scenic River Assistance Manual and the regulations and guidelines of the Ohio Department of Natural Resources (ODNR).	Wayne Township Administrator	Wayne Township Trustees and Warren County Commissioners, RPC and Soil and Water Conservation District and Little Miami, Inc.	Ongoing	

TRANSPORTATION

Implementation Action

Lead Organization

Supporting
Organization(s)

Timing

Miscellaneous
Notes

GOAL 1: IMPROVE SAFETY OF THE ROAD NETWORK.

Objective 1.1: Strategic and targeted investments for road and bridge improvements

1. Prioritize, with the Warren County Engineer's Office, road realignment for the following areas:
 - Township Line Road and Lower Springboro Road
 - Township Line Road and Pekin Road
 - Township Line Road and Lytle Ferry Road
 - Township Line Road and U.S 42
 - U.S Route 42 and Old State Route 122/Middletown Road
 - U.S. 42 and Pekin Road/Cincinnati-Columbus Road
 - Old Stage Road and Bellbrook Road
 - Old State Route 73 and S.R. 73

Wayne Township
Administrator

Warren County
Engineer's Office

Short-
term

The resources available for transportation projects are limited. Therefore, it is crucial that funding decisions are made carefully to ensure the investment of public resources provides the greatest possible public benefit in the most efficient way.

TRANSPORTATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
<p>2. Prioritize, with the Warren County Engineer's Office, the following road improvements:</p> <ul style="list-style-type: none"> ■ Township Line Road and Pekin Road/Ferry Road and Lytle Road from Waynesville to the Greene County Line – construct shoulder or 4 lanes. ■ Lytle Ferry Road – widen & add shoulders. ■ Gard Road and O'Neill Road – widen from 14-15 feet to 19 ½ feet. ■ County Road 36/ New Burlington Road – repair/stabilize road to correct erosion problems. ■ Middletown Road and Waynesville Road near the Little Miami River – stabilize & shift road. <p>Annually review the anticipated costs associated with each improvement project. Incorporate appropriate near-term improvements into the county's Transportation Improvement Program.</p>	Wayne Township Administrator	Warren County Engineer's Office	Short-term	The most cost-effective road improvements addressing existing needs should be considered and implemented first. Safety projects should be given priority over general capacity improvements. Give high priority to those projects that support the existing economic bases and will aid the Township in attracting new investments.
<p>3. Initiate a study of Township Line Road and Old State Route 122 intersection. Implement the recommended improvements.</p>	Warren County Engineers Office	Wayne Township Administrator	Mid-term	This intersection has a high accident rate.

Wayne Township Comprehensive Plan

TRANSPORTATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
4. Complete studies of the dangerous intersections identified in Chapter 5- Map 5.2 Future Road Improvements and implement appropriate solutions. The study should include U.S. 42 and Corwin Avenue/North Street (needs to be signalized).	Warren County Engineers Office	Wayne Township Administrator and the Village of Waynesville	Mid - term & Ongoing	
Objective 1.2: Coordinate with State, County, and other townships				
1. Continue implementation of access management standards for major and minor thoroughfares and require cross connections between commercial, service and industrial development. Limit the number of street access points to maintain road capacity.	Wayne Township Administrator	Wayne Township Zoning Inspector & RPC	Ongoing	
2. Coordinate and collaborate with the Warren County Engineer's Office to update the Warren County Thoroughfare Plan designating Township Line Road/ Lyle-Ferry Road as a "Collector Road". Modify the existing functional classification system to add a Rural Collector classification.	Wayne Township Administrator	Warren County Engineer's Office & RPC	Mid-term	
3. Define Wayne Township's role in implementing the open space and trails concepts defined in the Warren County Parks and Recreation Plan.	Wayne Township Trustees	Warren County Commissioners, Warren County Parks & Recreation District.	Short-term	

TRANSPORTATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
4. Discuss high priority and major road projects with the Warren County Engineering Office and placed on OKI's Transportation Improvement Program. Seek funding for select projects thought the Ohio Public Works Commission (OPWC) program.	Wayne Township Administrator	OKI, Warren County Engineering Office & RPC	Ongoing	
5. Research the development of a dedicated funding source that provides the Township's share for OPWC projects.	Wayne Township Trustees	Wayne Township Administrator	Mid-term	
6. Coordinate with the villages, County and ODOT to create connecting streets as development occurs (Figure 5.2 – Future Road Improvements).	Wayne Township Trustees	The Village of Waynesville, ODOT, and the Warren County Engineering Office	Ongoing	
7. Continue coordination efforts with the County, ODOT and other neighboring jurisdictions to fund, prioritize, and implement projects that provide regional transportation and economic benefits. Identify and evaluate a variety of funding solutions to address roadway integrity, safety and promote responsible economic development.	Wayne Township Trustees	Wayne Township Administrator, ODOT & Villages	Ongoing	
8. Seek interlocal agreements with the affected village to provide opportunities for joint grant applications and cooperative funding improvements for projects within the Urban Service Area and improvement adjacent to the villages.	Wayne Township Trustees	Wayne Township Administrator	Ongoing	

Wayne Township Comprehensive Plan

TRANSPORTATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
GOAL 2: IMPROVE ROADWAY CONNECTIVITY & NETWORK DESIGN				
Objective 2.1: Road and pedestrian network that accommodates alternate routes and is compatible with rural settings				
1. Amend the Zoning Code to require residential subdivisions meet connectivity index requirements. In addition, require connections to stub streets and cul-de-sac as adjacent development occurs. Also encourage these amendments be reflected in the County Subdivision Regulations.	Wayne Township Zoning Inspector	The RPC and Zoning Board	Mid-term	
2. Require that roadway improvements and new subdivisions within a defined school walking zone or the Urban Service Areas to meet established standards intended to ensure the safety of students.	Wayne Township Zoning Inspector	The RPC	Mid-term	
3. Ensure that developers repair/reconstruct street frontage improvements such as sidewalks that are in poor or failed condition as a condition of their approval.	Wayne Township Zoning Inspector	The RPC	Mid-term	
4. Investigate alternative parking lot treatments and road design (such as country lanes, pervious concrete) to address designs appropriate of rural settings. Consider adoption the "Complete Streets" standards for rural and small towns.	Wayne Township Administrator	Wayne Township Zoning Inspector, Warren County Engineer's Office & The RPC	Short-Term	Care should be given to ensure rural roadways are not one-size-fits all or overly suburban in nature.

Wayne Township Comprehensive Plan

TRANSPORTATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
5. Work with the County to adopt new street design standards that also reflect cyclist needs and livability issues. (Amend the County's Thoroughfare Plan).	Wayne Township Administrator	Wayne Township Zoning Inspector, Warren County Engineer's Office & The RPC	Short-Term	
6. Investigate connecting Cook Jones Road to New Burlington Road via a bridge.	Wayne Township Administrator	The Village of Waynesville, ODOT, and the Warren County Engineer's Office	Long – Term	

GOAL 3: MULTIPLE MODES OF TRANSPORTATION

Objective 3.1: An accessible and safe network of pedestrian supportive infrastructure.

1. Increase pedestrian safety and convenience by identifying and analyzing high pedestrian collision locations; by making physical improvements, such as traffic calming, signal improvements, and crossing improvements, and by supporting changes to the Thoroughfare Plan that would enhance pedestrian safety.	Warren County Engineers Office	Wayne Township Administrator	Mid-term	
2. Provide for safe pedestrian movement along all new or reconstructed arterial/collector roads. Develop additional pedestrian walkways where needed for safe or direct access to schools, parks and other community facilities.	Warren County Engineers Office	Wayne Township Administrator and Trustees	Ongoing	

Wayne Township Comprehensive Plan

TRANSPORTATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
3. Establish a Safe Routes to School Program in collaboration with Wayne Local School District and the villages. Identify student travel path and address all safety concerns; prioritize and implement needed sidewalk, crossing improvements, curb ramp; and other pedestrian-related improvements. Apply for Safe Routes to School grants through ODOT.	Wayne Township Administrator	The Villages, Wayne Local School District, The Warren County Grants Office	Short-term	
4. Determine the best method for safe, convenient and attractive pedestrian crossing between Downtown Waynesville and Bowman Park. Opportunities may include a pedestrian bridge, a tunnel or street level crosswalk. Improve pedestrian connectivity across major thoroughfares, in particular Highway 42.	Wayne Township Administrator and Trustees	The Village of Waynesville, ODOT, Warren County Engineer's Office, The Warren County Parks and Recreation District	Long-Term	Based on the crossing demands and the conflicting traffic volumes & speeds, a study is recommended to identify and design the most appropriate crossing
5. Leverage investments made in road improvement projects by installing improved bicycle and pedestrian projects simultaneously regardless of the priority previously placed upon the bike or pedestrian facilities	Wayne Township Administrator and Trustees	Warren County Engineer's Office	Ongoing	
Objective 3.2: Increased mobility choices				
1. Identify opportunities to connect surrounding neighborhoods and major activity centers to the Little Miami Trail (e.g., trails, bike lanes, sidewalks, etc.). Identify locations for shared bike lanes.	Wayne Township Administrator	Warren County Engineer's Office, Little Miami State Park, Waynesville Area Friends of the Parks.	Short-term	

TRANSPORTATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
2. Ensure bicycle parking is provided at key destinations throughout the township including Hisey Park. Modify the zoning code to require the installation of bicycle racks and other supportive facilities as part of new commercial and industrial development	Wayne Township Administrator	Wayne Township Zoning Inspector, Waynesville Area Friends of the Parks and The RPC	Short-term	
3. Install signage that improves wayfinding, access, visibility and awareness for cyclists and motorists on existing bicycle routes.	Wayne Township Administrator	Warren County Engineer's, OKI and ODOT	Mid-term	Signage should clearly identify parking facilities and trail heads
4. Seek opportunities to provide links between existing trails during review of land development proposals. Emphasize access to schools, parks, the library downtown, and commercial and service centers.	Wayne Township Zoning Inspector	Warren County Engineer's Office, Wayne Township Administrator and the RPC	Ongoing	
5. Develop zoning code incentives that encourage developers to dedicate land of connections to the trail network.	Wayne Township Zoning Inspector	The RPC	Mid-term	

UTILITIES & COMMUNITY FACILITIES

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
GOAL 1: A UTILITY SYSTEM THAT MEETS THE NEEDS OF PLANNED TOWNSHIP GROWTH.				
Objective 1.1: Take advantage of opportunities to address water & wastewater facility improvements cooperatively, coordinated and cost-effectively				
<p>1. Develop a Water and Sewer Strategic Plan for the Urban Service Area (USA) that provides for the following actions:</p> <ul style="list-style-type: none"> ■ Monitor capacity needs in order to meet projected demands. ■ Monitor service contracts for development within the Village of Waynesville. ■ Support water reuse and conservation efforts. ■ Minimize adverse environmental, aesthetic, and fiscal impacts associated with the siting, development, and operation of utility services and facilities. ■ Ensure that adequate utility corridors are available for future development. 	Wayne Township Administrator	Warren County Engineer's Office; Warren County Soil & Water Conservation District; Western Water, The Village of Waynesville; and Warren County Water and Sewer Department	Mid-term	Recognize that many facilities and systems require long lead-time for planning, approval, design, funding, and construction.
<p>2. Inventory and maps of existing facility and the general location of proposed new facilities. Integrated into the county's Geographic Information System (GIS). Provide utility service providers with appropriate plans and mapped information to help establish a common township-wide base map for utilities planning and to aid service providers in anticipating and responding to growth. Provide utility purveyors with development trends, population and employment projections on a regular basis.</p>	Wayne Township Administrator	The Warren County GIS Department; the RPC; and utility service providers.	Short-term	Coordinate collection, integration and maintenance of Geographic Information System (GIS) utility data among utility providers to ensure consistent and up-to-date information on facility locations and capacities.

Wayne Township Comprehensive Plan

UTILITIES & COMMUNITY FACILITIES (continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
3. Work with the County, the villages and other service providers to identify multi-township service and facility needs and develop strategies to provide them. Coordinate planning efforts.	Wayne Township Administrator	Warren County Engineer's Office; Western Water, The Village of Waynesville; and Warren County Water and Sewer Department.	Short-term	Utility service plans should be consistent with land use goals and policies.
Objective 1.2: Identify and provide specific utility needs in advance of demand				
1. Study and recognize future growth centers within the Urban Service Area, early on for the proper design of infrastructure. Ensure that the desired land use category determines the location and type of facility/infrastructure provided.	Wayne Township Administrator	Western Water; The Village of Waynesville; and Warren County Water and Sewer Department.	Mid-term	Phase development of wastewater treatment improvements to avoid unintended and uncontrolled growth.
2. Obtain funding to extend water and sewer to the Urban Service Areas as part of an economic development program. Design the size of new utility systems to the anticipated future requirements of the area's land use.	Wayne Township Trustees	Warren County Commissioners and utility service providers	Ongoing	Ohio Public Works Commission provides funding for water and sewer improvements.
3. Require private sector financing of capital costs associated with the expansion of water and sewer facilities necessary to serve new development, in particular development outside of the Urban Service Area.	Wayne Township Administrator		Ongoing	

Wayne Township Comprehensive Plan

UTILITIES & COMMUNITY FACILITIES (continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
4. Work with the Village of Waynesville and Warren County to create a partnership that includes a shared financing strategy to build or provide needed infrastructure improvements or services within the Urban Service Area.	Wayne Township Trustees	Village of Waynesville and Warren County Commissioners	Mid-term	
5. Reserve the current sewer capacity for higher density/intensity development within the Urban Service Area. Identify high priority development areas within the Urban Service Area and support coordinated economic development by encouraging the location of new or expanded business in these areas.	Wayne Township Administrator	Utility Providers	Ongoing	High priority areas are areas that minimize the need for additional public & private infrastructure.
Objective 1.3: Utilities that improve economic development opportunities & quality of life, without jeopardizing the environment or rural resources.				
1. Site utility facilities to minimize adverse impacts to the rural character and provide public services consistent with rural needs.	Wayne Township Administrator	Utility Providers	Ongoing	
2. Review the Aquifer Recharge Overlay District to ensure that public water supplies are adequately protected from land uses and development practices that may adversely affect groundwater quality or quantity.	Wayne Township Zoning Inspector	Warren County Water & Sewer Department; and Warren County Soil & Water Conservation District.	Short-term	
3. Publicize water conservation and encourage best management practices and incentivize the development of alternate systems that are environmentally friendly.	Wayne Township Administrator	Warren County Water & Sewer Department; and Western Water.	Short-term	

UTILITIES & COMMUNITY FACILITIES (continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
GOAL 2: IMPROVED WATER QUALITY WITHIN A CONTEXT SENSITIVE STORMWATER MANAGEMENT SYSTEM.				
Objective 2.1: Appropriately designed rural and urban stormwater management systems that protect water quality.				
1. Review the Little Miami Watershed Plan and develop a work program for implementation. If necessary, initiate a long-range strategic planning approach that updates the plan.	Warren County Soil & Water Conservation District.	Little Miami State Park, OKI, and affected jurisdictions.	Mid-term	Utilize a watershed approach with responsibility shared among the Township, County and affected jurisdictions.
2. Develop & implement a stormwater management plan, in cooperation with the villages and County for the Urban Service Areas that encourages shared stormwater management facilities.	Wayne Township Administrator	Warren County Engineer's Office; The Villages of Waynesville and Corwin; and Warren County Soil & Water Conservation District.	Short-term	These facilities should be planned and financed through public and private partnerships
3. Identify best management practices of both a structural and a non-structural nature and identify those BMPs that are most appropriate for rural versus urban settings.	Warren County Engineer's Office	Warren County Soil & Water Conservation District and Wayne Township Administrator	Short-term	Non-structural BMPs are more appropriate for the Rural Service Areas
4. Identify, map, use and protect natural stormwater features and resources. Minimize the use of constructed facilities for stormwater management within the Rural Service Areas.	Wayne Township Administrator	The Warren County GIS Department & the RPC.	Short-term	

Wayne Township Comprehensive Plan

UTILITIES & COMMUNITY FACILITIES (continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
5. Adopt incentives for cluster and planned unit developments that retain natural open systems and research/identify incentives for development projects to incorporate innovative stormwater drainage techniques (Low Impact Development (LID) techniques).	Wayne Township Zoning Inspector	Warren County Engineer's Office; and Warren County Soil & Water Conservation District.	Mid-term	As a part of the strategy to mitigate storm water impacts from new development.
6. Create easy-to-use LID stormwater management review guidelines. Create a reference document for developers to use in designing LID plans along with an educational brochure targeted to residents.	Wayne Township Zoning Inspector	Warren County Engineer's Office; and Warren County Soil & Water Conservation District.	Mid-term	Educate developers about innovative storm water management methods.
7. Design and implement a small demonstration project that showcases LID features, such as rain gardens, permeable pavers, and infiltration devices at a Township owned site.	Warren County Soil & Water Conservation District.	Wayne Township Trustees, Administrator, and Zoning Inspector; and Warren County Engineer's Office.	Long-term	If a rain garden is proposed, follow the Warren County Engineering Dept guidelines.
8. Work with the villages to ensure that stormwater management facilities are transferred from the Township to the jurisdiction that annexes that portion of the Township.	Wayne Township Trustees	Wayne Township Administrator	Ongoing	
9. Develop a program, for the Urban Service Area that allows the shared cost of stormwater abatements and allows developers to contribute to stormwater mitigation that serves the entire drainage basin.	Wayne Township Administrator	Wayne Township Trustees and Warren County Engineer's Office	Mid - term	

Wayne Township Comprehensive Plan

UTILITIES & COMMUNITY FACILITIES (continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
10. Ensure that development within stream bank areas, where reasonable, maintain existing vegetation, prevent soil erosion, prevent pollution of the water body, and be setback in accordance with established buffers so as not to detract from the rural character or cause harm to the environment.	Wayne Township Zoning Inspector	Warren County Soil & Water Conservation District.	Ongoing	

GOAL 3: A FULL RANGE OF WELL-FUNDED AND ACCESSIBLE COMMUNITY FACILITIES THAT ENHANCE THE TOWNSHIPS QUALITY OF LIFE AND FULFILL RESIDENT'S NEEDS.

Objective 3.1: Invest in facilities and services that creates a more desirable place to live

1. Investigate the development of community gardens at select public sites when such use is compatible with the primary public use of the facility.	Wayne Township Administrator	Waynesville Area Friends of the Parks.	Mid-term	Utilize existing publicly owned grounds and buildings as the base for new community facilities.
2. Determine how the Red Stewart Airport could increase in importance as an economic development and recreational resource.	Wayne Township Administrator	Warren County Office of Economic Development	Short-term	
3. Develop a Farmers Market.	(See the Economic Development Implementation Section, Objective 2.2)			

Wayne Township Comprehensive Plan

UTILITIES & COMMUNITY FACILITIES (continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 3.2: Enhance Senior and Youth Services				
1. Identify needs and make accommodations for future seniors (e.g. programs, space, activities). Promote programs and activities through increased public outreach.	Wayne Township Administrator	Warren County Park District and Wayne Township Residents	Mid-term	
2. Community Center: Evaluate the need for a multiple purpose community center(s). The Township should study this desire to determine if a need exists and whether the County, adjacent townships and Wayne Township can effectively respond.	Wayne Township Trustees	Warren County Park District; Wayne and Massie Township Residents and Administrators.	Long-term	
GOAL 4: DELIVERY OF EFFICIENT AND EFFECTIVE PUBLIC SAFETY.				
Objective 4.1: Maintain quality EMS and Fire Departments				
1. Continue to participate in cooperative emergency service and public safety agreements with local jurisdictions.	Wayne Township Trustees	Wayne Township Fire Chief and Administrator	Ongoing	
2. New Fire Station: Identify facility and program needs for a new fire station. Identify optimal locations, first evaluating the suitability of property already owned by the Township.	Wayne Township Trustees	Wayne Township Fire Chief and Administrator	Mid-term	

UTILITIES & COMMUNITY FACILITIES (continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
GOAL 5: EXCELLENT EDUCATIONAL FACILITIES				
Objective 5.1: School facilities that are planned and constructed to accommodate anticipated student growth; provides the greatest benefit to the residential areas they serve; and maximize the functionality of public facilities				
1. Coordinate with the Wayne Local School District to ensure that future school improvements are placed in the optimal locations, relative to population concentrations; major transportation routes; as well as other pertinent location standards.	Wayne Township Administrator	Wayne Local School District	Ongoing	
2. Ensure properly timed transportation, utility, and parks infrastructure improvements that are planned and integrated to serve school facilities adequately.	Wayne Township Administrator	Wayne Local School District	Ongoing	
3. Provide up-to-date population, development trends and infrastructure capacity to the school district.	Wayne Township Zoning Inspector	Wayne Local School District	Ongoing	
4. Ensure the school improvements are compatible and connected to residential neighborhoods.	Wayne Township Zoning Inspector	Wayne Local School District, The RPC and Wayne Township BZA.	Ongoing	

PARKS AND RECREATION

GOAL 1: PROVIDE RECREATIONAL OPPORTUNITIES FOR ALL AGE GROUPS

Objective 1.1: Shared recreational resources.

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
1. Pursue long-term partnerships with the school district, the Village of Waynesville, and Warren County to create, develop, share and/or operate park and recreational facilities. Identify common goals and dovetail efforts in gaining community input.	Wayne Township Trustees	Wayne Township Administrator	Mid-term	
2. Conduct focus groups to develop better understanding of park and service needs and use practices.	Wayne Township Administrator	Warren County Park District & Waynesville Area Friends of the Parks	Short-term	
3. Identify groups or program types that are being underserved and propose improvements to accommodate their needs	Wayne Township Administrator	Warren County Park District & Waynesville Area Friends of Parks	Short-term	
4. Initiate discussions with the Warren County Parks Department and each potential partner community to determine the level of interest in a multi-township wide community center. The center would include aquatics and athletics programs and classes; senior activities; participatory arts, cultural activities; and special events. Complete a comprehensive feasibility study and plan to be formally adopted by each community.	Wayne Township Trustees	Warren County Park District & Waynesville Area Friends of Parks	Long-term	

Wayne Township Comprehensive Plan

PARKS AND RECREATION (Continued)

Objective 1.2: Support Active, Healthy Lifestyles

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
1. Advocate for the completion of the proposed trails in Wayne Township (The Warren County Parks & Recreation Plan 2002) and explore funding sources.	Wayne Township Administrator	Little Miami State Park	Ongoing	
2. Confirm, with the Waynesville Area Friends of Parks, the trail improvements and connections identified in the Warren County Parks and Recreation Plan. Conduct a Needs Assessment that identifies and prioritizes trail projects.	Wayne Township Administrator	Waynesville Area Friends of Parks & Little Miami State Park.	Short-Term	
3. Maintain and enhance the role of The Little Miami Trail as both a transportation and recreation amenity by identifying key connections needed and potential on street routes for bicycles. Key connections should follow the Warren County Transportation Plan.	Wayne Township Administrator	Little Miami State Park & The Warren County Engineering Department	Ongoing	

GOAL 2: IMPROVE EXISTING PARKS

Objective 2.1: Improve the efficiency and diversity of recreational opportunities at existing parks

1. Develop an Adopt-A-Park Program that provides a means for residents or groups to volunteer to help enhance or maintain particular parks. Promote public, corporate, and school volunteerism to manage park and facility needs	The Warren County Park District	Waynesville Area Friends of Parks & Wayne Township Administrator	Short-Term	
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Wayne Township Comprehensive Plan

PARKS AND RECREATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
2. Create opportunities for civic organizations and neighborhood groups to engage in park improvements, beautification, and monthly clean-up campaigns through the Adopt-A-Park Program	The Warren County Park District	Waynesville Area Friends of Parks & Wayne Township Administrator	Short-Term	
3. Encourage the Waynesville Area Friends of Parks, composed of prominent Township residents to organize, prioritize, fund raise, and promote parks improvements in Wayne Township. The Friends Foundation should implement a volunteer outreach campaign to further advocacy outcomes (including sustaining infrastructure, donations, and bequests).	Wayne Township Administrator	Waynesville Area Friends of Parks	Short-Term	
4. Develop bathrooms and drinking fountains at Hisey Park so that it will be better utilized.	The Warren County Park District	Wayne Township Trustees	Mid-term	
5. Conduct exercises to obtain further public input on each new improvement to maximize its appeal by identifying specifics related to location and design (surveys, focus groups, etc.). Initiate design development and construction of prioritized improvements.	Waynesville Area Friends of Parks	The Warren County Park District	Short-Term	
6. Establish a focused, coordinated dialogue between the County, the villages, non-profits, the private sector and residents, designed to specifically advocate for park improvements.	Wayne Township Trustees	The Warren County Park District	Short-Term	

Wayne Township Comprehensive Plan

PARKS AND RECREATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 2.2: Funding mechanisms that effectively pursue non-tax based funding sources				
1. The Waynesville Area Friends of Parks could serve as a leader in fund raising efforts. The foundation should strengthen the connection and commitment of corporate and individual neighbors to their parks, inspire philanthropy, and manage a comprehensive fundraising program including donations and partnerships.	Waynesville Area Friends of Parks	Wayne Township Administrator	Ongoing	
2. Review options for funding park maintenance and improvements. Identify priority projects for which to seek alternative funding or partnership opportunities	Wayne Township Trustees	Wayne Township Administrator	Ongoing	
3. Develop a fee-in-lieu of open space fund and program, to be applied to subdivisions where dedicated open space is too small to be meaningful or does not fulfill a desired open space goal. The funds would be applied to public parks or trails improvements.	Wayne Township Administrator	The RPC, The Wayne Township Zoning Inspector & Warren County Parks District	Mid-term	

GOAL 3: RECREATIONAL OPPORTUNITIES THAT FOSTER ECONOMIC DEVELOPMENT

PARKS AND RECREATION (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 3.1: Build on regional draw of Caesar Creek State Park.				
1. Survey Wayne Township and area residents to determine usage of Caesar Creek State park; how to increase regional usage; and complementary amenities. Discuss how the township, county and state may cooperatively enhance the experience for visitors and residents.	Wayne Township Administrator	The Chamber of Commerce and The Convention & Visitors Bureau	Mid - term & Ongoing	
2. Encourage the development of a commercial campground for motor homes and a lodge in the area of Caesar Creek State Park. A feasibility study should be undertaken to identify the demand for specialty lodging.	Wayne Township Administrator	The Warren County Office of Economic Development, The Chamber of Commerce and The Convention & Visitors Bureau	Mid - term	
3. Support the development of river/lake dependent and ecotourism related uses in select areas adjacent to the park or the Little Miami River. Develop a zoning overlay district that allows these uses.	Wayne Township Zoning Inspector	The RPC and Wayne Township Administrator	Short-term	
4. Support additional trail linkages and improvements to the Park and seek grant funding to do so.	Wayne Township Administrator	The RPC	Long-term & Ongoing	
5. Discuss, with the DNR, wayfinding signage and how to develop an alternate sign design that uses icons to direct visitors to Caesar's Creeks State Park attraction categories.	Wayne Township Administrator	Ohio Department of Natural Resources	Mid-term	

ECONOMIC DEVELOPMENT

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
GOAL 1: STRENGTHEN THE ECONOMY BY BUILDING ON TOURISM				
Objective 1.1: Develop lodging at Caesar Creek State Park.				
1. Work with the State for the development of cottages and/or a lodge at Caesar Creek State Park. Organize a series of meetings with state park representatives to understand the state's vision and future plans for Caesar Creek State Park. The Township Trustees should communicate their vision for lodging at the park and discuss how they may partner with the state to do so.	Wayne Township Administrator	Wayne Township Trustees, Waynesville Area Chamber of Commerce, and Warren County Convention & Visitors Bureau	Mid-term	
2. Identify suitable locations within or adjacent to the park and proposed marina that could accommodate a lodge, cottages or luxury campsites. Ensure that infrastructure plans are developed to accommodate such development.	Wayne Township Administrator	Village of Waynesville, Warren County Water and Sewer Department; The Warren County Office of Economic Development. The County Engineers Dept. & The RPC	Mid-term	
3. Revise the zoning code, possibly by adding an overlay district that supports lodging and complementary uses.	Wayne Township Zoning Inspector	Wayne Township Zoning Board & Warren County RPC	Mid-term	
4. Conduct a community workshop to receive input and confirm plans.	Wayne Township Trustees	Village of Waynesville, Wayne Township Administrator, WACC	Mid-term	

Wayne Township Comprehensive Plan

ECONOMIC DEVELOPMENT (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 1.2: Encourage a variety of lodging types				
1. Revise the zoning code to define and allow Farm Stays and other types of limited lodging. The draft Farm Stay ordinance will facilitate the operation of farm stays, expand the understanding of the role of agriculture in the township and provide farmers with an opportunity to diversify income potential.	Zoning Inspector	Warren County RPC & Wayne Township Agricultural Stakeholders & Wayne Township Zoning Board	Short-term	
2. Hold an informational meeting with potential farmers; distribute promotional brochures; and work with the Convention & Visitors Bureau to promote developed uses.	Wayne Township Administrator	Warren County RPC, the Convention & Visitors Bureau, and the Waynesville Area Chamber of Commerce	Short-term	
3. Consider expanding permitted uses to allow bed and breakfast establishments, small cafes, nature centers and other eco-tourism facilities, such as kayak and bicycle rental and repair shops that are sensitive to the environment yet provide mobility to visitors and residents.	Zoning Inspector	The RPC, The Convention & Visitors Bureau, Wayne Township Administrator, & Wayne Township Zoning Board	Short-term	
Objective 1.3: Increase awareness of Wayne Township's tourist amenities				
1. Work with the Warren County Convention and Visitors Bureau to ensure continued promotion of new and existing tourist amenities and events. Seek funding for marketing that effectively attracts regional visitors.	Wayne Township Administrator	The Chamber of Commerce and the Convention & Visitors Bureau	Ongoing	Potential Tools: Tourist Advertising Grant (TAG) and Tourist Information Grant (TIG)

Wayne Township Comprehensive Plan

ECONOMIC DEVELOPMENT (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
2. Develop pamphlets that promote the township's heritage trails. Encourage the Convention and Visitors Bureau to recognize the Accommodation Line and Quaker Heritage Trails. Work with the Chamber of Commerce and local business to identify economic strategies and how to capitalize on the heritage trails.	The Waynesville Area Chamber of Commerce	The Convention & Visitors Bureau	Short-term	
3. Research technologies, such as GPS guides, podcasts and video streaming that can enhance cultural and heritage tourism and provide information.	Wayne Township Administrator	Warren County Convention & Visitors Bureau and Heritage Trails Group	Short-term	
4. Create and leverage potential partnerships with both the CVB and the Heritage Trails Group. Both of these groups provide value-added services for consumers, including providing directions and creating awareness for tourism locations and historical/cultural activities—successfully differentiating Wayne Township from other destinations.	Wayne Township Administrator	Warren County Convention & Visitors Bureau and Heritage Trails Group	Short-term	
5. Create a process to track tourism data and create a baseline from which to measure the impact of tourism on the local economy.	Wayne Township Administrator	Warren County Convention & Visitors Bureau & OSU Extension Office	Mid-term	

Wayne Township Comprehensive Plan

ECONOMIC DEVELOPMENT (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 1.4: Encourage development of a Marina on Caesar Creek Lake				
1. Work with the Ohio Department of Natural Resources and Warren County Commissioners to ensure that the development of the marina remains a top priority.	Wayne Township Administrator	Warren County Commissioners, the Chamber of Commerce, Regional Planning Commission, Massie Township Trustees, and the Village of Harveysburg	Short – term	
2. Review the economic analysis provided by the state that projects that the marina would create 27 jobs and result in more than \$1 million in economic impact to the region. Investigate how the township may capitalize on the economic benefits of the marina.	Wayne Township Administrator	Wayne Township Trustees	Short – term	
3. Identify the infrastructure needed to support the Marina and future Caesar Creek State Park improvements and determine how the Township, villages, the county and Massie Township may assist.	The Engineers Office & Warren County Water and Sewer Dept.	Wayne Township Administrator & Trustees	Short – term	

GOAL 2: AN ECONOMY THAT IS CONDUCIVE TO SMALL BUSINESS

Objective 2.1: Allow certain home businesses.

1. Review the Warren County Rural Zoning Code to determine how the county addresses home businesses. Identify desirable home businesses and cottage industries and draft zoning standards to accommodate these uses.	Wayne Township Zoning Inspector	The RPC & Wayne Township Zoning Board	Short – term	
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Wayne Township Comprehensive Plan

ECONOMIC DEVELOPMENT (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 2.2: Develop a Farmer's Market/Craft Market				
1. Create a steering committee to conduct research, develop the goals and mission for the market and oversee the creation of the market. The committee should identify possible sites; develop the concept; and work/management program in cooperation with the Villages and a contingency of farmers. The market should be in a highly visible location and provide opportunities for farmers, local artisans, and other businesses to sell goods at a central space.	Wayne Township Trustees	The Villages, The Chamber of Commerce, & Farmers	Short – term	
2. Work with The Ohio State University Extension Office and The Warren County Farm Bureau to confirm the process and plans. Their input should be considered a top priority as they could uncover resources needed for a successful market.	Wayne Township Trustees	The Villages, The Chamber of Commerce, & Farmers	Short – term	
Objective 2.3: Small scale businesses that are in character with the rural setting and town.				
1. Focus commercial development around the Villages; at key intersections, and in mixed-use settings.	Wayne Township Zoning Inspector	The RPC & Wayne Township Zoning Board	Short – term	
2. Update the zoning code to provide an accelerated review process for small low-impact commercial uses. Develop design guidelines; economic impact standards; and place size limits on larger scale businesses.	Wayne Township Zoning Inspector	The RPC & Wayne Township Zoning Board	Short – term	

Wayne Township Comprehensive Plan

ECONOMIC DEVELOPMENT (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
3. Conduct a market analysis to identify opportunities for entrepreneurs and local businesses seeking to expand and periodically develop a leakage analysis to identify areas where a business recruitment initiative might be successful in attracting new business.	The Warren County Office of Economic Development.	The RPC	Long-term	
4. Help with succession planning. Identify and connect local business owners nearing retirement with aspiring entrepreneurs in need of a good opportunity.	Wayne Township Administrator	Waynesville Area Chamber of Commerce & The Office of Economic Development.	Long-term	
5. Explore economic synergies of visitors to Caesar's Creek State Park that may foster retail sales and return visits. Treat each community event/festival as a leverageable resource and discuss how they may contribute to a more robust visitor economy.	Wayne Township Administrator	Waynesville Area Chamber of Commerce	Short – term	

GOAL 3: DIVERSIFY THE ECONOMY

Objective 3.1: Redevelop underutilized sites.

1. Encourage the transformation of the Der Dutchman site into productive use, possibly as a community gathering place for events, weddings, business meetings, etc.	Wayne Township Trustees	Waynesville Officials, Warren County Office of Economic Development, Waynesville Area Chamber of Commerce	Short – term	This site is in the Village of Waynesville but its redevelopment has impacts thought-out the township.
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Wayne Township Comprehensive Plan

ECONOMIC DEVELOPMENT (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
Objective 3.2: Strengthen the Township's retirement amenities				
1. Inventory the township's retirement facilities; amenities and support facilities. Develop a marketing program for recruitment of active adult residential development.	Wayne Township Administrator	The Office of Economic Development & WACC.	Mid-term	
2. Work with the Office of Economic Development to conduct a market analysis. Identify developers of active adult residential communities. Begin regular marketing communications to let them know Wayne Township welcomes the active adult population.	The Warren County Office of Economic Development.	Waynesville Officials, Township Administrator, and WACC.	Mid-term	
Objective 3.3: Attract low-impact industries				
1. Target economic development efforts toward the development of local value-added industries and agriculture.	Warren County Office of Economic Development	Wayne Township Administrator & WACC.	Long-term	
2. Partner with the Office of Economic Development to identify regional needs and strategize recruitment efforts. Develop recruitment plans for the low-impact industrial and manufacturing sectors.	Warren County Office of Economic Development	Wayne Township Administrator & Waynesville Area Chamber of Commerce.	Long-term	
3. Simplify the site review, permitting process, and inspection of targeted industries.	Wayne Township Zoning Inspector	The RPC & Wayne Township Zoning Board	Short-term	

Wayne Township Comprehensive Plan

ECONOMIC DEVELOPMENT (Continued)

Implementation Action	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
4. Provide incentives to industrial developers that incorporate sustainable building design practices with respect to siting, energy, water, air quality materials use and waste management. Incentives may include reducing building fees, increasing the Floor Area Ratio, or expediting the review process.	Wayne Township Administrator	Wayne Township Zoning Inspector & The Zoning Board	Short-term & ongoing	To be applied on a case by case basis
5. Work with the Warren County Office of Economic Development to identify ways that the Township can assist with reaching the goal of enhancing job readiness of the local workforce.	Wayne Township Administrator	The Warren County Office of Economic Development & the Waynesville Area Chamber of Commerce	Ongoing	

Appendix A: SWOT Analysis

Community input at the PAC was solicited from 3 discussion groups of 8-10 people, each of which was assigned a facilitator who asked the group to address the following questions in sequence:

1. Present Strengths and Weaknesses

- What present characteristics of Wayne Township can be characterized as strengths (i.e., qualities worth retaining)?
- What characteristics of Wayne Township could be characterized as weaknesses (i.e., current problems requiring resolution)?

2. Future Opportunities and Threats

- What conditions or trends could change Wayne Township in the future?
- Which of those conditions or trends can be considered opportunities to be seized to make Wayne Township even better?
- Which of those conditions or trends can be interpreted as challenges or threats that the community needs to anticipate, prepare for, or avoid?

For each of the above questions, the discussion groups first put forward a list of issues/ideas (recorded on flip charts) and then the Full PCA reconvened and each group presented a summary of the group's discussion. The list was then refined to combine similar ideas. The ideas and issues are summarized in table below.

Strengths

- River/ Lake/ Parks provide good Natural Resources
- Good transportation corridor
 - Major thoroughfare
 - Between I71 & I75
 - S.R.73 & S.R.42 Intersect
- Potential Land for Development
 - Lemay Farm
 - Frye Farm
 - Furnace Farm
 - Girl Scout Camp
- Nearby Attractions
 - Antiques draw visitors
 - Holly Hills
 - Airport
 - YMCA
 - Kings Island
- Good Community
 - Sauerkraut Fest
 - Historical Features
 - Low traffic
 - Tight- Knit Community
 - Religious Diversity
- Good Amenities
 - Fire Dept
 - Good Township Administration
 - Quality Water
 - Schools have Good teacher to student ratio
- Good Development Strategy
 - Good Land Use Plan
 - Controlled Growth
- Good Housing Market

Wayne Township Comprehensive Plan

Weaknesses

- Roads too small for additional subdivisions
- 73 & 42 create congestion
- Main Street congestion
- Multiple sewer and water Companies
- Not enough recreation
- Farmers market coming in
- Need industry
- Bedroom community
- Little Midday Commerce
- No unique quality restaurants or banquet facilities
- Need gymnasiums and ballparks
- Lack of water and sewer distribution
- Low road connectivity
- Residential Eyesores
- Poor local law response (Sheriffs)

Opportunities

- Development
 - Green Industries
 - Development desires moving here
 - Having large agricultural tracts
 - River bank provides potential
 - Good Zoning code
- Tourism
 - Lodge
 - Campground

- Airport and natural areas
- Attractions
 - Holly Hills Golf Course
 - Soaring Society of Dayton
- Chamber of Commerce
- Transportation
 - Township line
 - Increasing cross-community traffic S.R.73 bypass
 - Bike path
- Sewer extension – 73 – township rd
- Outside Financial Aide
 - Have developments pay for infrastructure
 - Bethesda North help with new field
- Schools and members who use them can pay for gyms

Threats

- High-density developments
- School can't handle heavy development
- Unavailability of utilities
- Relatively low land values
- Little Miami River constraining
- Flood plain prevalence
- Annexation
- Reducing S.R.42 to two lanes Growth like Springboro
- Wanted for increased development
- New residents not conducive on maintaining agricultural feel
- Not enough houses to support non-residential uses

Appendix B: Community Workshop Notes

The Community meeting held on 3/27/12 was an opportunity for Township residents to review the current list of goals and objectives, the vision statement, and the future land use map for the Wayne Township Comprehensive Plan update. Participants broke into groups to discuss the Plan's five elements:

- Land Use
- Transportation
- Utilities & Community Facilities
- Parks & Recreation
- Economic Development

Some comments from residents were closely aligned with or built on existing goals and objectives, while others introduced new ideas to the planning process. All comments that were generated during the community meeting are summarized below and have been incorporated into the final Comprehensive Plan.

General Concerns & Comments:

- "Rural character" is one of the most important aspects of the Vision Statement (p 32)
- The property rights of Township residents is the most important issue to be addressed
- The Vision Statement (p 32) is too vague
- Property determination is the property owner's right
- Development costs are shared by the owner
- Advertise future community forums in the paper (Legal Ads)
- Need for more community input and participation

Land Use:

- Prohibiting the development of industrial uses, jobs, and businesses will cause future generations to leave the Township
- The community should vote on whether to develop small offices, shops, or Wal-Mart
- Before Plan is adopted, notify land owners of land use changes affecting their property and adjoining owners
- Ensure the continuation of agricultural uses in areas designated for agricultural purposes according to the Future Land Use Map.
- Ensure a smooth transition in the character of development between land uses near S.R. 73 and Old S.R. 73.
- Ensure a smooth transition between land uses near Wilkerson Rd. and U.S. 42.
- Ensure that all development near the well-field adheres to development standards that mitigate the risk of well-field contamination

Transportation:

- Address the safety of U.S. 42 & Middletown Rd. after Middletown Road is reopened to traffic
- Evaluate connecting Henderson Rd to Lytle Rd and/or Ferry Rd
- Evaluate installing a traffic signal at the ingress/egress point for the soccer field on Corwin Ave
- Construct pedestrian bridge over U.S. 42 from Waynesville to Bowman Park
- Install caution light at S.R. 73 and Township Line Road
- Install caution light at S.R. 73 and Old 73 West

Utilities & Community Facilities:

(Most comments generated from this group can be found in *General Concerns and Comments* on the previous page)

- The Stormwater Plan should be addressed with citizens and residents
- What is meant by “more intense” structural practices

Parks & Recreation:

- Provide recreational opportunities
- This is concern about the funding sources that are available for some of the projects (e.g. Community Center, Swimming Pool)
- A lodge would be a complementary use to the state park
- The lodge may have a swimming pool or other amenities. This would fulfill other goals and objectives by “killing two birds with one stone”
- A golf course can capitalize on the recreational activity associated with the state park
- Developing a community center in cooperation with the school, village, and Township for all residents of all ages can fulfill the goals/objectives to develop an indoor/outdoor use facility, senior center, and indoor/outdoor swimming pool.

Economic Development:

- Add more amenities, shops, and businesses that cater to tourism
 - Tourists need a places to stay, eat, and be entertained
- Encourage larger commercial development in areas that are most suitable and appropriate
 - Locate businesses in designated commercial and mixed-use zones
- Convert the Der Dutchman site into a banquet hall to host meetings, events, weddings, etc.
- Encourage development of family entertainment venues and events (Petting Zoo, Art, Keepin' it Country Festival, etc.)
- Discourage “Big-Box Store” development, but define what a “Big-Box Store” is.
- There is a need to encourage development in the community
 - Define the types of businesses that the Township should attract (e.g. high tech vs manufacturing, small shops vs “Big Box Stores,” etc.)
 - How can the Township keep or attract the younger generation?

Appendix C: Land Use Suitability Analysis for Road Access and Proximity to Interstate Highway

	Zone	Description	Existing Conditions	Areas Proposed for Future Use
Road Access	Residential	Ideal Local Road	Local roads are located throughout the Township	Agricultural Rural Residential proposed throughout the Township
		Okay Collector Road	Most roads are collectors; greatest number in the northwest quadrant	Suburban Residential proposed in northwest quadrant
	Commercial/Industrial	Ideal Near intersection of arterial roads	S.R. 73 is the only arterial road in the Township	N/A
		Okay Near arterial and collector intersection	S.R. 73 intersects with Township Line Road, Corwin Ave, and Clarkesville Road.	Mixed Use Commercial/Industrial proposed near these intersections
Access to Interstate Highway	Residential	Ideal 7 or more intersections away from an interstate interchange	Most properties in the Township are 7 or more intersections away from an interstate interchange, except the eastern part of the Township	Agricultural Rural Residential proposed throughout the Township; Suburban Residential proposed in the northwest quadrant
		Okay 5 to 6 away	There are only a few properties that are 6 or less intersections away.	
	Commercial/Industrial	Ideal 3 or less road intersections away from an interstate interchange	No properties are 3 or less intersections away from an interstate interchange	N/A
		Okay 4 to 5 away	The properties shown in red and dark red on Map 4.8, in the eastern part of the Township, are 4 to 5 intersections away	Property south of S.R.73 in the eastern part of the Township, is proposed to be Mixed Use Commercial/Industrial

Appendix D: Land Use Suitability Analysis for Environmentally Sensitive Areas

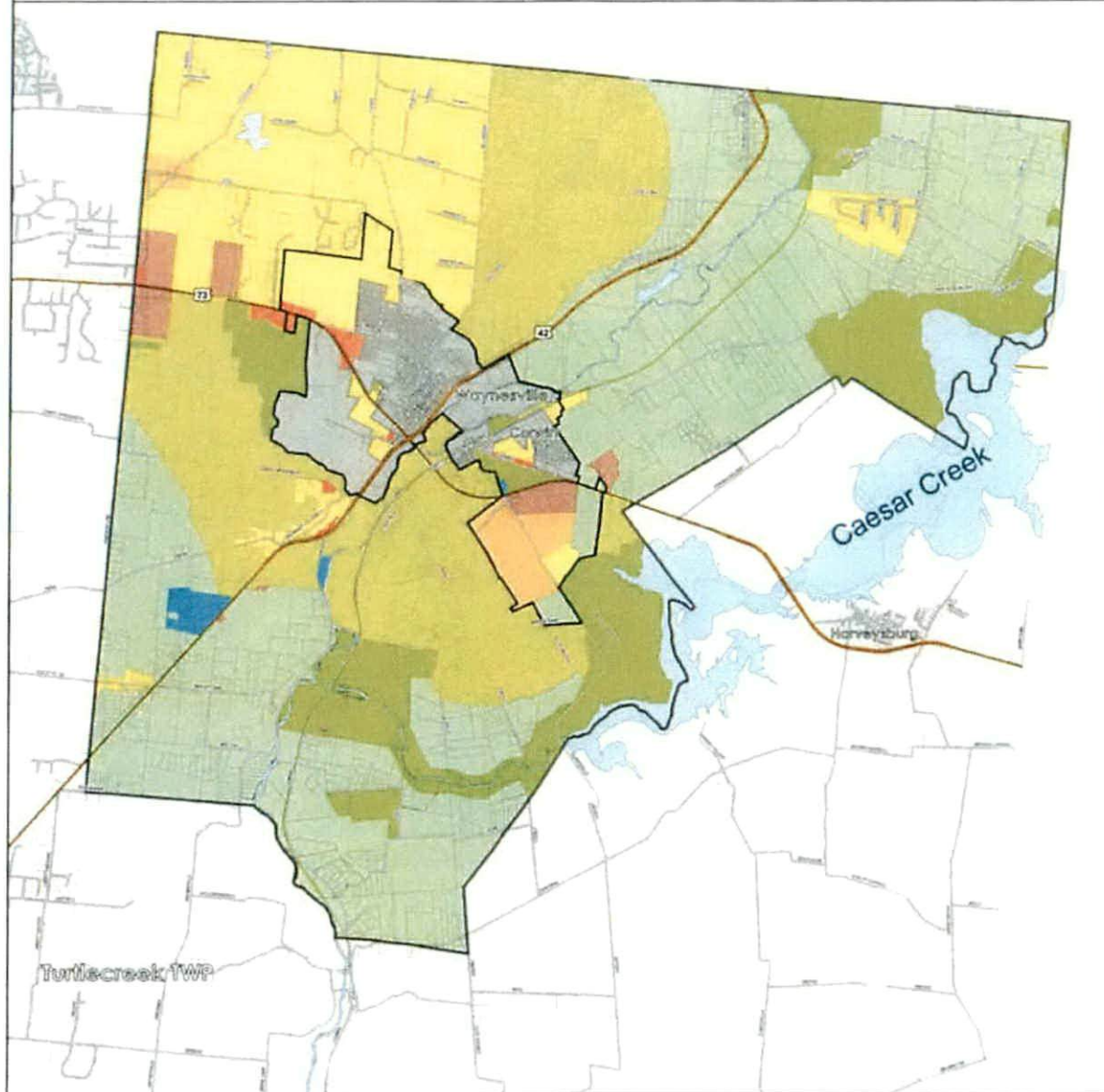
		Existing Conditions	Areas Proposed for Future Development
Floodplain Concern			
Residential, Commercial, Industrial Uses	No development should take place in floodway	Floodway is located along Little Miami River	Recreational and Agricultural Rural Residential Uses are planned for this area
Slope Concern			
Residential, Commercial, Industrial Uses	No development should take place on steep slopes	Steep slopes are located throughout the Township, as shown on <i>Figure 4.6</i>	Many areas with steep slopes are proposed as Recreational Use; Other uses should address slope issues on a site by site basis and may be subject to an extensive review process.
Aquifer Concern			
Residential, Commercial, Industrial Uses	Aquifer recharge area should be protected	Aquifer recharge area is located near the Little Miami River and in the northeast part of the Township, as shown in blue on <i>Figure 4.6</i>	Most of the Aquifer Recharge Area is proposed to be used for Agricultural Rural Residential, Recreational, or Suburban Residential Uses; Care should be taken as development occurs to ensure protection of aquifer recharge area and water quality

Appendix E: Principles for Smart Growth

1. **Well-Planned New Growth:** Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that de-emphasizes automobile dependency, integrates the new growth into existing communities, creates a diversity of affordable housing near employment centers, and provides job opportunities for people of all ages and income levels.
2. **Maximize Existing Infrastructure:** Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and rehabilitation of existing infrastructure.
3. **Support Vibrant Centers:** Give preference to the redevelopment and reuse of city centers and existing transportation corridors by supporting and encouraging:
 - Mixed use development;
 - Housing opportunities for all income levels;
 - Safe, reliable and efficient multi-modal transportation
 - Retaining existing businesses; and
 - Promoting new businesses, which produce quality local jobs.
4. **Coordinated Planning for Regional Impacts:** Coordinate planning with neighboring cities, counties and other governmental entities so that there are agreed upon regional strategies and policies for dealing with the regional impacts of growth on transportation, housing, schools, air, water, wastewater, solid waste, natural resources, agricultural lands and open space.
5. **Support High Quality Education and School Facilities:** Develop and maintain high quality public education and neighborhood accessible school facilities as a critical determinant in making communities attractive to families, maintaining a desirable and livable community, promoting life-long learning opportunities, enhancing economic development, and providing a work force qualified to meet the full range of job skills required in the future economy.
6. **Build Strong Communities:** Support and embrace the development of strong families and socially and ethnically diverse communities by:
 - Working to provide a balance of jobs and housing;
 - Avoiding displacement of existing residents;
 - Reducing commute times;
 - Promoting community involvement;
 - Enhancing public safety; and
 - Providing and supporting educational, mentoring and recreational opportunities.
7. **Emphasize Joint Use of Facilities:** Emphasize joint use of existing compatible public facilities operated by cities, schools, counties, and state agencies, as well as take advantage of opportunities to form partnerships with private businesses and non-profit agencies to maximize community benefit of existing public and private facilities.
8. **Support Entrepreneurial / Creative Efforts:** Support local economic development efforts and endeavors to create new products, services and businesses that will expand the wealth and job opportunities for all social and economic levels.
9. **Encourage Full Community Participation:** Foster an open and inclusive community dialogue and promote alliances and partnerships to meet community needs.
10. **Establish a Secure Local Revenue Base:** Support the establishment of a secure, balanced, and discretionary local revenue base necessary to provide the full range of needed services and quality land use decisions.

Source: Growth Coalition for Greater Cincinnati & Northern Kentucky, from A Guide To Smart Growth In The Tristate, after the League of California Cities.

Wayne Township Future Land Use Map



Future Land Use Designations

- Agricultural Rural Residential
- Rural Neighborhoods
- Suburban Residential
- Mixed Use Residential
- Commercial
- Mixed Use Commercial/Industrial
- Public / Semi-Public
- Recreation

Urban Service Area Boundary

0 0.3 0.6 1.2 1.8 2.4 Miles

1 inch = 1,667 feet

