

Town Planning

A Vision for Chesterland's Future

Issues for Ad Hoc Committees:

1. Transportation: Transportation options for our community will enhance our mobility and free those who do not drive to once again fully participate in society. We shall study the following options and discuss our mission with the following agencies:
 - a. Street and Road design, National standards and case studies:
 - i. Vermont's Agency of Transportation; Procedures for traffic calming on state roads.
 - ii. ITE Context Sensitive Solutions for Walkable Communities
 - iii. Portland, Oregon.
 - iv. Smart Code and New Urbanism Street types.
 - b. ODOT; Ohio Department of Transportation. Traffic counts, history of proposals, plans for Chester and surrounding areas, access management (H.B. 366 – 2002)
 - c. Geauga County; Engineer, Geauga Transit, Geauga impact task force.
 - d. GCRTA Greater Cleveland Regional Transit Authority
 - e. Laketran
 - f. NOACA Northeast Ohio Areawide Coordinating Agency
 - g. Funding: Sources, requirements, schedule, applications, etc.
 - h. General: Contact info for all agencies and action person.
2. Utilities: Utility options should support the mission of the community. All options from low-tech to the latest advancements shall be explored. Planning and zoning should be the tools that control development rather than the withholding of utilities.
 - a. Water: Municipal (availability-local or Cuyahoga County Division of Water), cost, timing, well fields for town center, firefighting (ISO rating), residential well protection/ issues, funding.
 - b. Sewer: Existing capacity for town center (FAR-floor area ratio basis?), expansion options, timing, funding.
 - c. Storm: Retention, detention, porous pavement, collection systems, advanced technology for treatment, Chagrin River watershed, ditches – use/ requirements.
 - d. Power: Capacity for town center, underground options for new development.
 - e. Communications, Technology:
 - f. Geauga County Water Resources Dept. and Health District for water and sewer. Soil and Water Conservation District for storm, EPA, funding/ grants, etc.
3. Government Liaison: As the future of Chesterland becomes clearer, support and funding avenues from our elected officials will be necessary to support implementation.
 - a. State Representative, Senator, and County Officials coordination and support.
4. Zoning, Codes, Legal: The development of a vision for the community and from this a master plan is the first step. Once the desired built environment is established, a prescriptive set of codes and laws will be required to enact and enforce the vision.
 - a. Smart Code: A form based code that incorporates smart growth, new urbanism, environmental and zoning regulations.

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- b. Zoning code modifications: To what extent can our existing zoning be modified to include a master plan, architectural and landscape requirements, overlay districts, PUD (planned unit developments)?
 - c. Transfer of development rights. How might this work for Chesterland?
 - d. Consultants: Zoning, form based codes, attorneys. Qualifications and magnitude of cost fee ranges for budgeting.
 5. Senior Adult & Youth Liaison: Issues particular to these two demographic groups.
 - a. Senior Center: Ideal components, amenities, adjacencies, activities, etc. Funding options; both for physical location as well as operation. Geauga County Department on Aging. Federal or State involvement?
 - b. Youth/ children: Amenities for children from 1 year to 18, location, adjacencies, facilities for the entire community versus individual neighborhoods. What do parents with children need/ desire (benches, etc)?
 - c. Senior and Youth connections. Team activities? Community woodshop, computers, etc.
 6. Architecture, Planning, Landscape: The form of the town will come thru visioning and planning. Once the form of the town is determined, what should the architecture and landscape relate to? Style, environment, local building traditions, historical connections, vernacular structures, etc. Case studies and analysis of the existing built environment in our town as well as the Western Reserve as a whole is necessary. Planning case studies relating to traditional town planning and design, walkable communities, smart growth and strong communities are needed.
 - a. New Urbanism; Case studies, documentation.
 - b. Planning: Traditional town plans (new and old), local and distant.
 - c. ARB and site plan review: Architectural regulations, Senate Bill 18, 2004; ORC Section 519.02, 519.171. Madison Township, Tom Curtain.
 - d. Consultants: Planning, architecture, landscape architecture. Qualifications and magnitude of cost fee ranges for budgeting.
 - e. Geauga County Planning Commission.
 7. Parks and Recreation: The beauty of our town today comes from the landscape. Our individual love of nature provides a strong bond to our environment. We have a rich history of athletics and outdoor activities that should be embraced. Previous studies have shown our desire for additional recreational facilities. This is an area of study that spans the entire town and includes the following:
 - a. Green space, Civic green space, both active and passive, open space, neighborhood parks and gathering places.
 - b. Geauga Park District: Tom Curtain. Current facilities and future plans.
 - c. Recreational facilities: pools, courts, fitness, playgrounds, etc. Possible locations, methods of funding for construction and operation, extent of facilities.
 - d. Trail system; Hike, bike, bridle; connection to recreational facilities, town center, and park systems outside our community. May take the form of off-road, various pavement types, road bike lanes, sidewalks, etc.
 - e. Consult Rec Council, Baseball Federation, Lions Club, TDR, etc.

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8. Civic Facilities, Township departments Liaison: A long term analysis by Township service departments is needed to understand future civic facility needs. This should address the ideal locations for facilities from a service delivery and safety standpoint. These needs can then be coordinated with the master planning process. Banquet and community event facilities also require study. The Town Hall should be the civic heart of the community. In addition, the library, post office, schools, and gazebo are civic structures that should be evaluated for future adequacy, location and opportunity for reinforcing community pride.
9. Form of Government: The current form of township government may be just fine. However, we must study all forms of government including the mixing of forms to fully understand what is most beneficial to meeting our community vision. Investigation of options, needs, benefits, funding and revenue opportunities, etc. is needed. Township, Municipality (part or entire town), Home Rule (Hudson case study), Jay Fairfield studies.
10. Sustainability, Environment, Green Building: The preservation of our natural environment and development in a sustainable manner should be high on our priority list. Green building, smart growth, and sensitive natural feature preservation are a few ways to accomplish this. The way that we build and plan is changing as we realize that it is not difficult to minimize our built environment's impact on nature.
 - a. USGBC: Leadership in Energy and Environmental Design (LEED) direction.
 - b. Smart growth, national movements, etc.
11. Financial, Funding: This category relates to each Issue item on the list. From small scale marketing efforts to the grand master planning and code development, funding is essential. In addition, the long term economic vitality of the community will determine to what extent the master plan is realized.
 - a. Grants and loans for the planning effort. Identify grant application experts. (Councilwoman Leslie Bednar – Chardon NOACA TLCI grant writer)
 - b. Coordinate with each of the Ad Hoc Committees. Compile a master funding resource document.
 - c. Levy, bonds, sales tax, income tax, etc.
 - d. Public/ private opportunities.
 - e. County, State, Federal funding avenues. Specific departments with current budgets that can be tapped within each. Long term funding streams- requirements to get in line.
12. Technology: Technology is a tool and an opportunity. A study of current as well as possible future technologies will help the community consider the implementation of certain ones to enhance our daily lives.
 - a. Web sites; currently established in community and best ways to implement.
 - b. Fiber Optic connections, WG schools to library to homes to hospitals to Town Hall? Research opportunities with universities. (Bill Dagget) PEG = Public Education Government
 - c. TV/ cable network, community resources, etc.
13. Public Relations & Marketing: The master planning process is a community wide activity. The dissemination of information is critical to the success of the process.
 - a. Information officer, Planning publication, Newsletter, Posters, Event coordination, Etc.
14. Social: A community support organization (CSO) is needed for the planning process as well as for the future. The CSO would be invaluable as the organizing force for community activities. The CSO could coordinate efforts between the existing community service organizations, Township, schools, library, religious institutions, camps, clubs and other activities. In addition, the CSO could sponsor community events, clubs,

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holiday celebrations, cultural events, community building activities, welcome wagon, fireworks, wellness programs, a community calendar, newsletter, etc.

15. Past Studies: Enormous effort has been spent in the past studying and documenting a plethora of community issues. These need to be identified, collected, and summarized so that they may inform the future.
 - a. Surveys, proposals, wants, needs, desires of Community.
 - b. D.B.Hartt study, Estrin Plan.
 - c. County planning and land use plans.

16. Historical Analysis: The history of our town can have a profound influence on our future. The connection to the past helps each of us, as well as the community as a whole, establish our place in time. The study of architectural assets, local culture, important sites, the town's heritage, etc. can influence the master plan in a positive way.
 - a. Chesterland Historical Foundation
 - b. Western Reserve Historical Society
 - c. Research and existing conditions documentation.

17. Natural Resources: Preservation and reclamation of our natural environment is critical to our current lifestyle. Our water quality and proper sewage treatment are issues that impact each of us. What options and opportunities exist for us to be stewards of our environment for current and future generations? Conservation opportunities, reclamation, preservation, advanced engineering technology for storm water, well water quality, etc. should be studied.
 - a. NOACA watershed/ quality, Chagrin River watershed, Geauga County Soil & Water Conservation.
 - b. Western Reserve Land Conservancy.

18. Economic Development: A focus on economic development could help the community realize the vision that is created through the master planning process. The formation of an economic development group could support local businesses, draw the types of businesses that we desire to town and also could help to maintain the place that the master plan desires to create.
 - a. Community development corporation (CDC) options.
 - b. Geauga County Community & Economic Development.
 - c. Regional resources and opportunities.
 - d. Joint economic development district (JEDD); Combine and unincorporated entity with a municipality. (coordinate with issue #9)
 - e. Tax increment financing (TIF); Can this funding source be used in townships?
 - f. Attract businesses to town; What does community desire? Coordinate with Chamber of Commerce.

19. Land Use: A study of our current uses in town compared to what the town requires or desires is important for the master plan. What options exist that we are missing. What might be desirable for the town as a town center is developed.
 - a. Light industry, retail, entertainment, residential, technology, medical, wellness, educational, recreational, etc.
 - b. Collect current town demographics.