



YORK TOWNSHIP Comprehensive Plan



2004

YORK TOWNSHIP 2004 COMPREHENSIVE PLAN

Adopted by
York Township Trustees
June 3, 2004

Recommended by
York Township Zoning Commission
January 2004

Plan prepared with the professional planning assistance of
Northstar Planning & Design, Inc.

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INTRODUCTION

Overview of this Plan

This document represents a comprehensive planning effort by York Township. It is intended that this plan provide a vision of the Township's future. The purpose of this plan is to serve as a guide for Township Trustees, Zoning Commission, Board of Zoning Appeals, developers, employers, and residents in decision making by providing a framework against which day-to-day issues and problems can be evaluated. Properly used it can help the Township to use resources in the most effective and efficient manner. It can ensure that all of the various players involved in building and shaping the Township are working together toward common goals resulting in a stronger and more viable community.

Regional Perspective

York Township is located in Medina County, northwest of the City of Medina. The Township is bordered by Liverpool Township to the north, Lafayette Township to the south, Litchfield Township to the west, Medina Township to the east and the City of Medina to the southeast.

Square in shape, York Township encompasses approximately 18.9 square miles of area as parts of the Township have been annexed to the City of Medina.

Several transportation arteries pass through the Township. York Township is easily accessible to the metropolitan areas in Akron, Cleveland, and Valley City for employment, business, shopping and recreation.

The rural character of York Township, which has been unchanged for decades, is developing suburban features as the townships and the City surrounding York Township have experienced rapid growth in the past 20-plus years. Development is bringing both problems and opportunities. The Township must deal with potential annexation to the City of Medina in the southeast. New homes are contributing to increased traffic, changes in storm water runoff, potential for pollution from sanitary waste, new children in the school system, and the need for increased services.

GOALS

Every comprehensive plan must be based upon goals of the community. The goals and objectives expressed in this plan are intended to serve as broad guidelines for future growth and development. The goals strive to achieve a balance of residential, commercial, industrial, agricultural, institutional, and recreational land uses in order to maintain a healthy economic base and provide a quality living environment for residents of York Township.

The goals of the York Township Comprehensive Plan are as follows:

- ✓ Preserve the rural atmosphere of York Township
- ✓ Protect environmentally sensitive lands and prime agricultural lands
- ✓ Control the location and nature of commercial development to adequately provide for the needs of Township residents while limiting the impacts on public facilities and services and on established residential neighborhoods
- ✓ Revitalize Mallet Creek to make it more attractive for a combination of residential and business activities
- ✓ Create a stable and adequate economic base by encouraging planned industrial development
- ✓ Manage future development of the land in order to protect and improve the quality of air, surface water resources (creeks, lakes, wetlands, floodplains) and other natural resources from pollution, sedimentation, and unnecessary alteration of their natural forms and functions
- ✓ Encourage the development of recreational areas and wildlife habitat in York Township
- ✓ Provide for safe, efficient, and effective movement of vehicles and persons to ensure that the type and capacity of transportation elements are appropriate and sufficient for anticipated traffic demands
- ✓ Aggressively address the issue of annexation and promote improved cooperation with the City of Medina
- ✓ Manage the development and use of land to establish a balanced mix of land use types and a sound economic base

HISTORY

York Township was originally five (5) square miles and was first settled in 1830 by George Wilson from the State of New York. More settlers came that year and most settled in the southern part of the Township. Early settlers included Levi and Lawson Branch, John Dunsha, Richard and Sarah Lampson, and Thomas Brintnall.

The Township was originally named York, as most early settlers came from New York State. As there was already another York Post Office in the State of Ohio, the village was renamed Mallet Creek after the principal stream through the Township, a branch of the Rocky River. The creek was named for Dan Mallet, the first white settler to live on its banks. Mr. Mallet became the first postmaster in 1835. The post office served the town until it closed in November 1925.

About 1830, Mr. Levi Jones, who had purchased 600 acres in the northeast part of the Township, erected the first cabin in Abbeyville. In 1832, Mr. Jones turned his one room cabin into what would become the first store in the Township.

During the 1830's much growth occurred. Two mills on the Rocky River, near the present site of Abbeyville, were built: one being for sawing and the other for grinding grain. Another mill was built by Lester. An ashery was built in 1834 with potash being made and taken to Cleveland and other large cities. A tavern and a stagecoach stop were built near the northwest intersection of present day routes 18 and 252, west of the present Township Hall, which was built in 1890.

The first meeting house, completed in 1840, was the First Congregational Church of York. This church was abandoned in the early 1920's. Three presidents, Benjamin Harrison, James A. Garfield, and William McKinley spoke at this church. Ohio Governor George K. Nash, 1900-1904, was born in Mallet Creek and was reared in this church.

In 1844, the first Methodist Church was built on land donated by Richard Lampson, southwest of the intersection of Norwalk Road and Columbia Road. The present brick Methodist Church, built in 1877, is located on the southeast corner.

Local abolitionists were very active during the 1850's in the Underground Railroad. Mallet Creek and Abbeyville were active stations for slaves on their way to Cleveland and then on to freedom in Canada.

In 1871, the first train arrived. By 1873, Mallet Creek was home to a school supply and mail order business owned by J.D. Holcomb (now Holcomb's of Cleveland), a tannery, brickyard and ovens, and several grist and saw mills.

There were at one time, ten (10) district schools within the Township. In 1922, a \$50,000 bond issue was finally passed and the two-story brick building now used as York Elementary School was erected. In June of 1952, the York Local School District with Litchfield and Liverpool

consolidated into one (1) school district to be known as Buckeye Local Schools. The high school (now the junior high) was opened in 1957.

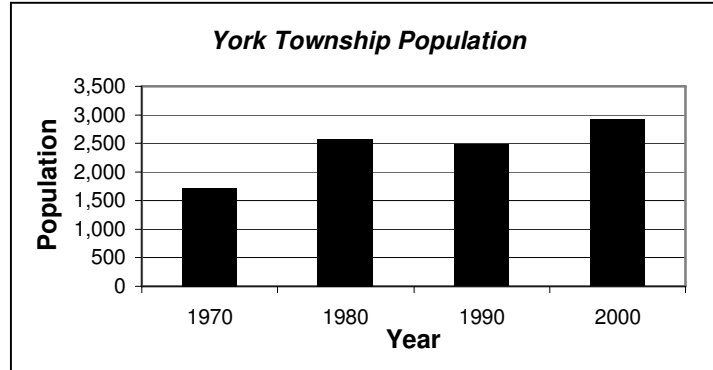
During the decades of 1940 and 1950, York Township had an airport and flight school, a stove company, Beards Lumber and Building Company, and Johnson's Store and Barber Shop in Abbeyville.

York Township's first zoning resolution was adopted on June 13, 1950.

DEMOGRAPHICS

Population

According to the 2000 US Census, York Township's population is 2,912 representing a 17.5% increase in population over the last decade. The 2,912 people show a 68.4% increase in population over the 30-year time frame and a 22.8% average increase each decade.



York Township has not experienced a regular rate of growth. In the 1970's York Township grew nearly 50%, a large increase in ten years. The 1980's represent an anomaly in the growth patterns for York Township in which 3.9% of the population was actually lost. This situation could have been created by a number of factors including annexation of land and population by the City of Medina or out migration because of the reduction of jobs in the region. In the 1990's, a steady rate of growth was experienced in York Township.

Change in Population 1970 - 2000				
York Township				
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Population	1,729	2,580	2,479	2,912
Percent Change		49.2%	-3.9%	17.5%
Absolute Change		851	-101	433
Average 10-year percent change = 22.8% 30-year percent change = 68.4% 30-year absolute change = 1,183				
Source: US Census Bureau				

The table on the next page depicts population for York Township, neighboring communities and Medina County as a whole. Medina County is a high growth county, which is growing at a faster rate than York Township. Montville Township was the fastest growing region identified between 1990 and 2000 at a level of 60.5% followed by the Medina Township with an increase of 60.0% and Spencer Township with an increase of 36.0%. The population in Medina Township grew more than three times as fast as York Township between 1990 and 2000 and the City of Medina grew nearly twice as fast as York Township between 1990 and 2000. York Township will see increased development pressures as Medina Township and the City of Medina run out of land. York Township has held the line of growth and development and has maintained the rural character up now.

Population Comparison Medina County				
	<u>1990</u>	<u>2000</u>	<u>Absolute Change</u>	<u>% Change 1990-2000</u>
Medina County	122,354	151,095	28,741	23.5%
Brunswick City	28,230	33,388	5,158	18.3%
Brunswick Hills Township	4,328	5,469	1,141	26.4%
Chatham Township	1,799	2,158	359	20.0%
Granger Township	2,932	3,928	996	34.0%
Guilford Township	4,773	5,447	674	14.1%
Harrisville Township	4,776	4,914	136	29.0%
Hinkley Township	5,845	6,753	908	15.5%
Homer Township	1,196	1,461	265	22.2%
Litchfield Township	2,506	3,250	744	29.7%
Lafayette Township	4,804	5,476	672	14.0%
Liverpool Township	3,713	4,329	616	16.6%
City of Medina	19,231	25,139	5,908	30.7%
Medina Township	4,864	7,783	2,919	60.0%
Montville Township	3,371	5,410	2,039	60.5%
Sharon Township	3,234	4,244	1,010	31.2%
Spencer Township	1,786	2,429	643	36.0%
Wadsworth City		18,437		
Wadsworth Township	19,093	3,996		
Westfield Township	3,394	4,172	778	31.4%
York Township	2,479	2,912	433	17.5%

Source: US Census Bureau

Income

Approximately 2,266 residents were included in the 2000 York Township labor force and the 1999 median household income was \$64,028 compared to the Medina County 1999 median household income of \$55,811 and Ohio's 1999 median household income of \$40,956. The Township is slightly more affluent than the remainder of Medina County and significantly more affluent than the state by 56.6%. The median household income in York Township over the last decade is typically moving ahead of the average of the remainder of Medina County and Ohio as more affluent people are moving into the Township.

The 2000 US Census reported that 3.8% of the individuals in York Township are below the poverty level, while 4.6% of the individuals in Medina County are below the poverty level. By comparison, 10.6% of the individuals in Ohio are below the poverty level. Both the Township and the County are well above the poverty levels when compared to the rest of Ohio.

Housing

According to the 2000 US Census, the number of dwelling units in York Township was 1,014, a 23.2% increase from 1990.

	<u>1990</u>	<u>2000</u>	<u>Change</u>	<u>% Change</u>
Medina County	43,330	56,793	13,463	31.1%
York Township	823	1,014	191	23.2%
City of Medina	7,354	9,924	2,570	35.0%
Medina Township	1,607	2,490	883	55.0%
Litchfield Township	766	1,054	288	37.6%
Lafayette Township	1,710	2,098	388	22.7%
Liverpool Township	1,184	1,481	297	25.1%

Source: US Census Bureau

The housing stock in York Township is primarily owner-occupied, single family housing. According to the 2000 Census, the level of owner-occupied housing units in York Township is much higher than Medina County and Ohio. 91.9% of the housing units in York Township are owner-occupied as compared to 81.3% in Medina County and 69.1% in the state. The US Census tabulated that there are 2.8% vacant

housing units and 0.5% vacant housing units used for seasonal, recreational, or occasional use in the Township. This is an extremely low vacancy rate for owner-occupied housing units, which indicates a strong housing market. 3.6% of the rental housing units are vacant. This level of vacancy in rental housing units is not uncommon because of the regular turnover of rental properties.

York Township's average household size for 2000 is 2.95 which is above Medina County's average of 2.74 and the state's average of 2.49. This indicates that there is a higher concentration of families with children in the Township.

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>Total</u>
Medina County	780	880	892	843	905	863	971	1,055	1,022	996	954	10,161
York Township	31	24	26	14	23	8	15	18	12	16	13	200
City of Medina	119	132	162	191	231	261	282	281	221	125	147	2,152
Medina Township	94	176	140	151	152	127	110	87	74	61	84	1,256
Litchfield Township	29	47	35	25	18	11	16	24	24	21	19	269
Lafayette Township	46	41	45	28	15	11	23	33	40	75	96	453
Liverpool Township	30	37	37	24	25	44	31	57	65	68	48	466

Source: Medina County Building Department & City of Medina Building Department

Between 1992 and 2002, 200 residential building permits were issued in York Township. York Township had only 1.8% of the total housing units in Medina County in 2000 and only accounted for 1.9% of the growth in the housing stock in the County between 1992 and 2002. The number of building permits issued in York Township in the last decade is fairly insignificant compared to the number of permits issued in Medina Township and the City of Medina.

LAND USE

Survey

A land use survey of York Township was conducted during September 2002 to identify how property was currently being used and to study the distribution of lands within the Township. The Existing Land Use Map identifies generalized locations of land uses in order to extrapolate development and growth patterns for York Township.

Land uses were divided into several major categories for purposes of the land use inventory:

- Residential
- Commercial
- Industrial
- Public and Institutional
- Parks and Recreation
- Agricultural / Wooded / Vacant

Residential

Residential developments are dominating the development of York Township. Detached single-family residential units are scattered throughout the Township. Residential development occurs along much of the frontage of the major roads in the form of simple rectangular frontage lots subdivided from larger farm parcels. Newer developments are being located on long cul-de-sac roads branching off from main roads.

Commercial

Commercial uses within York Township are predominantly contained along State Route 18 (Norwalk Road) northwest of the Medina City limits and at Mallet Creek. The commercial uses are located in areas where water service is available. Commercial uses include mini storage, gasoline service station/auto body shops, garden centers, tractor sales and supply stores, and other neighborhood convenience services.

Industrial

The majority of the industrial uses are located along State Route 18 (Norwalk Road) east of Columbia Road. The industrial development along State Route 18 is located in areas serviced with water lines. Other industrial uses are located along the CSX Railroad and scattered throughout the Township in no specific pattern. The industrial uses include trucking companies, several small manufacturing businesses, and some warehouses.

Public and Institutional

Public and institutional land uses including York Township Hall and the fire station are located predominantly in the center of the Township on Norwalk Road at Mallet Creek. The Buckeye School Complex and the York Township Elementary School is located at the intersection of Columbia Road and Wolff Road. A water tower is located north of the intersection at Fenn Road and Marks Road. Three churches and four cemeteries are located in York Township.

Parks and Recreation

The Medina County Park District owns approximately 144 acres of land in York Township. The Medina County Rail Trail is located in York Township. The trail extends 3.2 miles from Abbeyville Road to Lester Road. It is the first example of conversion of a former rail corridor for public use as a bike/hike trail in Medina County.

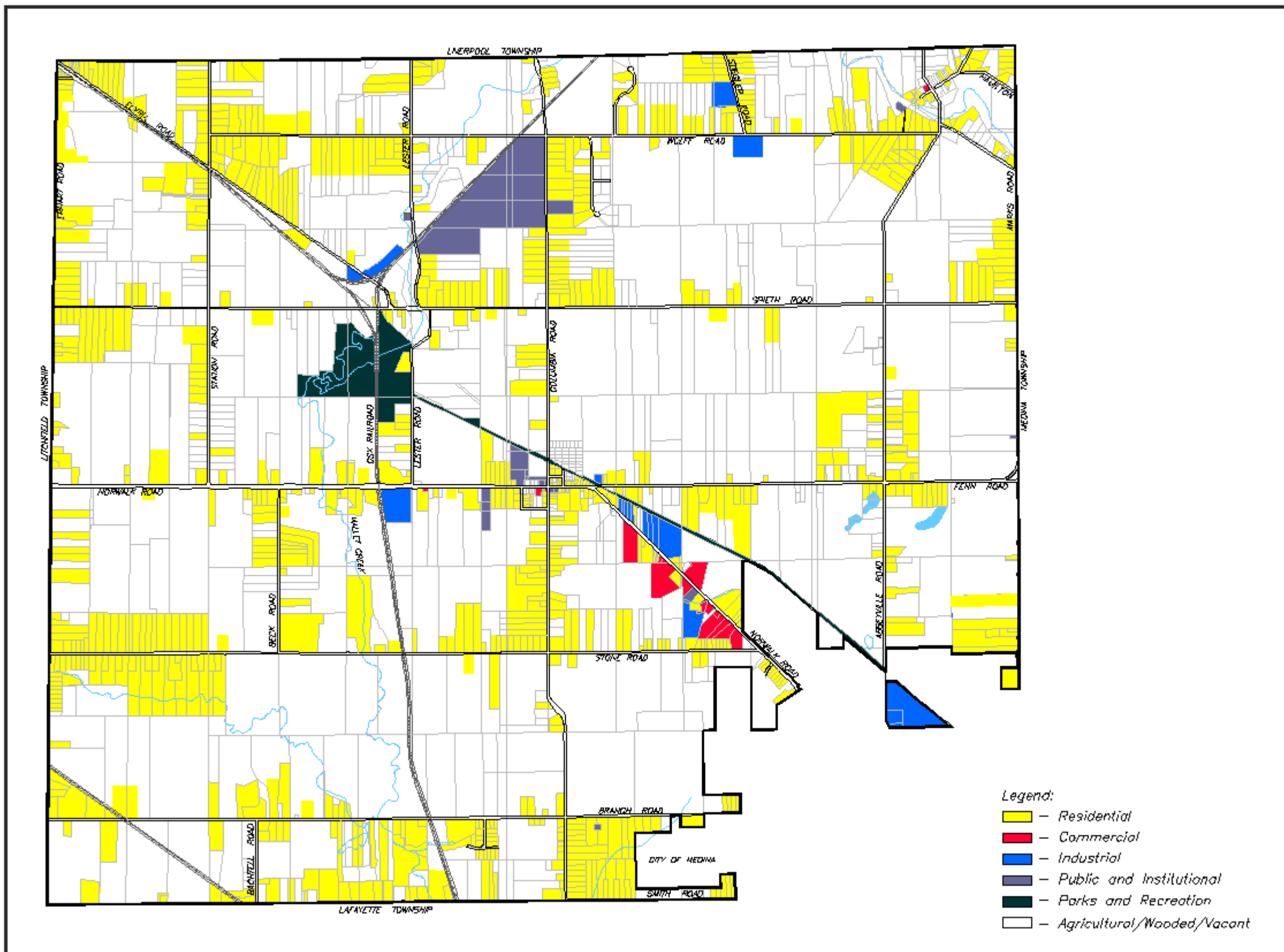
The trail is mostly level terrain which travels through farmland. The trail ascends slightly as you travel southeast from Lester Road to Abbeyville Road. Parking accommodations can be found at the rear of the Medina County Career Center at the City of Medina corporation limits or on Lester Road.

Agricultural / Wooded / Vacant

York Township is dominated by large, active farms spread throughout the Township. A significant portion of the land is being used for the production of grain crops such as soybeans, corn, and wheat. Other farms include cattle, horse, and tree farms. These farms are an important factor in helping to maintain the image and rural character of the community.

The quality of the land for agricultural purposes could play a factor in the future development. As future development pressures continually increase, land previously used for agricultural uses will be more attractive for residential use.

Portions of York Township are vacant and covered in natural vegetation. Sizable wooded lots are common in the interior of blocks.



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15000 WOODBURN LANE
 SUITE 201, FAIRHURST, OHIO 44130

EXISTING LAND USE

YORK TOWNSHIP - MEDINA COUNTY



ENVIRONMENTAL RESOURCES

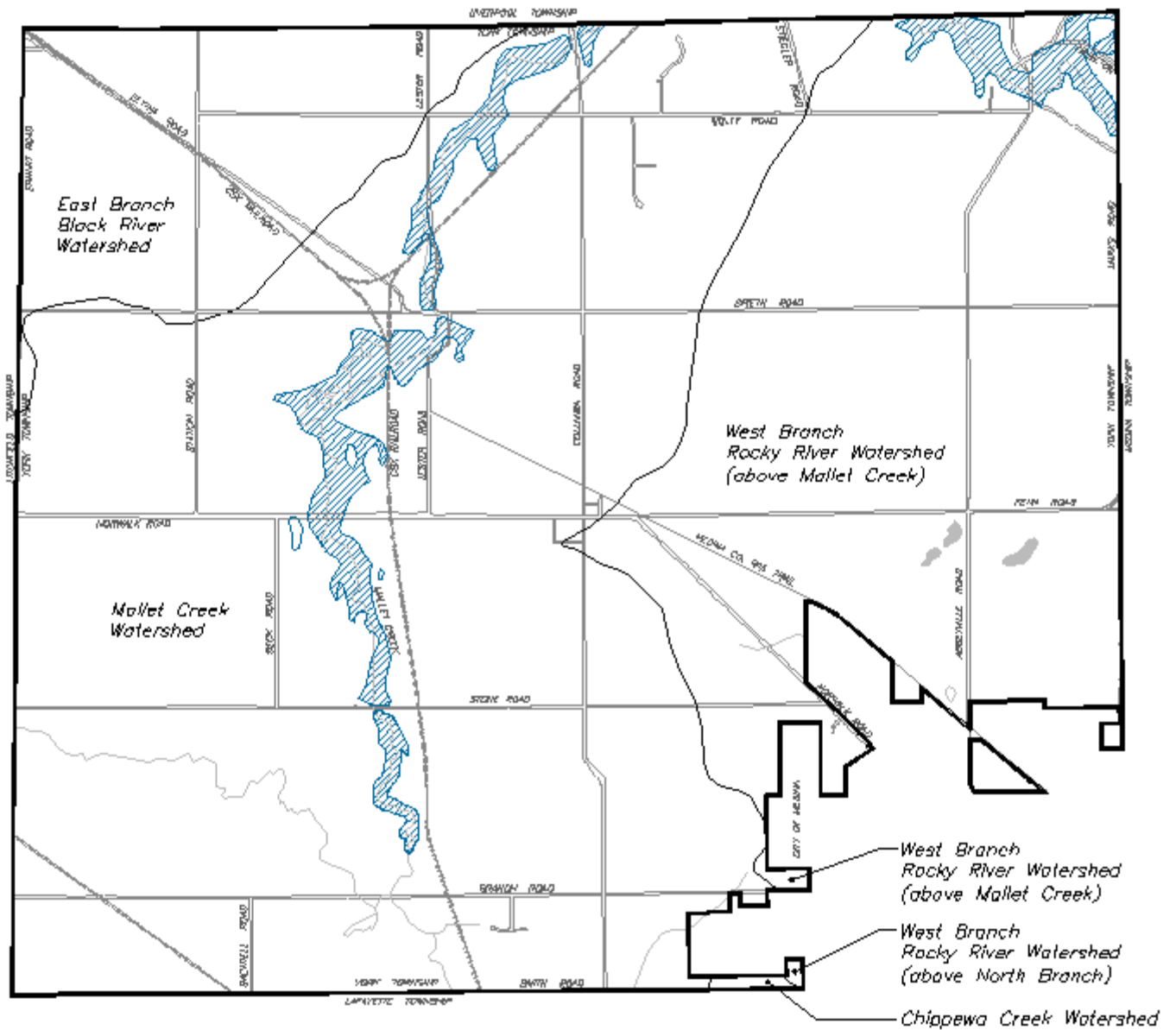
Watersheds

York Township has five (5) main watersheds. The largest watershed in York Township is Mallet Creek Watershed, which is centrally located in the Township. The East Branch of the Black River Watershed is located in the northwest corner of the Township. The third watershed is the West Branch of the Rocky River. It is located in the western half of the Township above Mallet Creek. The Chippewa Creek Watershed is located in the southeast corner of York Township adjacent to Lafayette Township. The West Branch of the Rocky River Watershed, above the north branch of the Rocky River, is located in the southeast corner of the Township abutting the City of Medina.


The East Branch of the Black River Watershed, the Chippewa Creek Watershed, and West Branch of the Rocky River Watershed (above the north branch of the Rocky River) are the watersheds that do not contain floodplains.

Flood Plains

York Township has two (2) prominent flood plains, which follow Mallet Creek and the West Branch of the Rocky River. Flood plains are building constraints for future growth and development.



Source: Federal Emergency Management Agency
August 15, 1983

 - Flood Plains

northstar

WATER RESOURCES

Environmental & Engineering, Inc.

10 WE ST ERIE STREET, SUITE 201, PAINESVILLE, OHIO 44077



YORK TOWNSHIP - MEDINA COUNTY

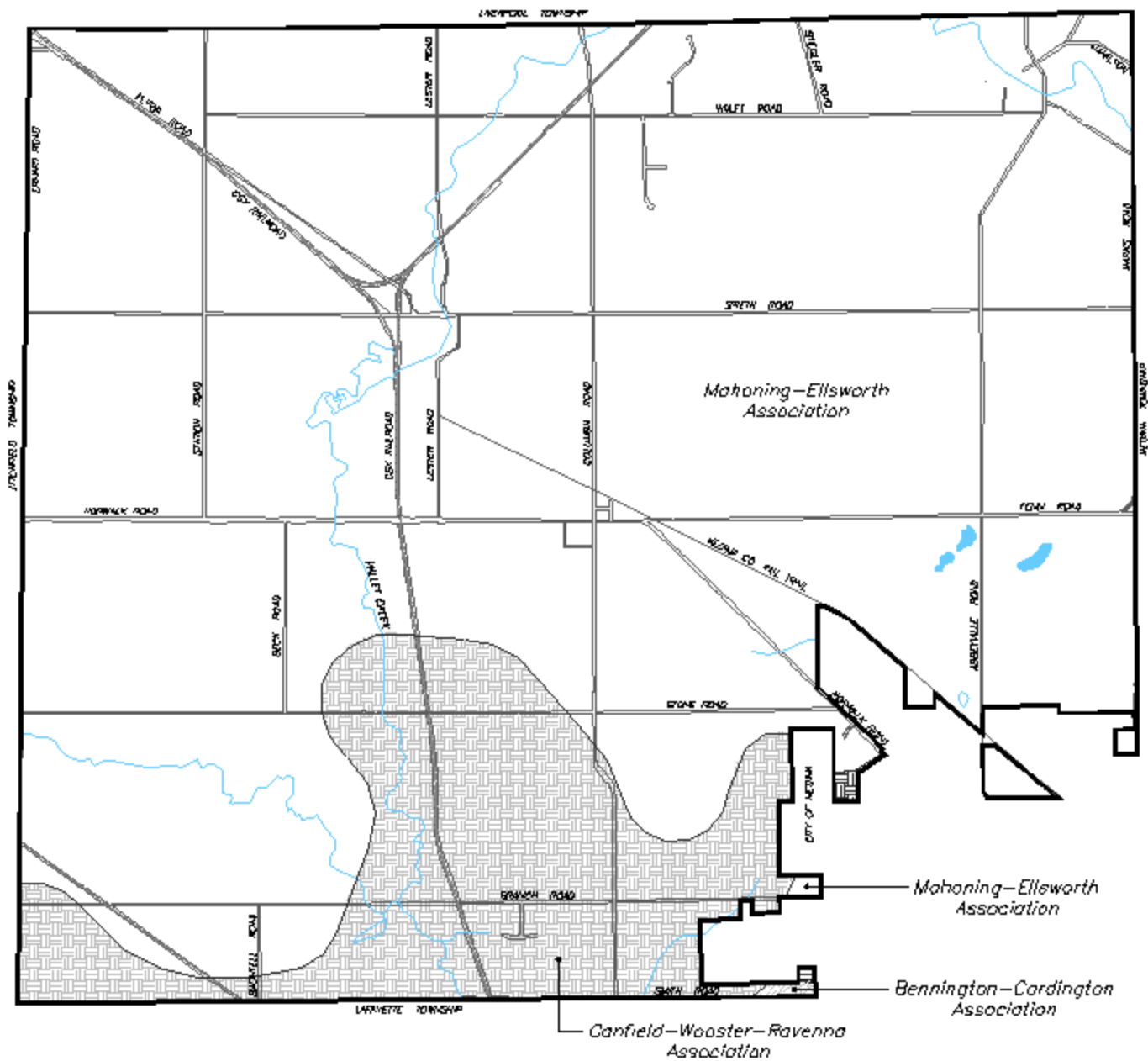
Soils

The General Soils Map on the following page includes the three Soil Associations found in York Township. Soil Associations are a landscape that has distinctive pattern of soils normally consisting of one or more major soils and at least one minor soil. The Soil Associations give the general characteristics of the soils. Soil Associations are useful to identify the location of large tracts of land that are suitable for farming or other land uses.

The Mahoning-Ellsworth Association is located throughout the Township and comprises the majority of the soil area. The topography in this association is nearly level to sloping, except for steeper slopes along the sides of stream valleys. This soil association is well-suited for farm crops with the major limitations for agricultural uses including wetness and the hazard of erosion in sloping areas that are cultivated. The most commonly used artificial drainage systems include tile and surface drains.

The second Soil Association is the Canfield-Wooster-Ravenna Association found in the southern portion of the Township abutting Lafayette Township. It consists mainly of nearly level to moderately steep soils. The major limitations of these soils are the hazard of erosion in the sloping areas of Canfield and Wooster soils and seasonal wetness of Ravenna soils. Canfield and Wooster soils are more suited for building sites than Ravenna soils.

The Bennington-Cardington Association comprises a very small area in the southeast corner of York Township. The major limitations of these soils are ponding in most of the depressional areas following heavy rainfall. The slow permeability in the subsoil is a severe limitation for non-farm uses such as septic tank filter fields. This association is well-suited for farm crops and for dairying. Under intensive management the soils are productive.



Source:
 Soil Survey of Medina County, Ohio
 USDA Soil Conservation Service
 November 1977

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Planning & Design, Inc.
 10 WEST ERIE STREET, SUITE 201, PAINESVILLE, OHIO 44077

SOIL ASSOCIATIONS



YORK TOWNSHIP - MEDINA COUNTY

TRANSPORTATION

Transportation is the network upon which the land use and economic activity of a community are built. It is apparent that York Township's regional position, relative to state and federal highways, has had a significant effect on the pattern of growth and will affect its future.

Road Network

York Township is served by numerous north-south roads and east-west roads. Three State Routes travel through the Township, State Route 252, State Route 18, and State Route 57. The local road pattern in York Township is relatively well-balanced, with north-south and east-west routes spaced evenly across the Township.

State Route 57 (Elyria Road) travels from the northwest corner of the Township to the southeast corner of the Township. Columbia Road (State Route 252) enters the Township from the north merges with State Route 57 proceeding south to Mallet Creek, where it continues south as County Road 24 ending in Lafayette Township where it intersects with U.S. Route 42. State Route 18 (Norwalk Road) enters the Township from the west to approximately the geographic center of the Township at Mallet Creek where it continues with State Route 57 and turns south-east to the City of Medina. State Route 18 provides important east-west access through the Township and into nearby communities and provides regional access.

North-south main routes include Erhart Road, Columbia Road, Abbeyville Road, and Marks Road. Station Road and Lester Road also provide north-south access in the northwestern portion of the Township.

East-west main routes include Spieth Road, Norwalk Road/Fenn Road, Stone Road, Branch Road, Smith Road and Wolff Road.

Traffic Counts

The Medina County Highway Engineer performed traffic counts for the years of 1998, 2000 and 2002 for the county and township roads in York Township. Calculations were performed in order to show percent change over the four-year increment and to track the changes in traffic flows from 1998 through 2002. The majority of the roads in the Township experienced significant increases in traffic flow between 1998 and 2002.

It is important for the Township to direct development to areas where it can anticipate the traffic demands. As part of its capital improvement planning, York Township needs to anticipate upgrades and enhancements to the existing street network. The focus will become clearer as the recommendation of the plan are developed.

Railroads

Two railroads travel through York Township. Rail lines represent industrial development potential, they also constitute safety and traffic issues for the Township. The CSX Railroad travels through York Township starting in the southern portion of the Township running parallel to Mallet Creek until reaching Lester Road where the railroad splits. The main line runs to the northeast and heads toward Cleveland. It crosses Lester Road, Wolff Road, and Columbia Road. The other line runs parallel to Elyria Road to the northwestern corner of the Township where it leaves Medina County and enters Lorain County.

The Wheeling and Lake Erie (W&LE) Railroad travels diagonally through the southeast corner of the Township, crossing Branch Road and Smith Road.

Improvements

In 2001, a Task Force was formed by the City of Medina to evaluate the possible solutions to congestion problems in the City of Medina, York Township, Lafayette Township, Medina Township, and Montville Township. The Taskforce created both short-term and long-term recommendations to deal with traffic flow and safety stated in the Medina Area Transportation Task Force Final Report dated December 2001.

York Township Average 24-Hour Traffic Volumes 1998, 2000, and 2002				
Road	1998	2000	2002	Four-Year % Change
Erhart Road				
S. of Elyria Road	592	1021	1405	137.3%
S. of Haury Road	533	892	806	51.2%
N. of Crow Road	619	1236	*	99.7%**
S. of Crow Road	823	1761	*	113.9%**
S. of Spieth Road (to the east)	988	421	971	-1.7%
S. of Spieth Road (to the west)	821	371	1026	25.0%
N. of Norwalk Road	817	1108	1341	64.1%
S. of Norwalk Road	816	1339	1018	24.8%
S. of Railroad	567	1266	693	22.2%
S. of Branch Road	577	2056	696	20.6%
N. of Smith Road	561	670	911	62.4%
Station Road				
N. of Wolff Road	587	1064	724	23.3%
S. of Wolff Road	670	568	*	-15.2%**
S. of Railroad	396	604	685	73.0%
N. of Spieth Road	360	591	653	81.4%
S. of Spieth Road	317	734	418	31.9%
N. of Norwalk Road	356	421	*	18.3%**
Beck Road				
S. of Norwalk Road	304	304	371	22.0%
N. of Stone Road	289	665	332	14.9%
Lester Road				
N. of Wolff Road	363	602	411	13.2%
S. of Wolff Road	308	737	263	-14.6%
S. of Railroad	404	628	431	6.7%
S. of Spieth Road	401	408	427	6.5%
N. of Norwalk Road	311	311	604	94.2%
Bachtell Road				
S. of Branch Road	186	342	144	-22.6%
N. of Smith Road	148	361	128	-13.5%

* DATA NOT AVAILABLE

SOURCE: MEDINA COUNTY HIGHWAY ENGINEER

**2-YEAR PERCENT CHANGE

Road	1998	2000	2002	Four-Year % Change
Columbia Road				
S. of Norwalk Road	5301	6140	7555	42.5%
N. of Stone Road	5009	5101	5601	11.8%
S. of Stone Road	5092	6711	6157	21.0%
N. of Branch Road	5019	7317	6013	19.8%
S. of Branch Road	5289	6898	6000	13.4%
N. of Smith Road	5237	3500	6018	14.9%
Abbeyville Road				
S. of York Township line	1828	4862	1388	-24.1%
S. of Hamilton Road	2335	3198	3509	50.3%
S. of Wolff Road (to the east)	2916	5113	4135	41.8%
S. of Wolff Road (to the west)	1231	4024	2995	143.3%
N. of Spieth Road	1043	2761	1873	79.6%
S. of Spieth Road	952	1905	1883	97.8%
N. of Fenn Road	1129	2629	2110	86.9%
S. of Fenn Road	1228	5306	2795	127.6%
Marks Road				
S. of York Township Line	3061	4348	5466	78.6%
S. of Hamilton Road	4226	5017	5943	40.6%
S. of Wolff Road	5242	6140	6961	32.8%
S. of Baker Road	5203	7111	*	36.7%**
N. of Spieth Road	5200	5810	6393	22.9%
S. of Spieth Road	5812	5812	8645	48.7%
N. of Fenn Road	7385	11200	*	51.7%**
At northern Fenn/Marks intersection	8673	10428	*	20.2%**
At southern Fenn/Marks intersection	10357	10965	11256	8.7%
Wolff Road				
E. of Station Road	335	578	742	121.5%
W. of Lester Road	394	857	717	82.0%
E. of Lester Road	490	1205	1123	129.2%
W. of Columbia Road	526	659	500	-4.9%
E. of Columbia Road	1061	1592	1661	56.6%
W. of Stiegler Road	1203	1514	1538	27.9%
E. of Stiegler Road	1152	1802	1376	19.4%
W. of Abbeyville Road	1852	1421	1803	-2.7%
E. of Abbeyville Road	1327	2380	2570	93.7%
W. of Marks Road	1332	2644	*	98.5%**

* DATA NOT AVAILABLE

SOURCE: MEDINA COUNTY HIGHWAY ENGINEER

** 2-YEAR PERCENT CHANGE

Road	1998	2000	2002	Four-Year % Change
Hamilton Road				
E. of Abbeyville Road	1373	1623	2755	100.6%
W. of Marks Road	*	1542	1295	-16.01%**
Spieth Road				
W. of Erhart Road	477	598	889	86.4%
W. of Station Road	735	556	811	10.3%
E. of Station Road	554	474	508	-8.3%
W. of Elyria Road	673	569	667	-0.9%
E. of Columbia Road	1762	1638	3133	77.8%
W. of Abbeyville Road	1855	1665	2389	28.8%
E. of Abbeyville Road	1707	1487	2369	38.8%
W. of Marks Road	2059	1455	2685	30.4%
Fenn Road				
E. of Norwalk Road	5450	5790	6046	10.9%
W. of Abbeyville Road	5503	5449	5943	-0.2%
E. of Abbeyville Road	6292	6753	7196	14.4%
W. of Marks Road	6497	7759	10154	36.9%
Stone Road				
E. of Erhart Road	373	382	375	0.5%
W. of Beck Road	628	695	610	-2.9%
E. of Beck Road	594	704	856	44.1%
W. of Columbia Road	770	788	777	0.9%
E. of Columbia Road	749	959	1068	42.6%
W. of Norwalk Road	813	1004	1245	53.1%
Branch Road				
E. of Erhart Road	312	378	398	27.6%
W. of Bachtell Road	361	523	906	151.0%
E. of Bachtell Road	535	664	1128	110.8%
W. of Columbia Road	909	803	1209	33.0%
E. of Columbia Road	1255	1588	1685	34.3%
W. of York Township Line	1261	1264	768	-39.1%
Smith Road				
E. of Erhart Road	1643	1717	1974	20.2%
W. of Carsten Road	1752	1610	1944	11.0%
E. of Carsten Road	2074	1987	2467	19.0%
W. of Lance Road	2019	500	2141	6.0%
E. of Lance Road	2357	1921	2497	5.9%
W. of Columbia Road	2613	2678	2819	7.9%
E. of Columbia Road	4247	3154	5098	20.0%
W. of York Township Line	4184	3446	4059	-3.0%

* DATA NOT AVAILABLE SOURCE: MEDINA COUNTY HIGHWAY ENGINEER

** 2-YEAR PERCENT CHANGE

UTILITIES

Water

Water service in most of York Township is provided by the Medina County Sanitary Engineer Water Authority (MCSE). Water service is also provided by Rural Lorain County Water Authority (RLCWA). RLCWA service is currently available along Norwalk Road west of the CSX Railroad tracks and along Erhart Road the entire length of the Township. The Medina City Water Main runs along the Medina County Rail Trail to Lester Road before heading west to the York Township/Litchfield Township line.

Water service is not currently proposed for Bachtell Road, Branch Road, and Stone Road between Beck Road and Columbia Road.

Sanitary Sewer

Sanitary sewer service in York Township is provided by the Medina County Sanitary Engineer (MCSE). Sewer service is currently limited to the northeast corner of the Township and along Columbia Road (State Route 252) from the Liverpool Township/York Township line to south of Wolff Road at the High School Complex.

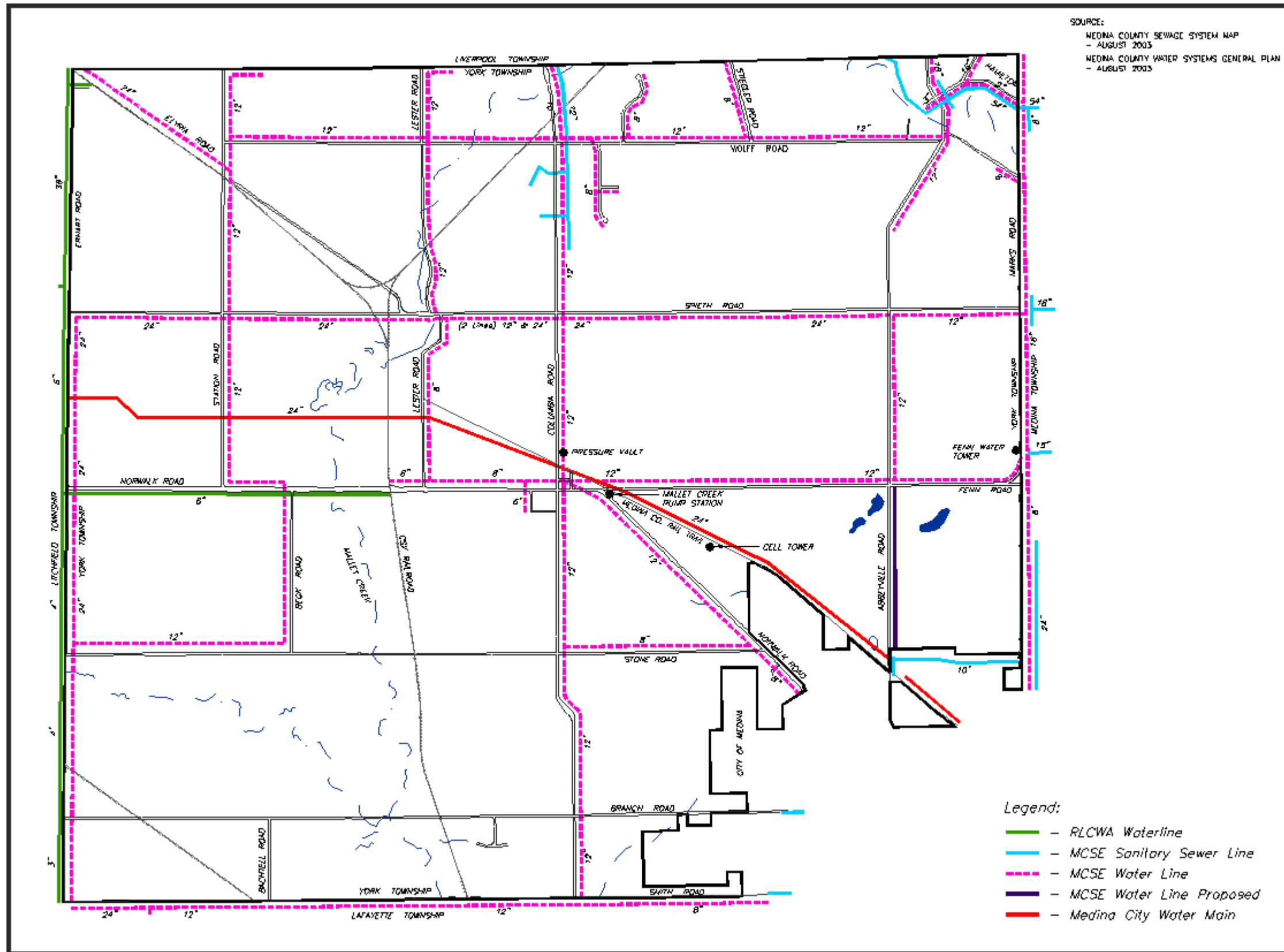
Sanitary sewer lines exist on Marks Road south of Fenn Road, at the intersection of Marks Road and Fenn Road at the Medina Township/York Township line, and at the intersection of Marks Road and Spieth Road at the Medina Township/York Township line. Adjacent to the Township in Medina City, sanitary sewer lines exist along Branch Road, Smith Road, Norwalk Road, Abbeyville Road, and Hamilton Road.

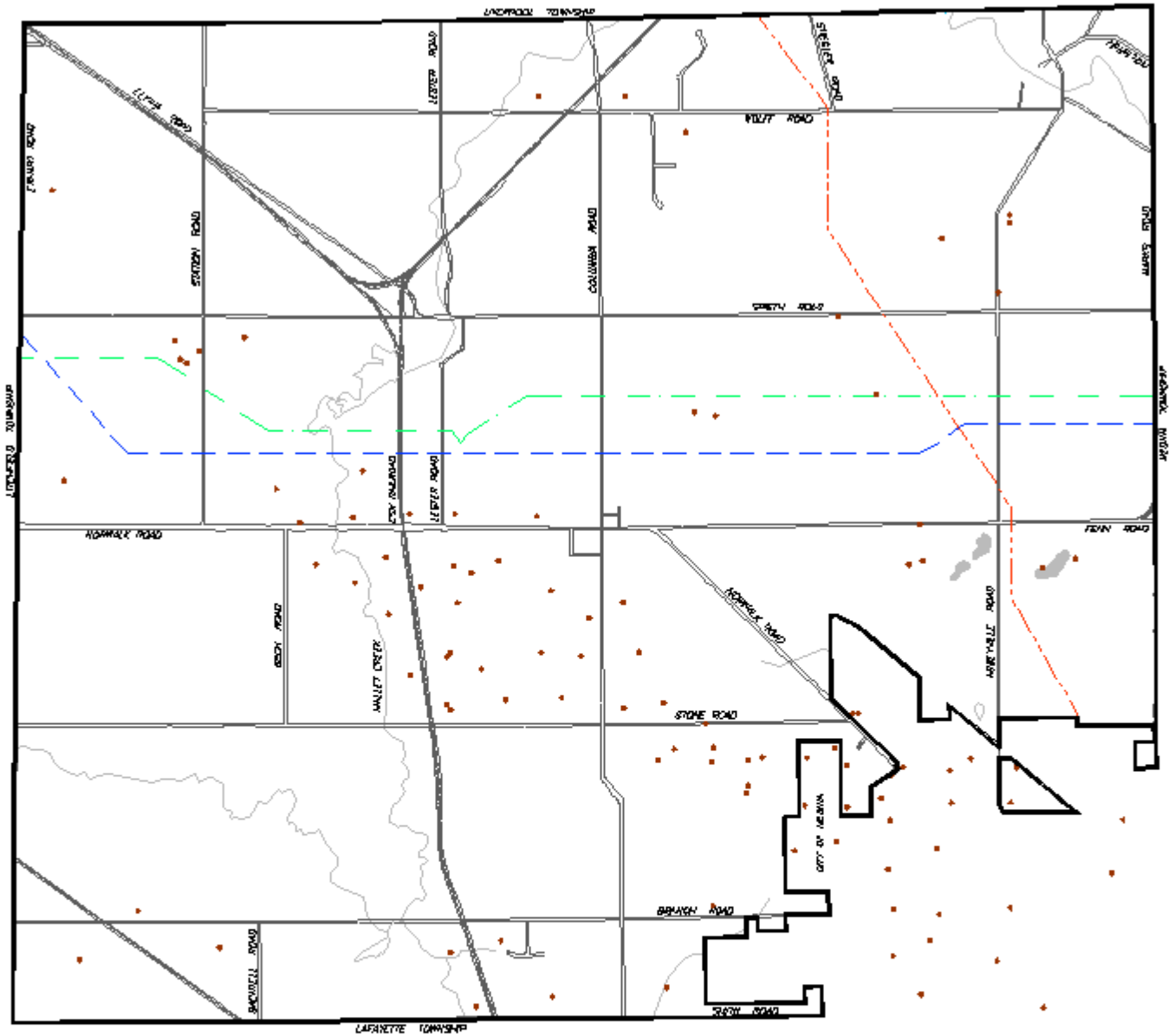
It is anticipated that sanitary sewer service be extended to the area east of Abbeyville Road in order to create the transition area between the higher densities in Medina Township and the City of Medina and the more rural development in York Township. Sanitary sewer service should be extended south on Columbia Road from the high school complex to Mallet Creek in order to eliminate the health hazards associated with the small lot development in this area.

Since it is intended that the western portion of the Township remain in agricultural production and that any residential development be at very low densities, it is recommended that sanitary sewer service not be extended into those areas. Extension of sanitary sewers into those areas of the Township would not be cost effective or compatible with the proposed development pattern.

Transmission Lines

A Sun petroleum pipeline and an electric transmission line run east to west across the length of the Township between Spieth Road and Fenn Road. A high pressure Columbia gas line exists in the northeast corner of York Township.





Source:
 - ODNR Oil & Gas Pipelines in Ohio 1989
 - ODNR Division of Geological Survey Mineral Resources Management

Legend:
 - Sun Petroleum Pipeline
 - Electric Transmission Line
 - Columbia Gas Line
 - Oil & Gas Well



TRANSMISSION LINES & WELLS

Ellis Creek Engineering, Inc.
 10 WEST ERIE STREET, SUITE 201, PAINESVILLE, OHIO 44077



YORK TOWNSHIP - MEDINA COUNTY

COMMUNITY FACILITIES AND SERVICES

Community facilities include those buildings and open spaces which provide educational and municipal services to the community.

Safety Services

The Medina County Sheriff's Department provides police protection for York Township.

The Erhart Volunteer Fire Department is centrally located within the Township at the corner of Norwalk Road and Columbia Road. There are approximately 30 volunteers and a part-time fire inspector.

Schools

York Township is served by the Buckeye Local School District. The school district owns approximately 126 acres of land in York Township. The Buckeye School Complex is located on Columbia Road. The York Township Elementary School recently relocated to the Buckeye School Complex on Columbia Road.

Ohio Law calls for each school district to receive a performance accountability rating based on 27 performance standards. These 27 standards are minimum performance goals for public education in Ohio. Results are reviewed yearly and given in the District Report Card produced by the Ohio Department of Education. The Buckeye Local School District had an effective rating and met 21 of the state standards in the 2002 Local Report Card. The Buckeye Local School District has an annual spending per pupil at a level of \$7,412 in the 2000-2001 school year as compared to similar districts at \$6,734 and the state average of \$7,057.

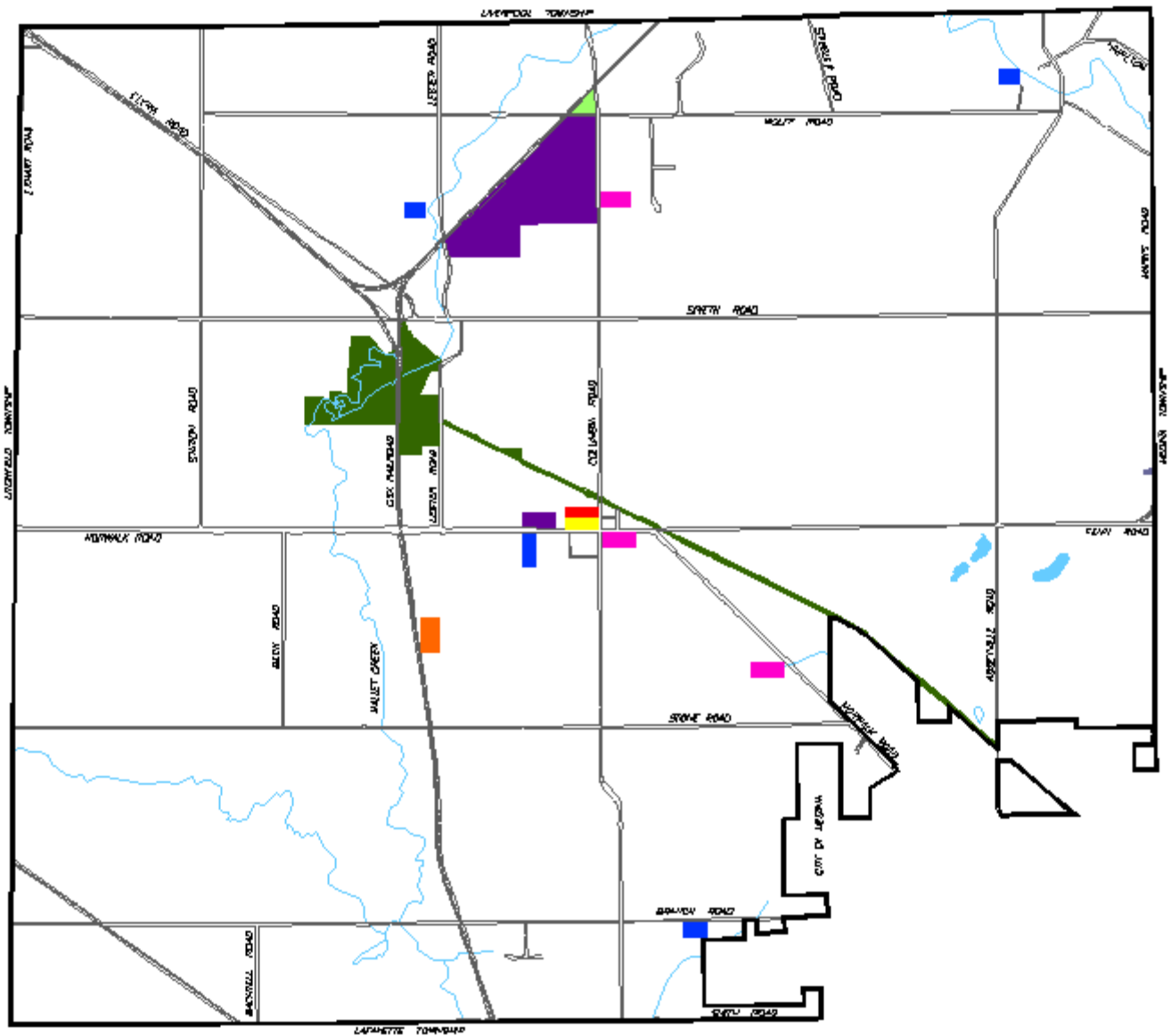
The Buckeye Local School District is constructing a new elementary school on Columbia Road, adjacent to the high school. The elementary school is divided into a York Township school and a Liverpool Township school. The gymnasium and the cafeteria are shared by both elementary schools. The future of the existing elementary school on Norwalk Road is in question because of environmental issues.

Library

The northwest corner of Columbia Road and Wolff Road was recently donated to the Medina County District Library in order to build a new Buckeye Community Library. The new 27,200 square foot facility has 8,000 square feet of public library space and a 50-seat meeting room available to the public. In addition, the site will house the Outreach/Bookmobile, which services the western portion of the County. Maintenance services will also be located at this site. The MCDL is anticipating construction to start in spring of 2004 with completion in spring of 2005.

Other Services

Medina County Transit provides both public and specialized door-to-door local transportation service between any origin and destination within Medina County. The door-to-door service operates Monday through Friday between the hours of 6:00 AM to 6:00 PM. Reservations must be made at least 24 hours before you plan to travel and can be made up to 2 weeks in advance. The fare structure is based on a grid system dependent on the number of grids you pass through.



Legend:

- | | |
|--|--|
| - Church | - Schools |
| - Cemetery | - Medina County Rail Trail |
| - Fire Station | - Proposed Library |
| - Town Hall | - Township Lands |



Planning & Design, Inc.
 10 WEST ERIE STREET, SUITE 201, PAINESVILLE, OHIO 44077

PUBLIC FACILITIES



YORK TOWNSHIP - MEDINA COUNTY

LAND USE PLAN RECOMMENDATIONS

To achieve the goals, this plan establishes several policies to guide future growth and development in the Township and contains recommendations regarding land use, transportation, and utilities.

Retain the 2.1-acre minimum lot size requirement to limit intensity of development and control density in the majority of the Township

The beauty of York Township's natural environment and the many acres of farmland and open spaces are key features of the community. The large open tracts of land associated with the agricultural industry create scenic vistas and a sense of openness. While it is recognized that development will continue and that natural areas and resources will be affected by that development, the residents of York Township expect that high quality open spaces will be preserved in locations and quantities which promote public health and welfare and provide all residents the opportunity to experience and enjoy the natural environment.

York Township will continue to be a relatively low-density residential community, with predominantly single-family dwellings. It is recommended that protection of prime farmland be accomplished by maintaining low densities in those areas that are identified as having soils which are particularly well-suited for agricultural use.

Encourage the use of conservation development techniques to preserve environmentally sensitive areas and to preserve the Township's rural image

The York Township Zoning Resolution has a Conservation Development Overlay District which is intended to provide an alternative method of development in the R-1 District. Conservation development provides flexibility in the layout of residential subdivisions and the potential for the preservation of selected areas within those subdivisions. Preserved areas may be set aside for private or public preserves or parks, for open spaces, for buffer areas, or for farming. Overall, residential density of a conservation development cannot exceed the maximum density of a traditional subdivision. The conservation development tool is a voluntary development format. It is necessary for the developer to request its use in place of the traditional R-1 Zoning District regulations. The Township cannot require, but can only encourage its use.

Certain properties are especially attractive for conservation development, which include wetlands, wooded areas, watercourses, active farms, open spaces, and locations which may be desirable for public recreation.

Limit extension of utilities, particularly sanitary sewers, to those portions of the Township intended to remain rural

Sanitary sewer service should be provided only to those areas designated and zoned for more intensive development. Extending sewers beyond those areas is neither cost effective or consistent with reducing development pressures on prime agricultural lands. Utility extension policies should be consistent with long-range land use planning and the Township's development policies.

Continue to use the area east of Abbeyville Road as a transition area

The Township should continue to promote the use of planned developments in the areas east of Abbeyville Road in order to provide a controlled transition that steps down residential densities from the higher-density urban development of Medina Township and the City of Medina to the more rural low-density development in the remainder of York Township.

This development technique, by clustering the housing units and creating perimeter buffers, can ensure the permanent provision of open spaces and maintain vegetative buffers along existing Township and County roads. It is recommended to encourage planned unit developments in the designated areas in order to better control the character and quality of development at the local level.

Promote commercial developments which meet daily convenience and weekly shopping and service needs of a semi-rural community

The availability of convenience goods and services within the Township will become particularly important in later years of the planning period as the population and the number of local households increase. Such limited scale commercial development will also contribute to the Township's economic and tax base. It is recommended that the Township discourage establishment of larger regional-scale commercial facilities that create substantial traffic and public service impacts. It is anticipated that major shopping goods will be purchased at regional shopping centers located outside of the community.

Control the location and design of commercial developments

Future commercial areas should be located within or abutting the core residential development areas for convenience to the community and to limit their impacts in more rural areas. The most appropriate area for commercial development is east of Mallet Creek along State Route 18. The preferred format for convenience commercial areas would be to cluster developments with a carefully designed site plan, which provides attractive building design, manages traffic impacts, and protects abutting residential properties. Careful planning and design can result in significant aesthetic and functional improvements to the existing commercial strips within the Township.

Seek planning assistance and funding sources for revitalization of Mallet Creek

The Mallet Creek area (Fenn Road to Lester Road) should become a revitalized township center with a mixture of residential, commercial, public and institutional uses. The extension of sanitary sewers is recommended in order to eliminate health hazards and permit more appropriate development in Mallet Creek. Planned residential and commercial development could create an attractive focal point of the Township including Township Hall and the Fire Station.

Encourage industrial development in the southern portion of the Township adjacent to the existing City of Medina industrial area

In order to provide a sound economic base and a balanced tax structure for the future, it is important that York Township encourage the development of a mixture of land uses, and that the land use mix include some areas designated for industrial development. Industrial uses have the potential to generate significant property tax revenues and tend to place less demands on local public services and facilities than do residential uses. The tax revenues generated for the Township by industrial development will assist in controlling the tax burden for residents.

The City of Medina currently has a significant area zoned for industrial use at its western edge which is adjacent to the southeastern corner of York Township. The existing concentration of industrial uses and the availability of sanitary sewer and water service in this area make it the most appropriate and feasible area for creation of an industrial base for York Township. The area is served by Branch Road and Smith Road which already provide access for the City of Medina's industrial area.

Collaborate with the City of Medina to promote economic development and limit annexation

Township officials and the City of Medina recently established and adopted a Cooperative Economic Development Agreement (CEDA) which provides the opportunity to develop an area of approximately 280 acres along Branch and Smith Roads in the southeastern corner of the Township for industrial use. Industrial development of the CEDA area will provide an expanded economic base for both communities. The net result could be more local job opportunities, an enhanced tax base, more resources for balancing public budgets, and shifting of some of the tax burden from residential properties.

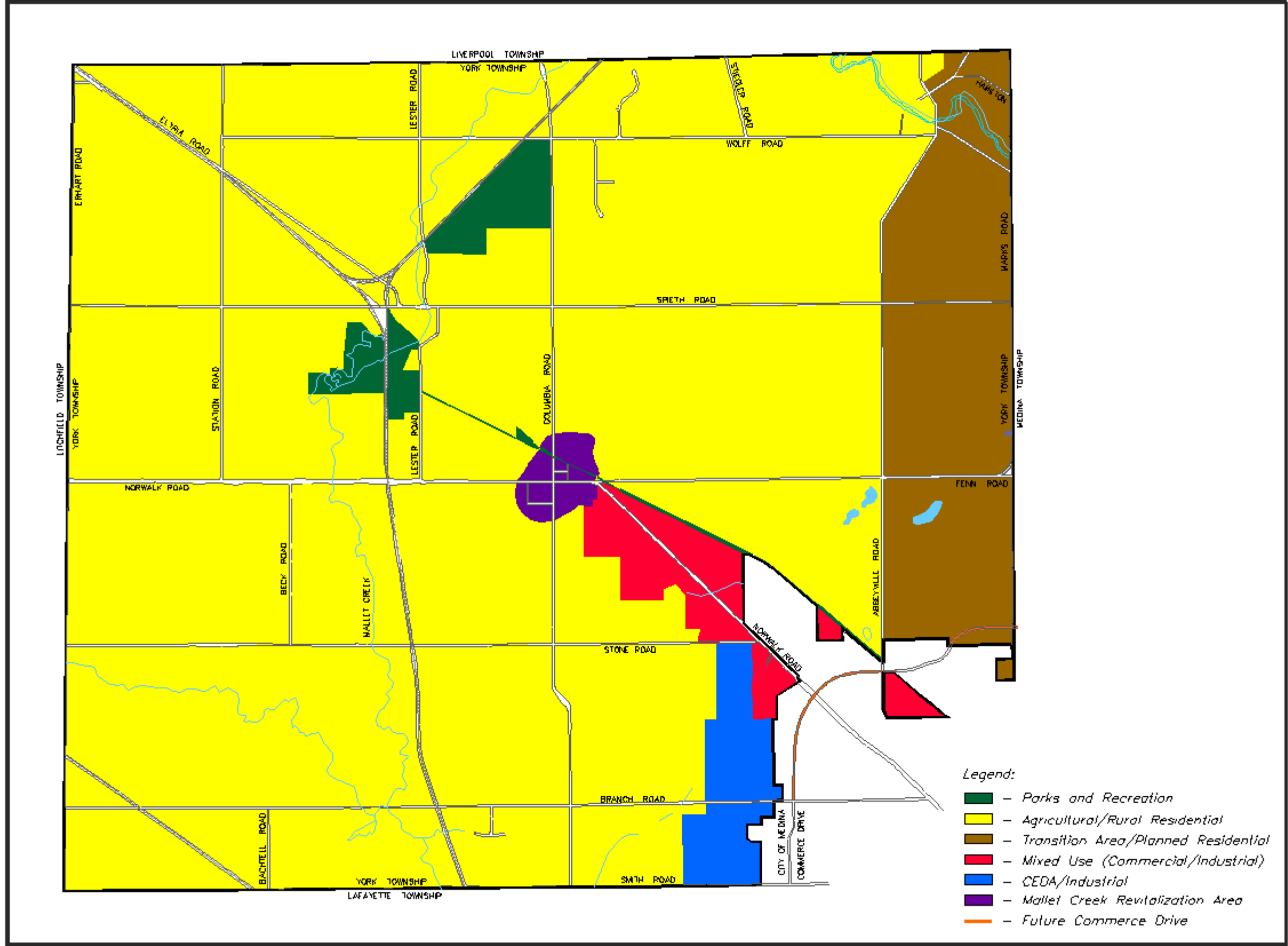
The CEDA agreement includes provisions for annexation of the proposed industrial development area to the City of Medina. It also includes provisions for sharing of tax revenues from the area with the Township, and for a long-term resolution of annexation concerns. A definitive resolution of annexation issues provides the Township with greater flexibility and control in addressing land use and development matters. The agreement with the City of Medina regarding annexation is certainly preferable to the expense and uncertainty of periodic legal skirmishes.

The CEDA agreement offers the best and most effective means of addressing annexation for York Township.

The adoption of the CEDA agreement and subsequent industrial development of the CEDA area is an important element of the Township's land use planning and a key factor for ensuring the long-term economic viability and fiscal stability of the Township.

Acquire and develop additional recreational land adjacent to the existing Township Hall and Fire Station

The Medina County Park District owns approximately 144 acres of land in York Township. The Township is looking to acquire land centrally located to serve the Township residents providing them recreational areas such as ball fields and picnic areas. It would be adjacent to the Medina County Rail Trail.



northstar

10 WEST FIRE STREET, SUITE 201, PAINEVILLE, OHIO 44137

LAND USE PLAN

YORK TOWNSHIP - MEDINA COUNTY

