

**APPENDIX C:
EXECUTIVE SUMMARY OF
2015 COMPREHENSIVE PLAN OPEN HOUSE MEETINGS**

In order to solicit feedback from the public in regards to the current Comprehensive Plan as well as the topics of Neighborhood-Scale Commercial, Streetscape, and Cluster Residential Development, the Township's Zoning Commission hosted a total of four open house style meetings in addition to their regularly scheduled meetings. Each meeting was approximately two hours in length.

Information was displayed on posters attached to walls. The public was free to come and go at their discretion, review the material, place color coded stickers indicating their opinions on certain matters and questions, and ask the numerous Zoning Commission members in attendance and/or the Director of Development and Zoning, questions. At least one Township Trustee was also available at each open house to answer questions as well. Public comment forms that could be filled-out and submitted to the Township were made available to residents at these meetings as well as in the Zoning Office throughout this process. The dates of these open houses were as follows:

- **September 14, 2015**
 - 16 residents attended this meeting.

- **September 30, 2015**
 - 33 total residents attended this meeting.
 - 27 of the 33 residents attending had not attended the previous meeting.

- **October 11, 2015**
 - 7 total residents attended.
 - 5 of the 7 residents attending had not attended either of the previous meetings.

- **October 14, 2015**
 - 4 total residents officially attended, however several residents were observed not signing the sign-in sheet thus the actual attendance was slightly higher.
 - 3 of the 4 officially attending residents had not attended any of the previous meetings.

APPENDIX C: EXECUTIVE SUMMARY OF 2015 COMPREHENSIVE PLAN OPEN HOUSE MEETINGS

While the majority of open houses occurred on weekdays in the evening, the October 11th meeting was purposely held on a Sunday afternoon as the Commission recognized that not all residents are able to make weekday meetings. The approximated total number of attendees to all four meetings, excluding duplicate attendees, was 51 residents:

- 13 from Planning Area 1
- 1 from Planning Area 2
- 24 from Planning Area 4
- 13 from Planning Area 5
- 0 from Planning Areas 3 or 6

A presentation of results from the open house meetings was presented by staff at the Zoning Commission's November 9, 2015, meeting. A copy of this presentation has been retained by the Zoning Office. Meeting audio and minutes from this meeting are also available. The following is a brief overview of results from the open house meetings:

- **Streetscape:**
 - A majority of votes collected agreed with the idea of the Township pursuing a streetscape plan with preferred design standards.
 - A majority of votes collected agreed with the idea of considering streetscape enhancements along the Township's arterial roads (State Route 3, Big Walnut Road, Sunbury Road, and Maxtown Road).
 - A majority of votes collected agreed with the idea of considering streetscape enhancements along the Township's collector roads (Lewis Center Road, South Old 3C Highway, Tussic Street Road, Freeman Road, and Plumb Road).
 - A majority of the votes collected agreed with the idea that streetscape treatments (colors, materials, plantings) should be consistent throughout the community.
 - A majority of the votes collected agreed with the idea that streetscape components along a given corridor should vary depending on the character of the corridor in order to avoid creating corridors that all look alike.
 - A majority of the votes collected agreed with the idea that developers should be required to install streetscape enhancements along the frontages of their developments.
 - A majority of the votes collected agreed with the idea that the Township should install streetscape enhancements within its parks and other Township controlled land where development unlikely to occur.

APPENDIX C: EXECUTIVE SUMMARY OF 2015 COMPREHENSIVE PLAN OPEN HOUSE MEETINGS

- A majority of the votes collected agreed with the idea of the Township seeking out public-private partnership opportunities to fund and maintain streetscape enhancements in the community.
- **Neighborhood-Scale Commercial:**
 - A majority of the votes collected disagreed with the idea that the Township should consider allowing retail and commercial services outside the southern portion of the Township.
 - A majority of the votes collected agreed with the idea of being clear about the limitations (size restrictions, use restrictions, hour restricts, drive-thru restrictions, location restrictions) for Neighborhood-Scale commercial developments.
 - A majority of the votes collected agreed with the idea that Neighborhood-Scale Commercial development should be restricted to less than 65,000 square feet.
 - A majority of the votes collected agreed with the idea of limiting Neighborhood-Scale development to no more than 25,000 square feet.
 - A majority of the votes collected agreed with the idea of limiting tenant size in Neighborhood-Scale Commercial developments.
 - The idea of providing the opportunity for a larger anchor tenant with smaller storefronts in between yielded mixed-results with no clear majority, however, the votes collected indicated that opinions leaned towards not being in favor of this idea.
 - A majority of the votes collected disagreed with the idea that drive-thru uses were appropriate for Neighborhood-Scale developments.
- **Cluster Residential Development:**
 - The idea of allowing cluster developments on parcels ranging from five to fifteen acres in size yielded mixed results with no clear majority, due to a relatively small amount of votes being cast.
 - A majority of votes collected agreed with the idea that Cluster Residential Developments should reserve 50 percent of its land as open space.
 - A majority of votes collected agreed with the idea that Cluster Residential Developments should be limited to infill locations.
 - The idea of requiring Cluster Residential Developments to not have age-restrictions yielded mixed results with no clear majority due to a relatively small amount of votes

APPENDIX C: EXECUTIVE SUMMARY OF 2015 COMPREHENSIVE PLAN OPEN HOUSE MEETINGS

being cast.

- A majority of votes collected agreed with the idea of restricting Cluster Residential Developments to Planning Area 1 only.
- A majority of votes collected agreed with the idea that no divergences should be given for Cluster Residential Development.
- A majority of votes collected disagreed with the idea of allowing Cluster Residential Development in the community.