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**HINCKLEY**  
**TOWNSHIP**

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COMPREHENSIVE PLAN  
2015

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## LETTER FROM TRUSTEES

The completion of the 2015 Hinckley Township Comprehensive Plan Update reflects the effort and vision of a resident steering committee and input from our greatest resource, the people of Hinckley. It is our hope that this document will aid in guiding future decision-making and enable growth to occur in a manner that maintains the quality of life we cherish.

This document exemplifies how a community can work together to accomplish future needs without sacrificing its identity, explore options for all residents regardless of age and socio-economic status and place a premium on ecology and natural resources. We thank all those who participated in this process and hope that we can continue to work together in implementing the recommendations outlined in this effort.

Sincerely,

The Hinckley Township Board of Trustees

David J. Sambor, Chairman

Martha Catherwood, Vice-Chairman

Raymond F. Schulte, Trustee



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# INTRODUCTION

## OVERVIEW

Located in the rolling hills of Northeast Ohio, Hinckley Township is a community that has unique natural features and charming rural character. It's a remarkably undeveloped area within an increasingly developed area of the State. With a strong presence and influence of Cleveland Metroparks, Hinckley also offers a high-quality recreational opportunities and areas for refuge in the natural environment. It is this natural beauty and rural character that embodies the community spirit and make Hinckley a desirable place to live.

This Plan reflects the community's desire to preserve the rural and natural character in the area, while carefully planning for new growth and development that serves current and future needs in a cost effective manner.

## CHAPTER CONTENTS

I.1 INTRODUCTION

I.2 PLANNING APPROACH

I.3 PLANNING PROCESS



# I.1

## introduction

### WHY DO COMMUNITIES PLAN?

Communities plan in order to understand current challenges and opportunities, define a vision and goals for the future, and establish and prioritize steps to achieve them. In essence, the Plan is a roadmap for how to plan for and guide future growth and development in a community. This includes attributes such as land use, transportation, services, character, housing, among other community elements.

Once a plan is developed and adopted, township leaders and staff work to implement the recommendations of the Plan, while guiding development and making decisions that follow the Plan. As codified regulations and policies are changed, and infrastructure and private development are constructed, a community will reap the benefit of the planning effort. Most decisions have a range of influences which will likely impact future development and preservation of the Township. The Plan can help community

leaders make informed decisions by establishing a set of defined community goals and aspirations. This is especially true for complicated decisions such as deciding where development should be encouraged or discouraged, and where future infrastructure improvements should be made. It also ensures these decisions are made in a coordinated manner by balancing informed financial decisions with public improvements that achieve community goals.

## WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a broad policy document intended to guide decision making that manages long term growth. Comprised of goals, objectives, actions, maps, and tables, the Plan guides the physical, social and economic development of a community. A comprehensive plan is implemented over time through a decision making process that includes annual budgeting, departmental work programs, rezoning and subdivision of land.

It also guides local officials, community organizations, and the private sector when considering new investment in the community.

In summary, the comprehensive plan is the chief policy instrument for:

- The evolution of zoning and subdivision regulations;
- Guiding capital improvements;
- The location and construction of community facilities and infrastructure;
- Promoting economic development;
- The acquisition and development of public and semi-public properties such as parks, greenways, and open spaces.

A comprehensive plan is a blueprint that defines a community vision and provides the framework to guide the development of zoning and other local plans and policies. The result is a unified approach where the resulting changes in township policies

and zoning work come together to help achieve common community vision and goals. In addition, cost savings and increased efficiency are likely to be found when assessing the cost of building and maintaining infrastructure and services.

## WHY UPDATE THE PLAN?

This document is not a new plan; rather, it is an update to Hinckley's past planning efforts. The updated Hinckley Comprehensive Plan builds upon the *Hinckley Township Master Policy Plan 2003 Update*, as well as other documents, and introduces new guidance and concepts where relevant. Over the life of this Plan, it should be reviewed and updated on a regular basis to ensure it meets the changing needs of the Township and continues to advance the goals of the community.

The *Hinckley Township Master Policy Plan 2003 Update* has guided Hinckley Township through a variety of growth and redevelopment issues. However, since then new challenges have faced Hinckley, and the region. This includes new developments related to housing, land use, transportation, and environmental conditions. Updating the Plan ensures it is in-line with these changing conditions, and responds to the current values and aspirations of the community.

# 1.2

## planning approach

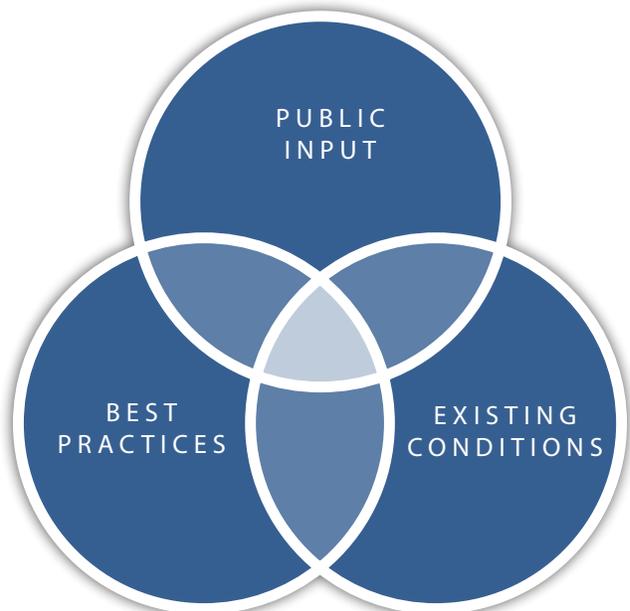
### OVERVIEW

The planning process to prepare Hinckley’s Comprehensive Plan Update was based on a balanced approach that included public input, existing conditions analysis, and a consideration of current trends and policies within the region, neighboring communities, and organizations within Hinckley (see Figure 1.1). Participation from a broad array of community stakeholders was key throughout the planning process. These stakeholders were represented within the 20+member Steering Committee who guided the progress and development of the Plan. The public process incorporated an extensive effort to engage the broader community through online engagement and multiple interactive public meetings.

### PLAN STRUCTURE

The Hinckley Comprehensive Plan Update is composed of eight chapters followed by supporting appendices, including existing conditions and public input information. Each element contains a plan goal and multiple objectives to support the goal. Each objective has specific actions that should be used to achieve the objective. The Policy Hierarchy in Figure 1.2 shows the Plan’s implementation organization.

Figure 1.1 - Plan Input



A total of five plan goals and supporting objectives and actions are described within the following chapters of the Plan. The contents of each chapter of the Plan are described in more detail in the following sections.

## CHAPTERS 1 - 2

These chapters include the introduction of the planning process, the plan framework, and a description of the public input process and vision for the Plan. These chapters are the foundation upon which the rest of the Plan was formed.

## CHAPTERS 3 - 7

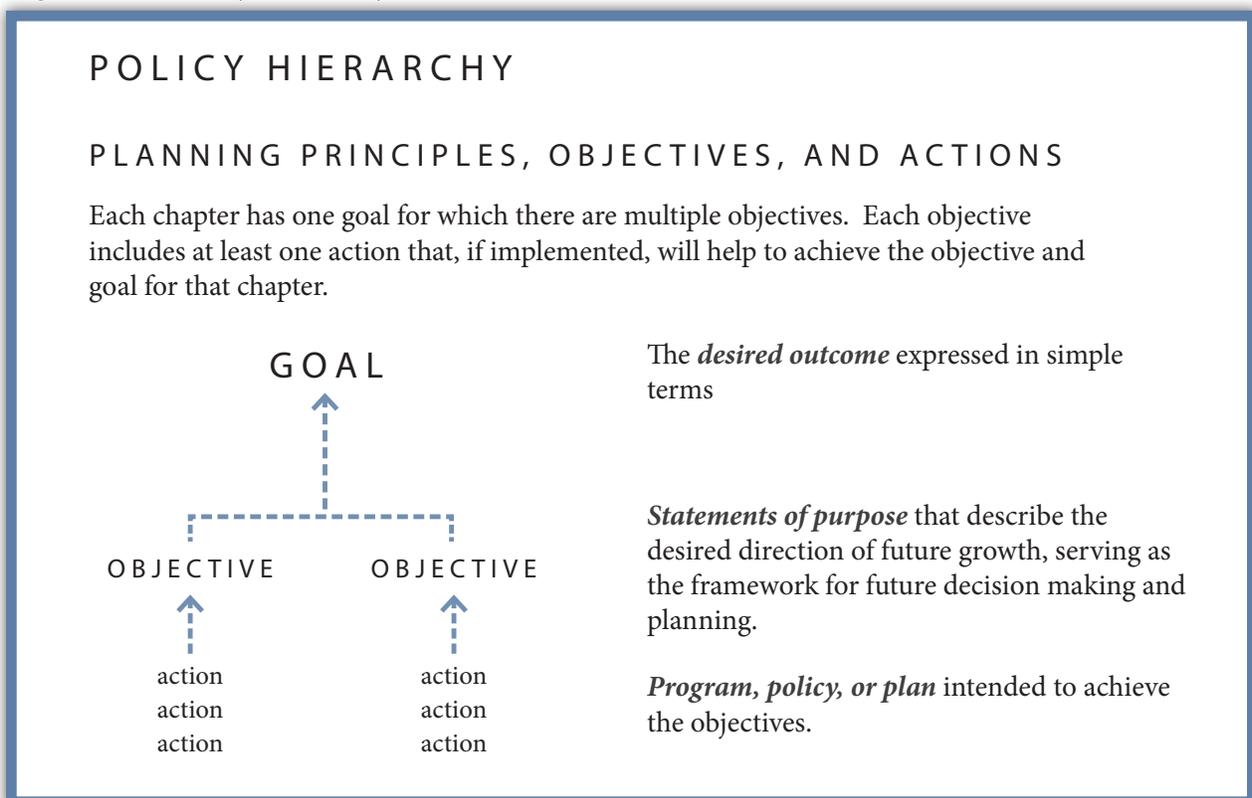
These chapters focus on individual components of the Plan such as land use and transportation. Each of these chapters begins with an introduction and a discussion of the existing conditions followed by an analysis of public input and other considerations. The existing conditions result from technical analysis and extensive research of each plan element. An overview of other considerations

pertinent to each component serves as a guide to anticipate future changes within the Township as it relates to regional and national trends. The public input section highlights results from the public input process, categorizing results into each of the Plan chapters, and is considered a foundation for the development of the Plan actions. A single overall goal, and a series of recommendations concludes each chapter.

## CHAPTER 8

This chapter outlines the implementation strategy to aid in the fulfillment of the Comprehensive Plan's recommendations. This chapter provides guidance on how the Plan should be used and when it should be updated and amended. This chapter also summarizes and prioritizes the recommendations made for each Plan component.

Figure 1.2 - Policy Hierarchy



# 1.3

## planning process

The Comprehensive Plan Update process spanned approximately eight months and included both technical research and public involvement, resulting in an intuitive, informed, and progressive document.

The planning process was developed at the beginning of the project consisting of multiple steps (Figure 1.3 and 1.4) . Given the breadth and complexity of the Plan, this process helped guide project activities, many of which were carried out concurrently in order to maintain the overall project schedule. The following is a brief summary of each step in the planning process.

### PROJECT LAUNCH

During this initial step in the planning process, the scope of services was defined for the Planning Team, a master schedule was developed, and the project website was created and launched.

### TECHNICAL / EXISTING CONDITIONS ANALYSIS

During this phase the planning team collected and analyzed data about all aspects of the Township. This information provided an understanding of the current conditions in the area and informed the recommendations in the Plan.

### COMMUNITY ENGAGEMENT

Concurrently with the existing conditions assessment, public input was sought using a combination of Steering Committee meetings, public meetings, surveys, and online engagement to gain insight into the concerns and needs of residents. The intuitive knowledge of the community balanced the technical information from the existing conditions to holistically inform the development of the Plan recommendations.

### IDENTIFY GOALS, OBJECTIVES, AND ACTIONS

The overarching goals and objectives for the Plan were formulated by the Steering Committee, based on the existing conditions and public input

gathered through the planning process. The goals and objectives communicate the desired outcomes of the Plan, backed by strategic actions (projects, programs, and policies) which provide direction on how to implement the goals and objectives.

## PLAN COMPONENTS

This step in the planning process involved developing recommendations for each chapter of the Plan.

## DRAFT PLAN REVIEW

One of the most integral part of the planning process, this step followed an iterative process allowing the Steering Committee and the general public an opportunity to review and provide feedback on the draft recommendations of the Plan.

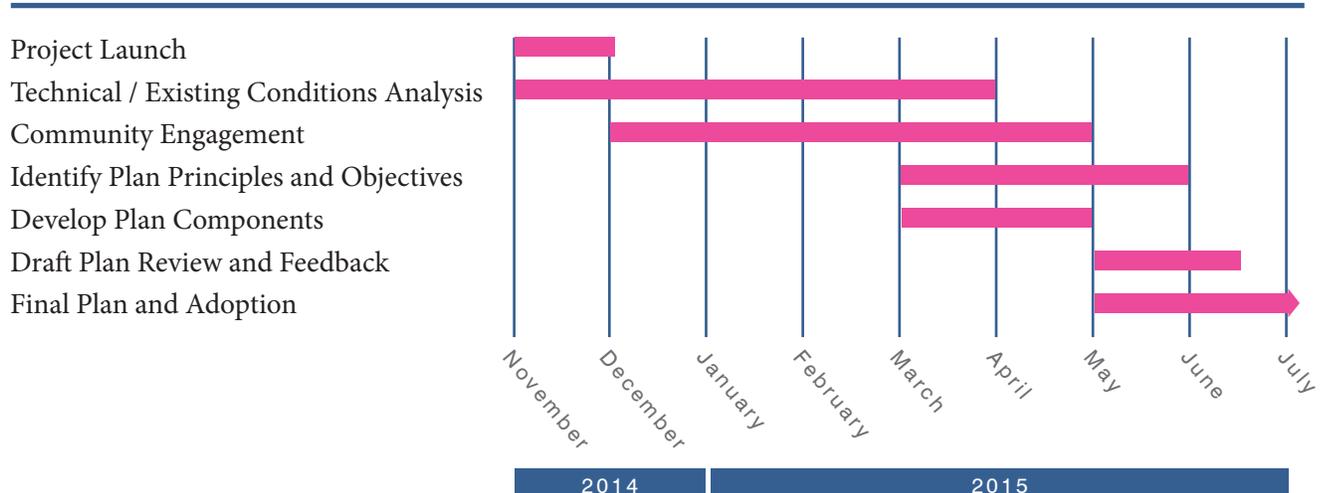
## FINAL PLAN / ADOPTION

The final step in the comprehensive planning process included review and approval of the Plan by the local elected and appointed officials. This was also the final opportunity for the public to comment on the Plan.

Figure 1.3 - Comprehensive Planning Process



Figure 1.4 Planning Process Timeline



INTRODUCTION

PUBLIC PARTICIPATION

LAND USE

ECONOMIC DEVELOPMENT

CHARACTER + IMAGE

COMMUNITY SERVICES + INFRASTRUCTURE

MOBILITY



# PUBLIC PARTICIPATION

## OVERVIEW

A total of two public meetings were conducted as part of the planning process. The purpose of the meetings was to communicate the intent of the plan update, and to gather input and recommendations from the public regarding the future of the community. The meetings were designed to elicit open and transparent responses from the general public affording participants ample opportunities to share their hopes, visions, and ideas for the future of Hinckley.

## CHAPTER CONTENTS

PI.1 PUBLIC MEETINGS

PI.2 STEERING COMMITTEE  
MEETINGS

PI.3 ONLINE ENGAGEMENT

PI.4 WHAT DID WE LEARN?

# PI.1

## public meetings

### PUBLIC MEETING # 1

The first public meeting encouraged participants to “think big”, by asking participants to consider the kind of community in which they want to live in the future. The meeting had two components; a presentation to give an overview of the planning process, key existing conditions, and an explanation of current trends affecting similar communities, followed by an open-house format where participants engaged in a variety of activities to provide input. A description of the open house activities are described below.

- **Survey** - During this activity a ten-question survey was given to participants to evaluate the community’s perspectives on a range of topics within the Township.
- **Treasure Cards** - During this activity community members were asked to write down one thing that they treasure the most about Hinckley. This exercise was intended to identify assets in the community are highly valued, and should be protected and promoted through future planning initiatives.
- **Issues and Opportunities** - As part of this activity participants were asked to identify issues and opportunities related to the main topics of the plan. Boards representing each plan topic were placed around the meeting room with a plan element label at the top (land use, economic development, community services, character + image, mobility, and other). Community members were given Post-It notes and asked to identify what they saw as the most prominent issues and opportunities facing Hinckley regarding each category.
- **Protect & Grow Mapping Exercise** - Participants were given a set of green and red dots, and asked to indicate locations on a map they saw as appropriate for growth, and areas for preservation. Figure 2.1 shows the compiled results of the mapping exercise. This activity helped inform the development of the Land Use Chapter and Future Land Use Map.

Figure 2.1 - Project Outreach Overview

More than 300 community members participated in the planning process, contributing hundreds of ideas, and sharing their community values and aspirations for the future.

A variety of plan strategies were identified/ created as part of this process, including the following methods:

- **100+** online participants
- **5** Steering Committee meetings. - 20 members
- **2** public meetings, with more than 200 participants

The results from these exercises were used to inform the development of the plan recommendations together with the existing conditions analysis.

## PUBLIC MEETING # 2

The second public meeting was designed to give the general citizenry an opportunity to review the draft plan elements including the goals, objectives, and Future Land Use Map. The meeting also included exercises to get additional input on topics that needed further input/clarification from the public. The meeting was conducted in an open house format providing participants an opportunity to react directly to recommendations. Chapters and elements were displayed on large boards throughout the meeting and participants were asked to comment on each element of the Plan. Participants were also able to speak directly to the Planning Team, Township Leaders and Steering Committee members about specific portions of the Plan.

One additional exercise was conducted to gain feedback from the general public on the subject of senior housing, which was a topic of issue debated throughout the public process.



*These images illustrate participants engaged in activities during the public meetings.*

# PI.2

## steering committee meetings

A Steering Committee of over 20 members was established prior to beginning the plan update process. The committee's role was to guide and inform the development of the Plan. A total of five Steering Committee meetings were held, each focusing on a unique step of the planning process. Each meeting built upon the previous meeting, resulting in an iterative process in which members constructed the elements of the Plan from previous work. Below is a brief description of each meeting.

### MEETINGS 1 - 2

The first two meetings were focused on orienting the Steering Committee to the project, including scope, schedule, and the overall purpose of the comprehensive plan update. A major focus of these first two meetings was to review and learn from the existing conditions analysis conducted by the planning team. During these meetings committee members also participated in the activities conducted at Public Meeting 1.

### MEETINGS 3 - 5

Steering Committee meetings 3-5 were designed to create the Plan. Committee members worked to create the goals, objectives, and actions contained within this Plan. This process was done in a collaborative fashion with the plan elements being developed, refined, and tested through an open and transparent process with input provided from the entire Steering Committee.

# PI.3

## online engagement

An interactive on-line engagement website was developed as part of this project. The purpose of the website was to provide a platform for engaging community members and to offer the public the convenience of joining in the planning process without attending a public meeting. In addition, the website was a resource for broadcasting project information, and a forum for meeting announcements.

The project website was used to post materials from the public meetings, and allowed the community to participate in the meetings activities without attending the meeting. The website also include the final draft plan and allowed the community to review and comment on the plan prior to it formally being presented and adopted at a public hearing.

Figure 2.2 - Project Website



# PI.4

## what did we learn?

More than **1,000 ideas** were contributed through multiple activities during the planning process. This section of the plan includes a summary of these ideas. The **ideas were recorded and categorized by key theme** (plan chapters). Many of these ideas can be found within the recommendations of each chapter. **The primary themes identified from the community ideas are listed in this section and reflect what we learned from the public input process.** The themes helped shape the larger vision and goals of the Plan.

### OVERVIEW

Input from the public and from the Steering Committee was compiled, reviewed, and then used to develop the following key themes. These key themes directly influence the Plan goals and objectives that make up the framework of the Plan.

### GROW CAREFULLY AND KEEP HINCKLEY RURAL

A continuing theme heard throughout the planning process, from both the Steering Committee and the general public, was to protect the rural character of Hinckley. The community perceived new growth as something that needs to be carefully planned in order to preserve the existing community character. Carefully planned growth was also mentioned as a priority to ensure new growth does not generate additional traffic maintenance issues, storm water impacts, or negatively impact the natural environment.

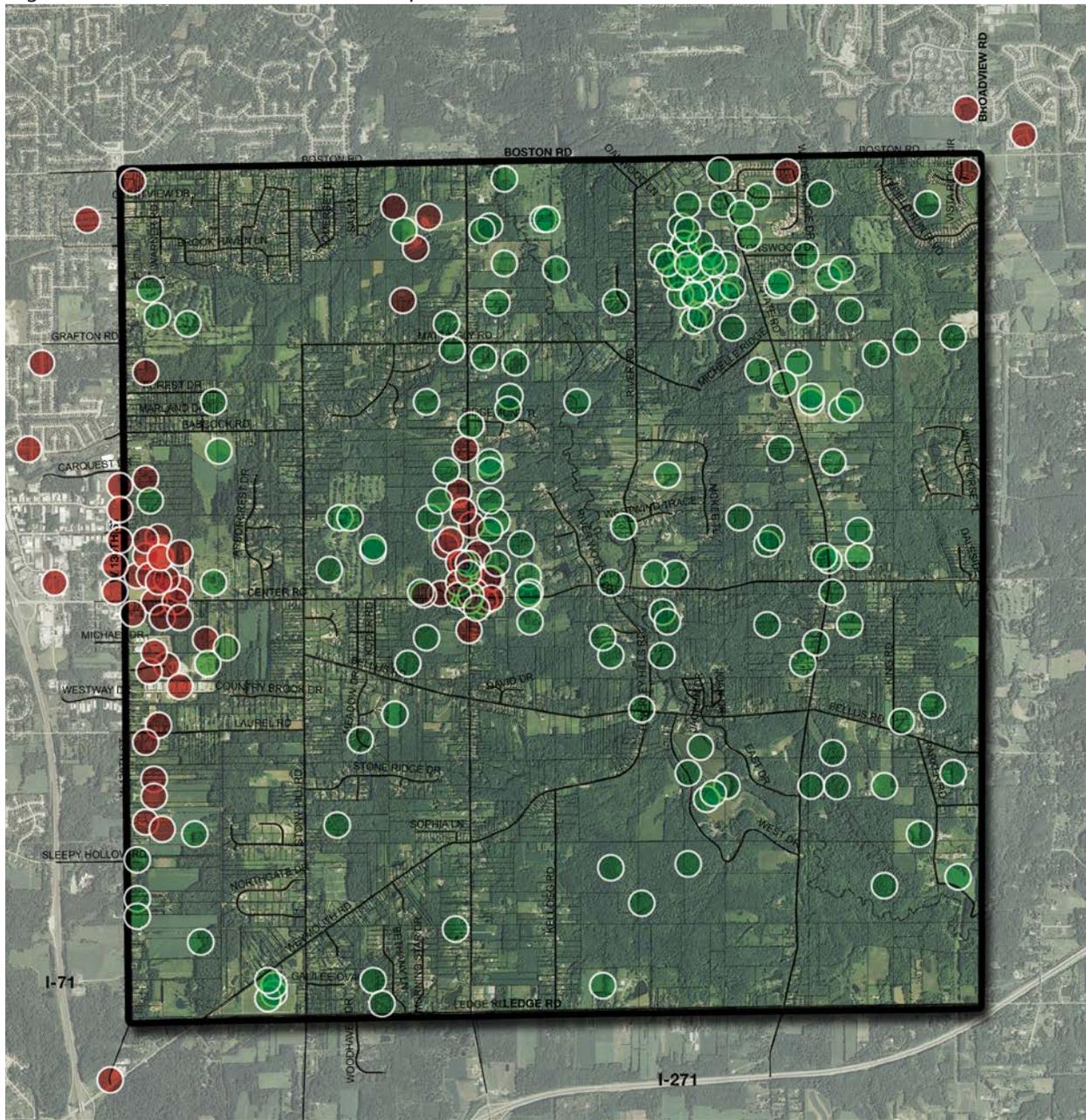
### PLAN FOR SENIORS

With a two-acre minimum lot size for a majority of the township's residentially-zoned property (excluding conservation districts), the need for smaller-scale senior housing has become crucial. Smaller scale housing would allow residents to age within Hinckley, while avoiding the maintenance that would accompany a large-lot residence. The general preference for this housing type was smaller detached independent living units.

### PRESERVE THE NATURAL ENVIRONMENT

The Hinckley has a distinct character shaped by a unique topography and expansive areas of open space. As one of the best preserved rural areas within the Greater Cleveland Metro Area, Hinckley citizens recognize its environment as something special. With the presence of Hinckley Reservation, the East Branch of the Rocky River, and Hinckley Ridge, the unique natural features are something residents want to protect (see Figure 2.4).

Figure 2.4 - Preserve and Grow Map Results



### ENHANCE THE TOWN CENTER

Hinckley town center is the social and civic hub of the township. Here residents generally want to see a higher level of quality buildings and public spaces and amenities, along with additional small-scale businesses to serve the community. Figure 2.4 shows the desire for both growth and preservation in the area, indicating a desire for some expansion, while keeping the small-town character.

### KEEP GROWTH TO THE WEST

With a remarkable amount of consistency, the Steering Committee members and the general public have identified the western boundary of the township as the area most appropriate for growth. This area is currently home to a number of commercial uses, is in close proximity to the I-71 exit, and is currently served by both water and sanitary sewer service, and generally falls within the sewer service expansion area identified by Medina County.



# LAND USE

## GOAL

*A balanced land use pattern that ensures Hinckley's rural character is preserved and enhanced, while carefully planning for growth and development.*

## OVERVIEW

Land Use is an important element of the Comprehensive Plan as it guides the preservation, physical development and redevelopment of the Township. It is important to have a clear land use plan in order to guide future development and preservation in the community in a coordinated manner.

This chapter includes an assessment of current land use conditions and outlines recommendations for how land use should be planned in the future to maintain and grow a high-quality community. A large focus of this chapter is on the planning for future growth to promote high-quality development, as well as the protection of the unique character and natural features in the community.

## CHAPTER CONTENTS

LU.1 EXISTING CONDITIONS

LU.2 PUBLIC INPUT

LU.3 OBJECTIVES + ACTIONS

# LU.1

## existing conditions

### POPULATION

*Population in the Township has grown in a linear pattern over the past 40 years. If this trend continues, the total population could grow to a population between 9,500 - 10,000 residents by 2030, potentially impacting residential and commercial growth in the township.*

Predicting population growth for a community is a complicated task and many models exist to conduct these predictions. In order to maintain

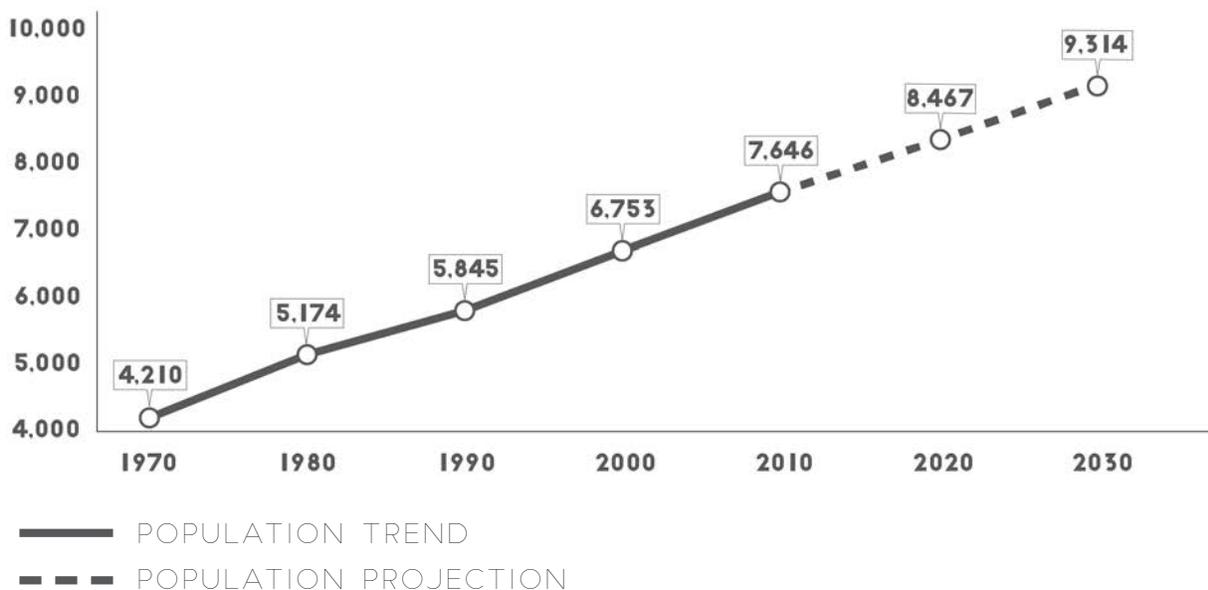
simplicity within this Plan, two linear growth models are used based on historic data. These models are straightforward methods to get a basic understanding of how population could grow, but there is no guarantee that these scenarios will occur.

The first model examines historic population counts from the Census to project future population based on the linear nature of past growth. The other method include an examination of building permits issued over the past ten years and considers the average household size in order to understand potential population growth.

### LINEAR GROWTH

According to the 2010 Census, there were a total of 7,646 residents living in Hinckley. This number is up almost 900 residents from 2000, a growth of 13% over 10 years. Population growth within the Township has been fairly consistent since 1970, rising by approximately 16% and gaining approximately 860 residents every 10 years. If this trend continues, the Township could grow to approximately 9,500 residents by 2030 (See Figure LU.1).

FIGURE LU.1 - POPULATION PROJECTION



In comparison, to the County and the State, Hinckley has seen a slightly slower growth (13.2% than Medina County (14.1%), but significantly higher than the State of Ohio at a 1.6% increase over the same time period (See Table LU.1)

### BUILDING PERMITS

Between 2003 and 2013, almost 500 residential building permits were issued in Hinckley, approximately 45 permits per year (See Figure LU.2). If this trend continues, the Township could

add an additional 317 new residences (permits issued) by 2020 and another 453 by 2030. In order to compare population projections, the building permits projected for 2013-2020 has been added to the recorded permits granted between 2010-2013, totaling 450 building permits between 2010 and 2020 (between recorded and projected). Using the projected building permits and the existing average household size of 2.77 (2010 Census), Hinckley may add an additional 1,250 residents by 2020 and another 1,255 by 2030, totaling 10,151 residents.

FIGURE LU.2 - BUILDING PERMITS

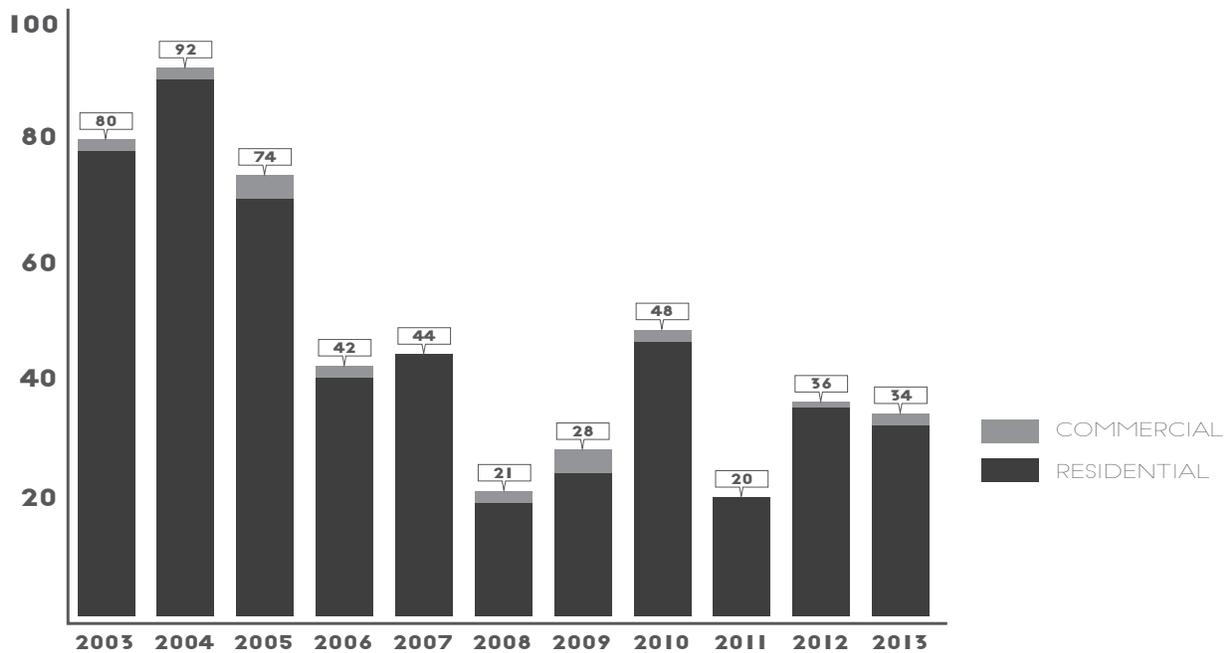


TABLE LU.1 POPULATION COMPARISON

	2000	2010	PERCENT CHANGE
HINCKLEY	6,753	7,646	13.2%
MEDINA COUNTY	151,095	172,332	14.1%
OHIO	11,353,140	11,536,504	1.6%

# AGE

The population in Hinckley is aging, which can have significant impacts on housing type and development trends.

An important trend that can impact land use and housing decisions and planning is the overall age of the population. Baby Boomers (those born between 1946 and 1964) represent approximately 26% of the total population. As this cohort continues to age, the median age of our communities will continue to shift older. Housing demand is changing with this age shift as the older population has different needs and preferences when it comes to living choices. Often, Boomers prefer housing that is lower maintenance and are willing to sacrifice large living spaces for better access to amenities and services.

The median age in Hinckley was 45.3 at the most recent 2010 Census, almost five years older than the median age of Medina County (40.4) and 6.5

years higher than the State of Ohio (38.8). Between 2000 and 2010 Hinckley's median age rose from 41.0 to 45.3, a shift of 4.3 years. For comparison, the County's median age shifted less than four years and the State's shifted 2.6 years. Figure LU.3 displays the median ages for the Township, County, and State for both 2000 and 2010.

Figure LU.4 shows the population by age in the Township identified during the past two Census counts. A clear shift can be seen between the two lines, representing an aging of the population.

Compared to Medina County and Ohio, Hinckley has a much higher share of their population that is over 45 years old (50.7%). Figure LU.5 shows the breakdown of population under 45, 45-60, and over 60 years of age in comparison to the County and State.

FIGURE LU.3 - MEDIAN AGE

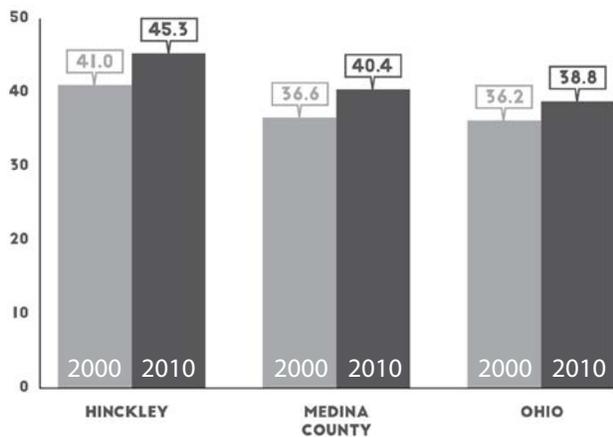


FIGURE LU.4 - POPULATION BY AGE

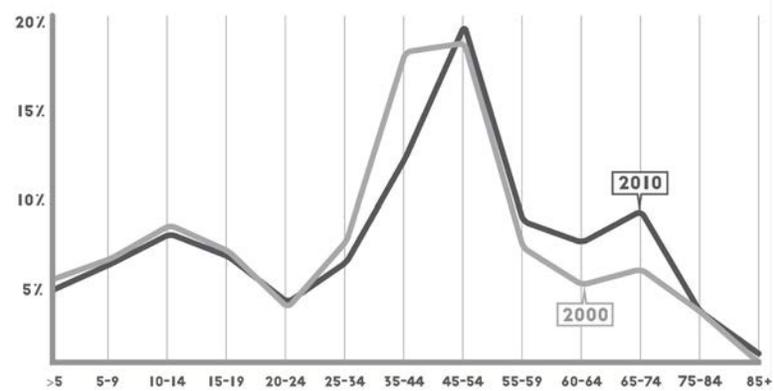
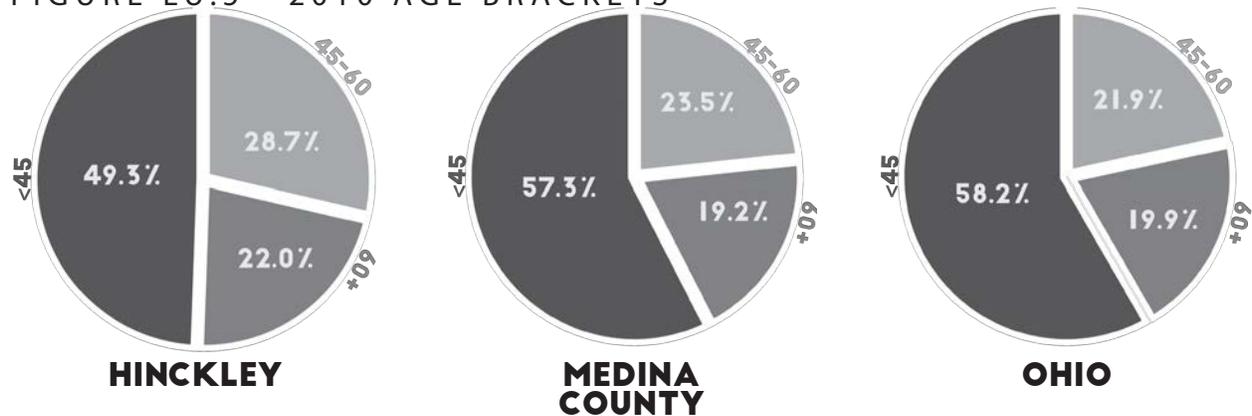


FIGURE LU.5 - 2010 AGE BRACKETS



## HOUSING

*Hinckley has a very high share of owner-occupied housing units and a very low percentage of vacant units.*

There are two major indicators that often represent a strong residential community: share of owner-occupied units and unit vacancy. Higher home ownership can mean more people have a financial stake in the maintenance of their home and neighborhood. This can represent higher residential stability and more engagement within the community itself.

Unit vacancy represents the percentage of housing units that are unoccupied by owners or renters. High rates of vacancy, while difficult to control, can have adverse effects on housing prices and can drive people away from the community.

While housing unit vacancy in Hinckley rose from 2.8% in 2000 to 3.7% in 2010 (Table LU.2), the Township still has a much lower vacancy rate than both Medina County (5.8%) and Ohio (10.2%). Hinckley also has a much higher contribution of owner occupied units (almost 95%) than that of the two other geographies. Medina County has 80.6% owner-occupied units and Ohio has 67.6%. Table LU.3 represents a summary of the vital housing statistics for all three geographies.

TABLE LU.2 - HOUSEHOLD AND VACANCY

	2000	2010	PERCENT CHANGE
Households	2,330	2,753	+18.15%
Total Housing Units	2,398	2,859	+19.22%
Unit Vacant (%)	2.8%	3.7%	+32.14%

TABLE LU.3 - OWNER OCCUPIED HOUSING UNIT COMPARISON

	HINCKLEY	MEDINA COUNTY	OHIO
Owner Occupied (%)	94.7%	80.6%	67.6%
Renter Occupied (%)	5.3%	19.4%	32.4%
Unit Vacancy (%)	3.7%	5.8%	10.2%

## CURRENT LAND USE

*The most prominent land use is single family, which accounts for over 34% of the total land area within the Township.*

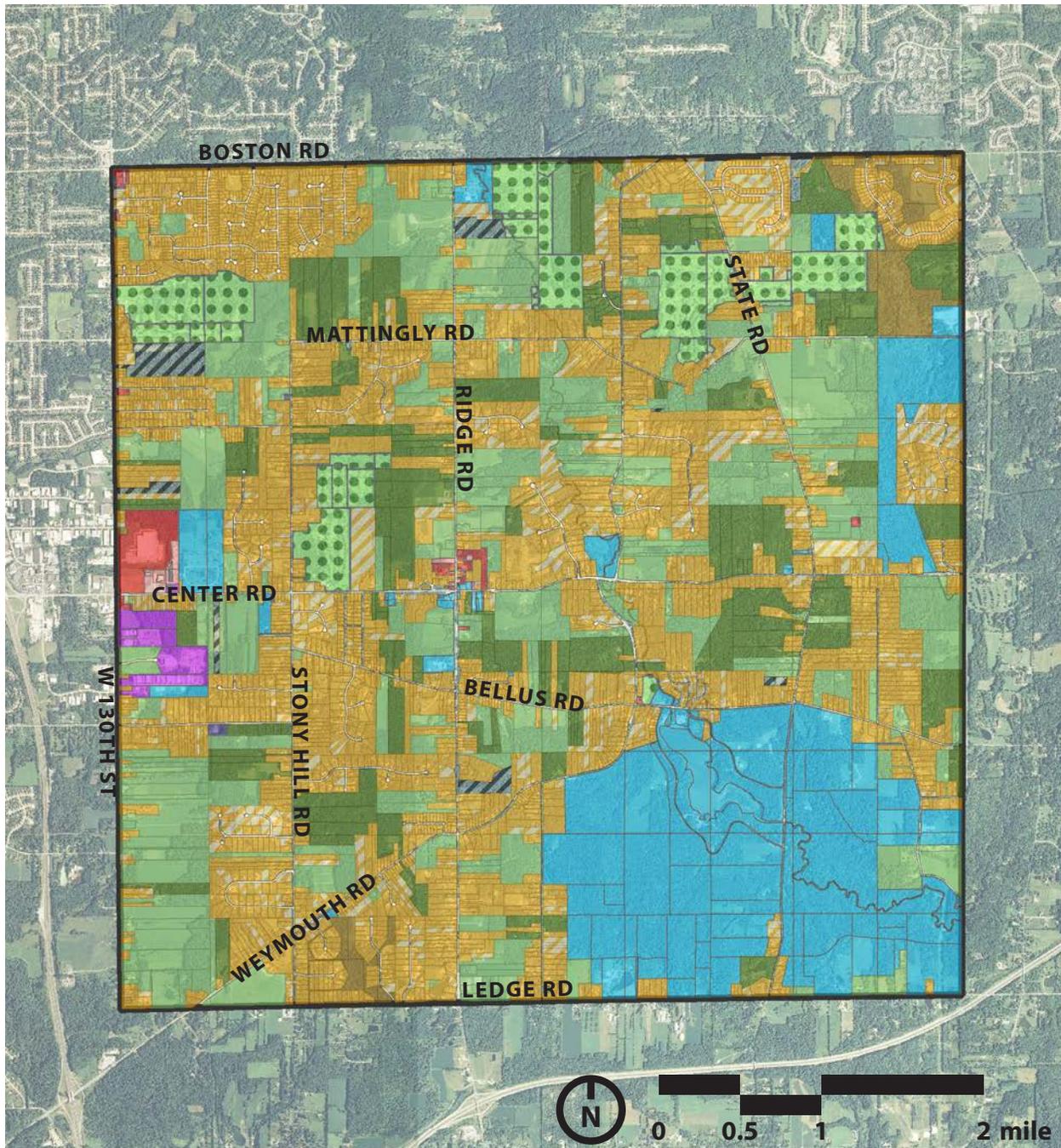
Data provided by the Medina County Auditor and the Medina County Engineer's office was used to create the current land map (Figure LU.6), and the land use breakdown by acreage and percentage (LU.4). Single-family residential is the dominant land use, at 34.27% of the total land area of Hinckley. While this single land use is dominant, it should be noted that a compilation of "natural" land uses, such as farmland, forestland, and government / institutional (Hinckley Reservation) compose just over 50% of the current land use of the Township.



TABLE LU.4 LAND USE

LAND USE	AREA (ACRE)	PERCENTAGE OF TOTAL
Vacant Agricultural	137.1	0.83%
Farmland	3,627.6	22.00%
Forestland	1,904.4	11.55%
Golf	879.4	5.33%
Industrial	114.1	0.69%
Vacant Commercial	9.0	0.05%
Commercial	129.7	0.79%
Office	7.4	0.04%
Vacant Residential	1,006.0	6.10%
Single-Family Residential	5,649.5	34.27%
Multi-Family Residential	268.1	1.63%
Government/Institutional	2,746.4	16.66%
Public Utility	7.8	0.05%

FIGURE LU.6 LAND USE



**LEGEND**

	Vacant Agricultural		Office
	Farmland		Vacant Residential
	Forestland		Single-family Residential
	Golf		Multi-family Residential
	Industrial		Government/Institutional
	Vacant Commercial		Public Utility
	Commercial		

# ZONING

*Approximately 98% of the total area is zoned for single-family residential. Most of that land is zoned R-1 residential, which requires a two-acre minimum lot.*

Six zoning districts currently exist within the Township. Table LU.5 and Figure LU.7 illustrate the breakdown of these uses. Below is a description of each use.

- **R-1 Single-family Residential District** - Low density single-family residential dwelling on subdivided lots with a minimum lot size of two acres that promotes the continuation of the predominately rural character of the Township.
- **R-2 Single-family Residential District** - Single-family residential development with a minimum lot size of 33,000 square feet.
- **B-1 General Business District** - Office and commercial businesses and services that meet the trade needs of the Township while maintaining the community's traditional, rural character.
- **B-2 Hinckley Town Center District** - Variety of retail, community, and office uses in a compact, yet cohesive, "town center" environment.
- **I-1 Office/Light Industrial District** - Industrial and office establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare and which operate entirely within enclosed

structures and generate little industrial traffic, and are suitable for locating proximate to residentially zoned areas.

- **I-2 Light Manufacturing/Industrial District** - Manufacturing and business establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare and generate little industrial traffic. Research activities are encouraged.

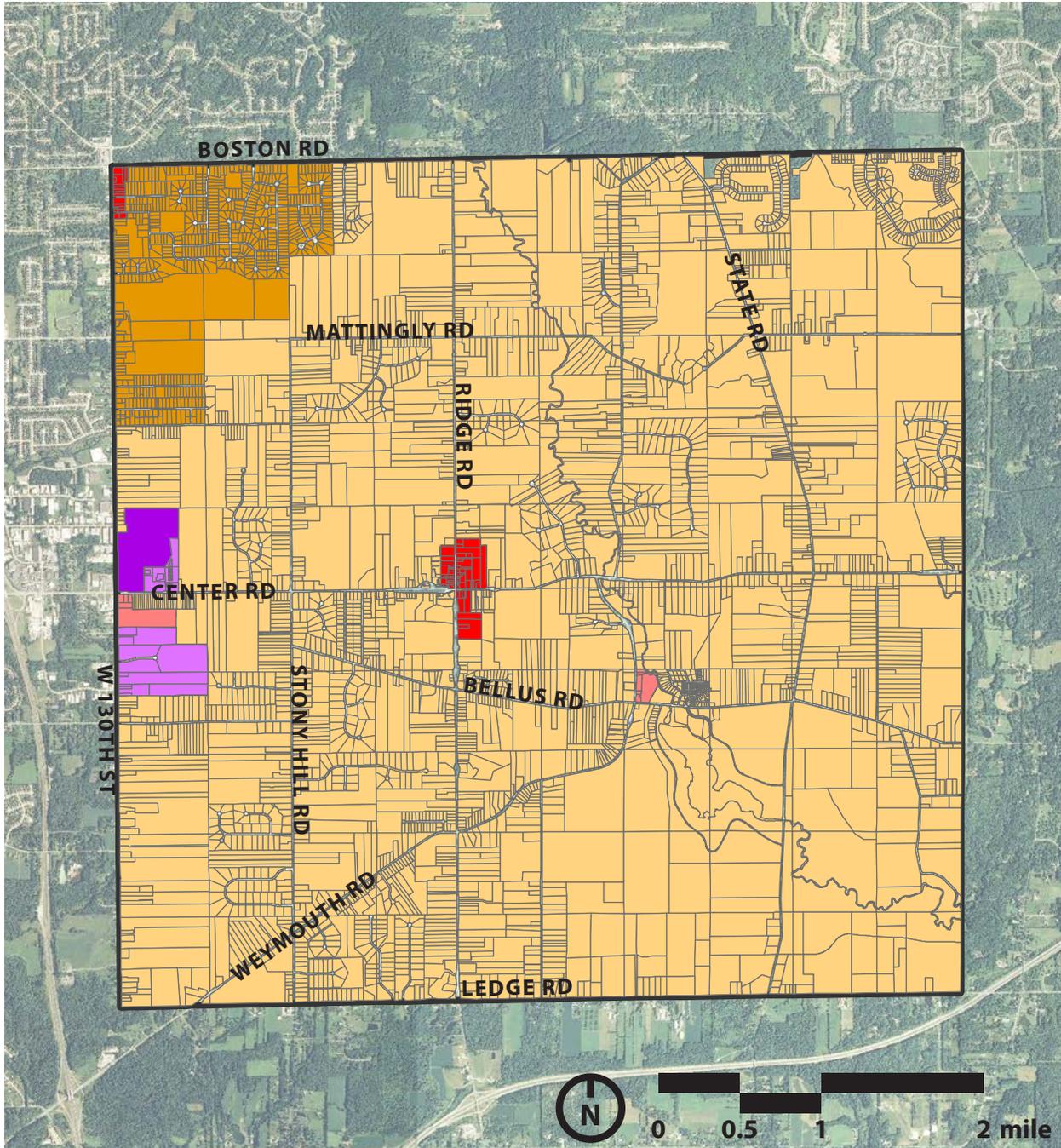
R-1 Single-family residential accounts for over 92% of the total zoned land in the Township. The next closest zoning district is R-2, which only consumes 5.65% of the total land. The other four zoning districts account for the other 2.31% of Hinckley. Table LU.5 shows the breakdown of the zoning districts by area in the Township.

The Conservation Development District is a Planned Unit Development District that allows for the subdivision of parcels 100+ acres in size, with a minimum of 50% of the land dedicated as open space. Two Conservation Developments have been built, located in the northeast corner of the Township. Although the gross density must equal that of the zoning district in which they are located, the presence of sanitary and water service is necessary for the construction of a conservation development.

TABLE LU.5 ZONING

ZONING DISTRICT	AREA (ACRE)	PERCENTAGE OF TOTAL
B-1: General Business	63.4	0.37%
B-2: Town Center	77.0	0.45%
I-1: Office/Light Industrial	163.0	0.95%
I-2: Light Manufacturing/Ind.	94.1	0.55%
R-1: Residential (2 acre min.)	15,814.9	92.03%
R-2: Residential (3/4 acre min.)	971.3	5.65%

FIGURE LU.7 ZONING



**LEGEND**

- B-1 Business
- B-2 Town Center
- I-A Light Industrial
- I-B Light Industrial
- R-1 Residential (2 acre minimum lot size)
- R-2 Residential (3/4 acre minimum lot size)

# ENVIRONMENTALLY SENSITIVE

As part of the planning process, an assessment of the environmentally sensitive areas in the Township was conducted. The purpose of this analysis was to understand what areas within the Township are undevelopable or should be preserved or protected. It is important to note that this analysis was completed as a matter of understanding what could be built, not necessarily what should be built. No recommendations are made based on this data alone. Rather, this analysis should be used to assist in future decision making related to development and land use. Data for this analysis comes from the Medina County Engineer and Auditor.

Figure LU.8 shows the location of the 100-year floodplain and areas with over 10% slope. Within the Township, almost 750 acres are within the 100-year floodplain, 1,007 acres are classified as wetlands, and 4,412 acres have a slope greater than 10%. In total, there are 5,704 acres that fall within one or multiple of these categories. In total, this is almost 33% of the total area in the Township that is practically undevelopable due to environmental constraints (See Table LU.6).

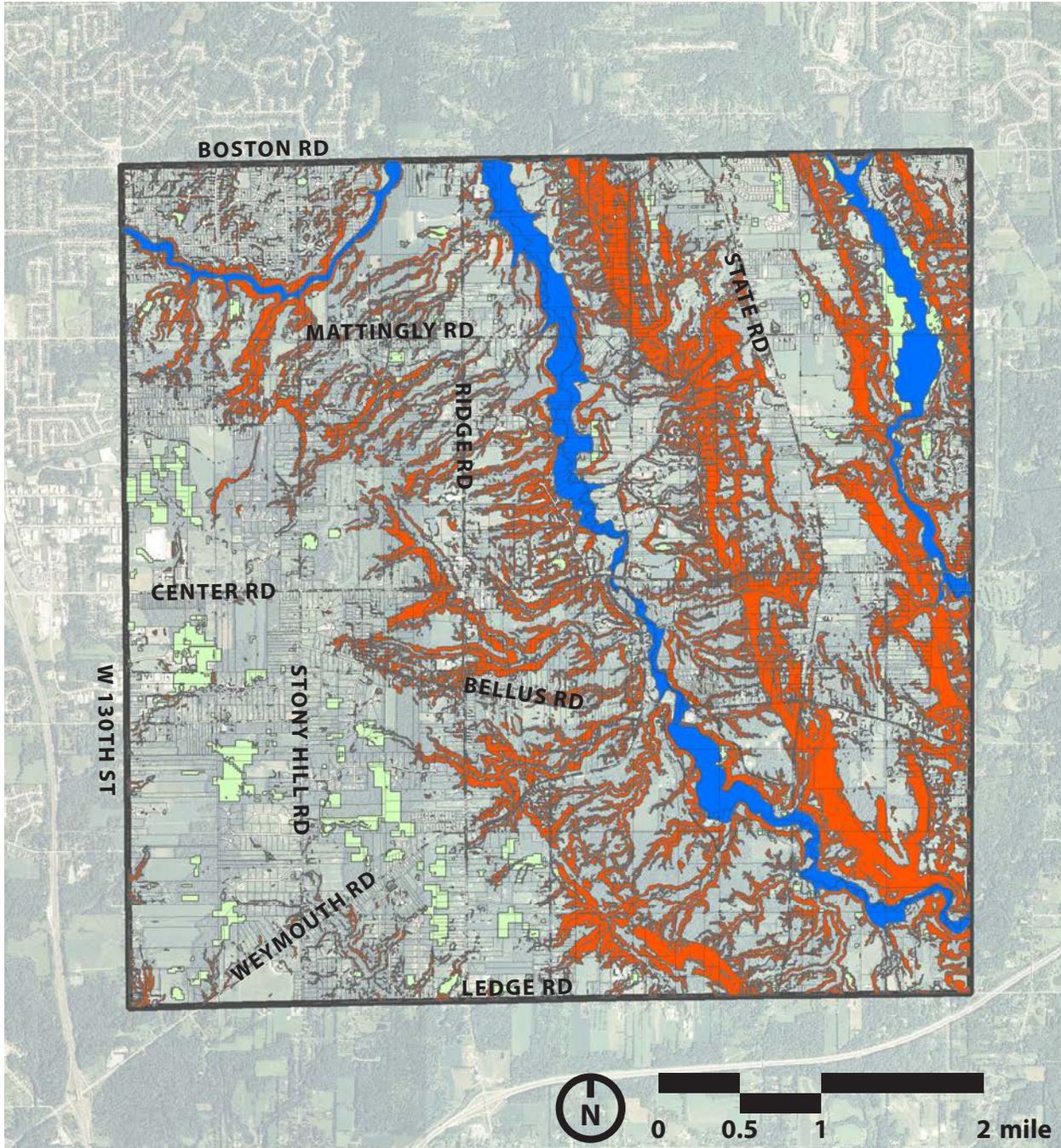
Three factors were evaluated as part of this analysis. This includes flood areas, wetlands, and topography. As a general rule, development should be avoided within the 100-year floodplain or on a slope higher than 10%. A 100-year floodplain means that there is a 1% probability of flooding to occur in any given year. Property located within the 100-year floodplain can be difficult to develop due to increased cost of construction, as well as the cost of insurance. Development costs for high-slope areas are high generally due to the increase in cost of construction, as well as the cost to manage and mitigate erosion and storm water impacts.

TABLE LU.6 - ENVIRONMENTALLY SENSITIVE AREAS

ENVIRONMENTAL AREA	AREA (ACRE)	PERCENTAGE OF TOTAL	TOWNSHIP AREA
100-Year Floodplain	748 acres	4.3%	17,118 acres
>10% Slope	4,412 acres	25.7%	
Wetlands	1,007 acres	5.8%	
Total*	5,704 acres	33.3%	

\*Because some environmentally sensitive areas overlap, total is not cumulative.

FIGURE - LU.8 ENVIRONMENTALLY SENSITIVE



**LEGEND**

- 100-Year Floodplain
- >10% Slope
- Wetlands

## DEVELOPABLE LAND

This section of the existing conditions outlines what land within Hinckley could potentially be developed.

This analysis identifies land that is developable, but it is important to note that these are not recommendations for development. The purpose of this analysis is to understand what is developable compared to the projected population growth. This analysis reveals a future development scenario in the Township.

Developable land is broken up into two categories: unimproved and Farmland / Forestland.

Unimproved land includes parcels that do not contain a recorded structure, according to the Medina County Auditor.

Underdeveloped land includes all developable parcels (not environmentally constrained based on analysis) currently categorized as farmland or forestland.

According to this analysis, there are currently 5,715 acres of developable land within the Township.

Figure LU.9 displays the developable land located in Hinckley, including both unimproved and Farmland / Forestland parcels. Table LU.7 contains the total amount of developable land by zoning district, which is mostly R-1.

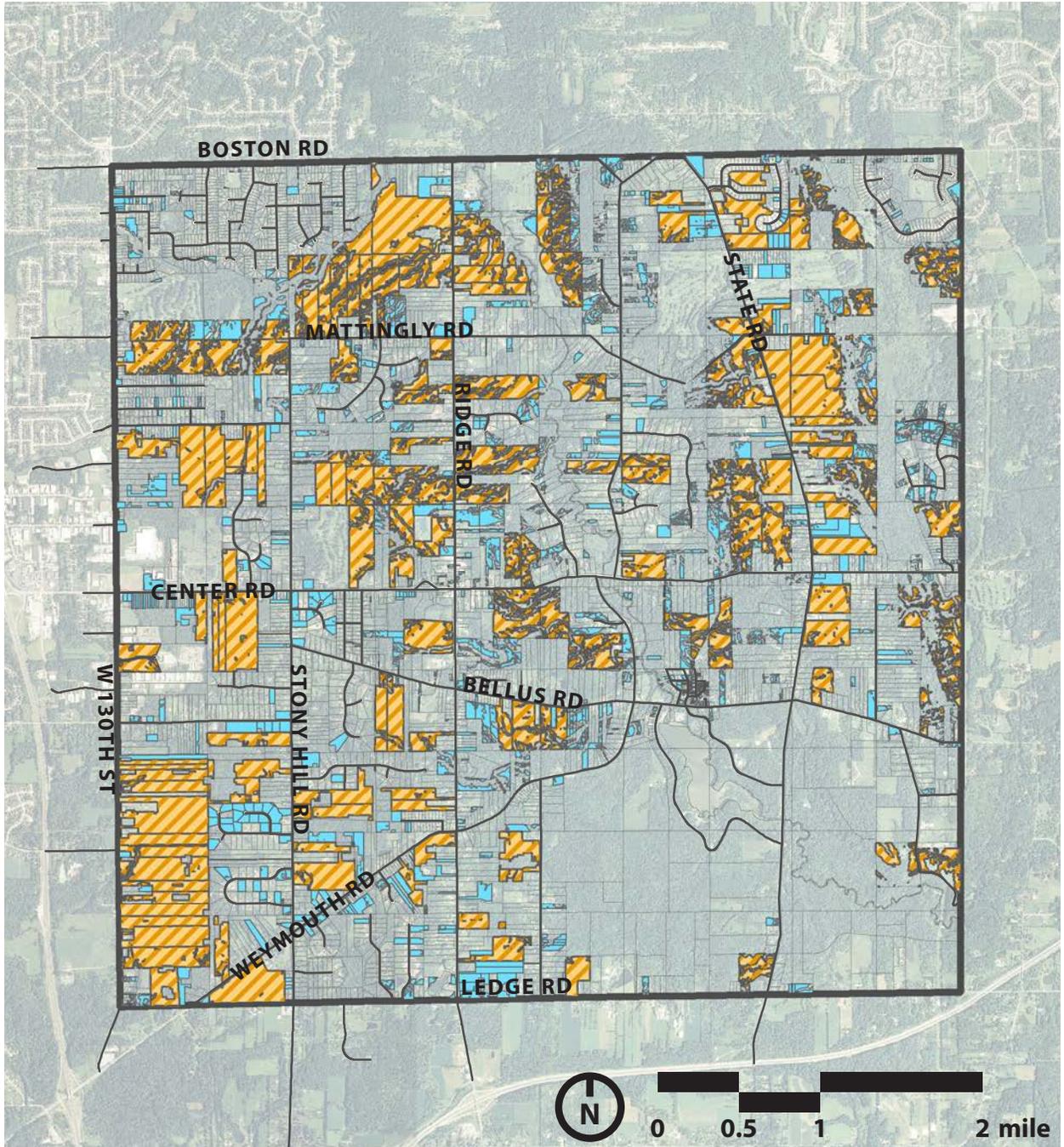
Considering the 5,715 acres of developable land, combined with a 2-acre lot minimum, a approximately 2,800 additional lots could be developed as single-family residential within the Township. This is a measurement of the total acreage, the realistic development of lots would likely be somewhat lower than this estimate.

From 2010 to 2030, a projected increase in population anywhere from 1,500 to 2,500 residents is likely to occur. Calculating from the current residents per household average of 2.77, an additional 550 to 900 single family residential units may be constructed by 2030.

TABLE LU.7 - TOTAL DEVELOPABLE LAND BY ZONING DISTRICT

ZONING DISTRICT	AREA (ACRE)	PERCENTAGE OF TOTAL
B-1: General Business	7.6	0.1%
B-2: Town Center	6.0	0.1%
I-1: Office/Light Industrial	52.4	0.9%
I-2: Light Manufacturing/Industrial	0.0	0.0%
R-1: Residential	5472.2	95.7%
R-2: Residential (smaller)	177.0	3.1%

FIGURE LU.9 - DEVELOPABLE LAND



**LEGEND**

-  Farmland / Forestland
-  Unimproved

# LU.2

## public input

### OVERVIEW

This section outlines the key findings from the public input process related to community services.

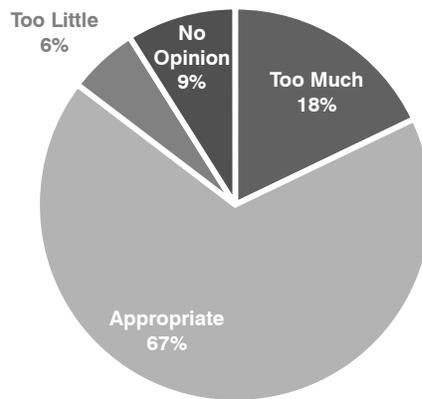
Of all the ideas generated from the public input process, 80 ideas directly related to land use. From these 80 ideas 10 key themes were identified. These key themes are listed below and helped influence the recommendations found within this chapter. These key themes as well as additional input are also illustrated in the results from the community survey as shown in the following graphs and charts.

### KEY THEMES

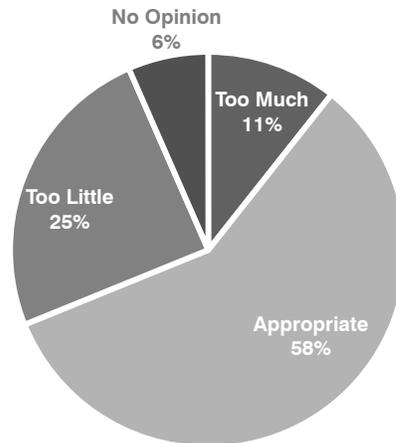
The community desires to . . .

1. Maintain large lots (over two acres)
2. Preserve the rural character
3. Enhance the town center
4. Expand opportunities to grow senior housing
5. Target new income generating uses
6. Protect existing farmland
7. Manage new commercial growth
8. Minimize impacts of new development
9. Target development in a strategic manner
10. Target new growth that serves existing residents

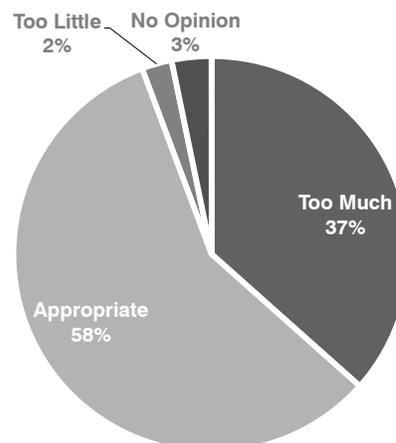
How would you describe the amount of industrial development in the Township over the past 10 years?



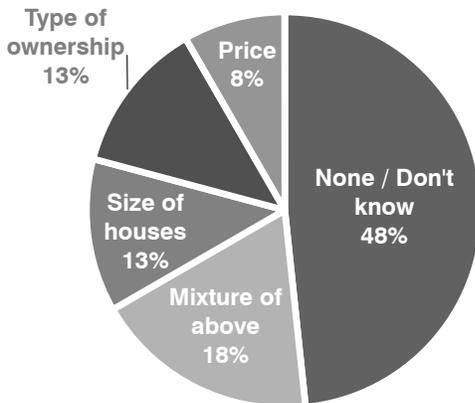
How would you describe the amount of retail development in the Township over the past 10 years?



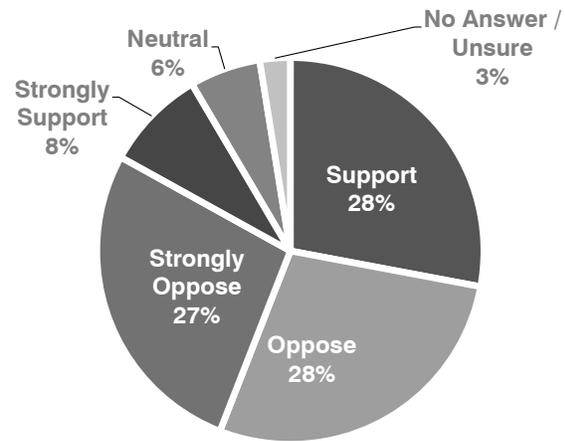
How would you describe the amount of residential development in the Township over the past 10 years?



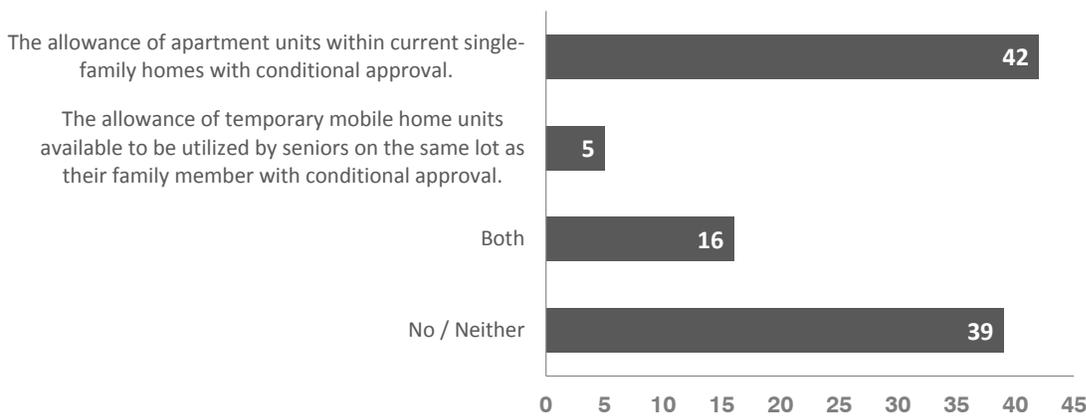
In General, do you feel there needs to be a greater variety of housing in the Township in terms of:



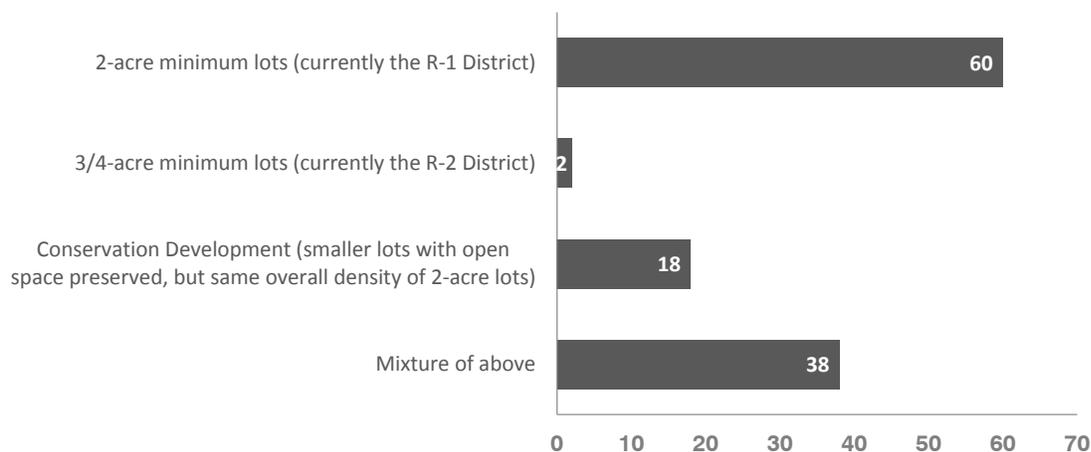
Would you support higher residential densities in zoning districts currently serviced with water and sewer to retain and attract current and future residents?



Would you support the Township Zoning Commission exploring any of the following to address the aging population - both for current Township residents as well as for younger individuals addressing their parent's needs?



Hinckley has experienced a steady growth in population over the past 50 years. As residents continue to come to the community, how should new residential development occur?



# LU.3

## objectives + actions

### GOAL

*A balanced land use pattern that ensures Hinckley's rural character is preserved and enhanced, while carefully planning for growth and development.*

***Objective LU.1 Promote rural low-density development.***

- Action LU.1.1 Maintain a 2-acre minimum lot size in the R-1 District
- Action LU.1.2 Direct density-neutral conservation development as a preferred alternative development option in designated areas as shown on the future land use map.

***Objective LU.2 Revise conservation development requirements to encourage high-quality development within future PUDs.***

- Action LU.2.1 Encourage the incorporation of architectural standards as part of each Conservation PUD development plan.
- Action LU.2.2 Encourage third party reviews of conservation development PUD applications.
- Action LU.2.3 Require permanent property line markers within conservation developments (stone or concrete markers, wood stakes, fences, bird feeders, etc.).
- Action LU.2.4 Require enforcement of open space boundaries by the homeowner's association.

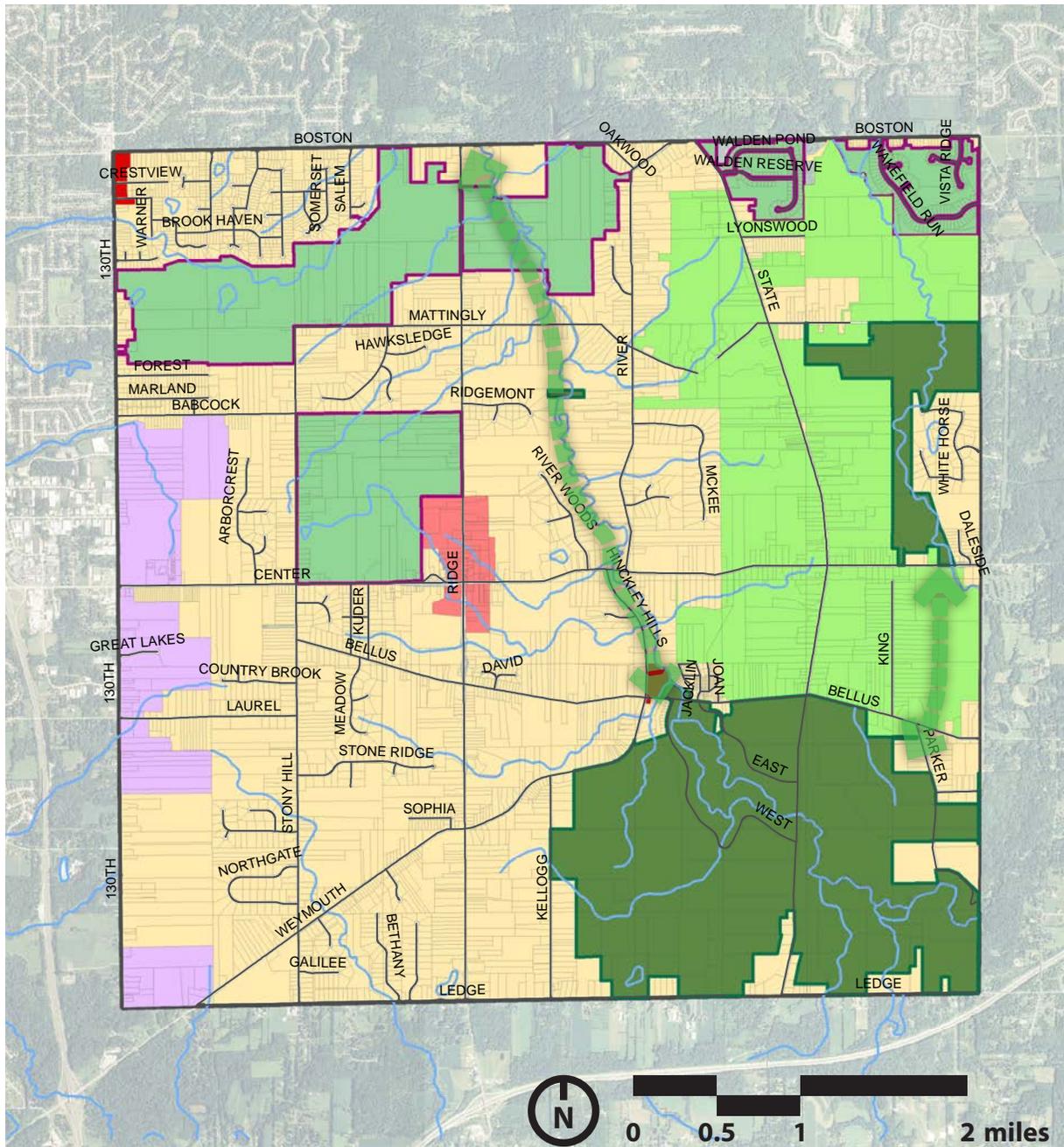
***Objective LU.3 Support senior housing and skilled care in the Township.***

- Action LU.3.1 Continue to support the rezoning of properties currently served by infrastructure to allow the development of senior housing.
- Action LU.3.2 Amend the Zoning Code to allow detached independent living senior housing on small lots or cluster developments that will not exceed the maximum gross density of the zoning district.
- Action LU.3.3 Allow as a conditional use and with Building Department approval, the expansion or renovation of primary dwelling units to accommodate the inclusion of an accessory dwelling unit (granny flat) within the R-1 and R-2 Districts.

***Objective LU.4 Grow consistently with the future land use map***

- Action LU.4.1 Make future development and zoning decisions that support the implementation of the Future Land Use Map.

FIGURE LU.10 - FUTURE LAND USE MAP



**LEGEND**

 Residential - Single Family	 Commercial	 Hinkley Reservation
 Residential - Conservation	 Town Center	 Waterway
 Residential - Limited Development	 Neighborhood Commercial	 Greenway Connection

- INTRODUCTION
- PUBLIC PARTICIPATION
- LAND USE
- ECONOMIC DEVELOPMENT
- CHARACTER + IMAGE
- COMMUNITY SERVICES + INFRASTRUCTURE
- MOBILITY



# ECONOMIC DEVELOPMENT

## GOAL

*A balanced local economy supported by strong property values, emerging commercial centers, a distinct sense of place and high quality of life.*

## OVERVIEW

This chapter addresses the economic elements of the Township. This includes land use development, fiscal conditions, and the potential to grow new income generating uses.

The goal and objectives outlined herein were carefully balanced with other community goals, primarily that of protecting the rural and natural character of the area. As a result, the recommendations found in this Chapter represent the ability for the Township to grow and generate new revenue while maintaining the small town rural quality of life.

## CHAPTER CONTENTS

EC.1 EXISTING CONDITIONS

EC.2 PUBLIC INPUT

EC.3 OBJECTIVES + ACTIONS

# EC.1

## existing conditions

### ECONOMIC DEVELOPMENT OVERVIEW

*Creating strategies to improve property values to increase property tax revenue is the primary tactic of economic development.*

The Township, like many other Ohio townships, relies primarily on property taxes to generate revenue. This has been the foundation of the financial structure in the community, and will continue to be in the future. Over time the Township has initiated other creative economic development strategies to raise new revenue such as licenses and fees.

*There are two property tax districts within Hinckley Township, one for each school district (Brunswick and Highland).*

With two property tax districts in Hinckley there are variables in property tax collection. Within the Highland School District the Township collects 12.5 percent of the property taxes, and within Brunswick School District the Township collects 13.3 percent (See Figures ED.1 and ED.2). Of note is the percent going to the Township and the distribution to the general fund. This clearly illustrates how taxes are generated and allocated to the Township.

*In general, commercial land uses have greater economic benefit to townships since they generally have a higher value.*

Commercial land uses in the Township, including light industrial, generally have higher property values and generate increased tax revenue. This is important to consider as the Township plans for the future. It is important to note however that with some commercial uses comes demand for services, and increased traffic and roadway impacts. These impacts will need to be carefully weighed to ensure the cost of development is balanced with the benefit of new revenue.

*Hinckley has two tax abatement zones within its limits which have been used as tools by the County to attract and retain development.*

There are two property tax abatement zones in the Township, one is a pre-1994 Community Reinvestment Area (CRA) and an Enterprise Zone. Both of these abatement zones are operated by Medina County.

CRAs are property tax abatements for real property improvements, either new construction or existing renovation. CRAs created before 1994 are fully tax exempt for a given number of years. Post-1994 abatements are more limited in the percentage of property tax that can be abated. These districts have presented both opportunities and challenges for the Township.

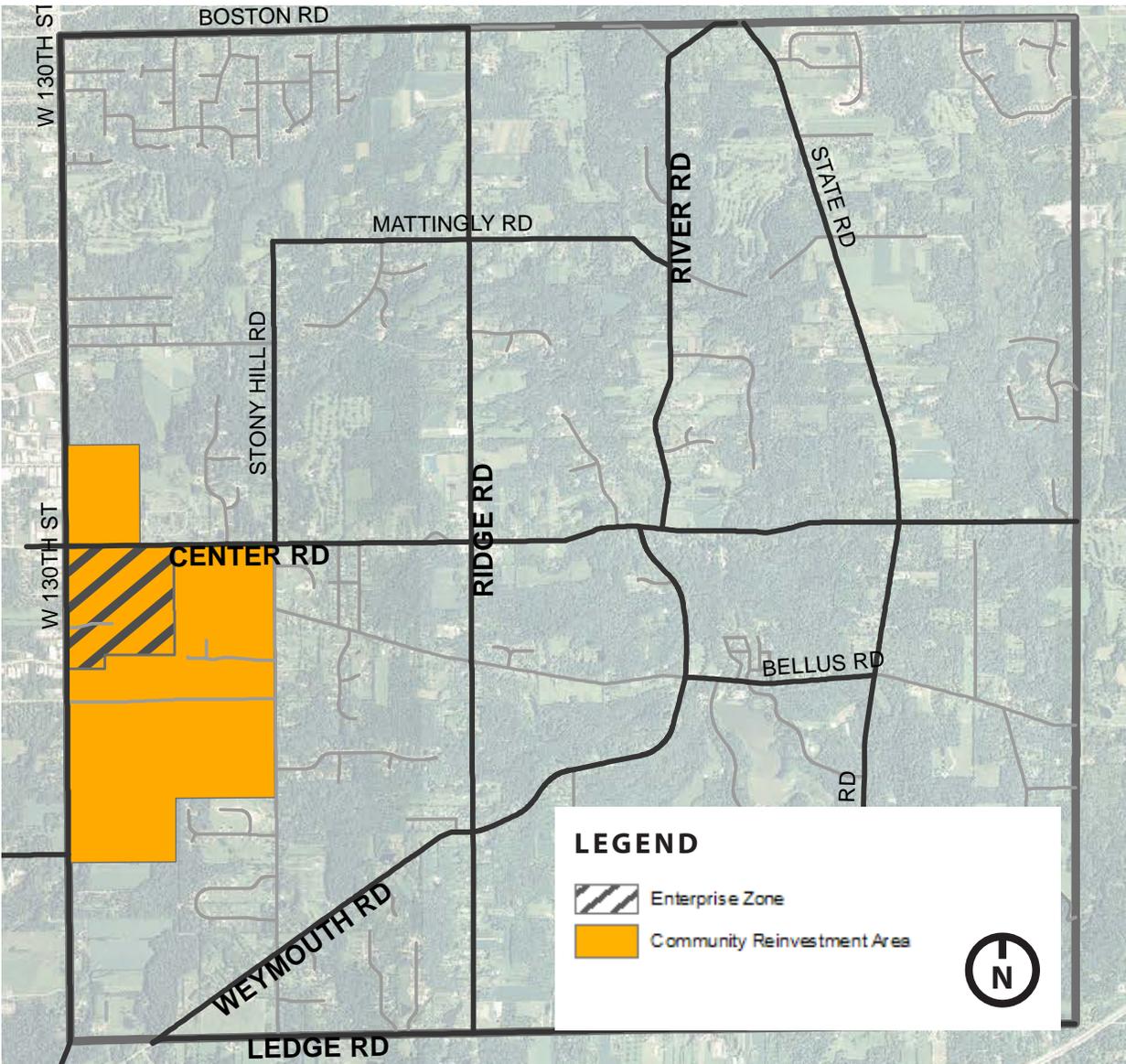
Given that commercial development within the current CRAs does not produce property tax revenue, the Township has explored ways to expand limited commercial development outside of the existing CRA areas, as well as considered other revenue options for existing developments as part of this planning process.

TABLES ED.1 ED.2 - OVERVIEW OF TOWNSHIP MILLAGE

PROPERTY TAX HIGHLAND LSD	MILLAGE	% OF TOTAL
Highland School District	75.30	72.3%
Cleveland Metro Parks	2.75	2.6%
Hinckley Township	13.05	12.5%
Fire & EMS	2.00	
General Fund	1.55	
Police	8.50	
Road and Bridge	1.00	
Medina County	8.04	7.7%
Medina County JVSD	3.05	2.9%
Medina County Library	1.85	1.7%
Total	104.0	100%

PROPERTY TAX BRUNSWICK LSD	MILLAGE	% OF TOTAL
Brunswick School District	69.12	70.6%
Cleveland Metro Parks	2.75	2.8%
Hinckley Township	13.05	13.3%
Fire & EMS	2.00	
General Fund	1.55	
Police	8.50	
Road and Bridge	1.00	
Medina County	8.04	8.2%
Medina County JVSD	3.05	3.1%
Medina County Library	1.85	1.8%
Total	97.86	100%

FIGURE ED.1 - SPECIAL TAXING DISTRICTS



INTRODUCTION

PUBLIC PARTICIPATION

LAND USE

ECONOMIC DEVELOPMENT

CHARACTER + IMAGE

COMMUNITY SERVICES + INFRASTRUCTURE

MOBILITY

# EC.2

## public input

### OVERVIEW

This section outlines the key findings from the public input process related to economic development.

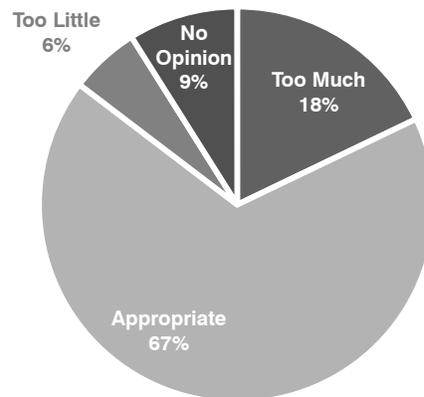
Of all the ideas generated from the public input process, 35 ideas directly related to economic development. From these 35 ideas seven key themes were identified. These key themes are listed below and helped influence the recommendations found within this chapter. These key themes as well as additional input are also illustrated in the results from the community survey as shown in the following graphs and charts.

### KEY THEMES

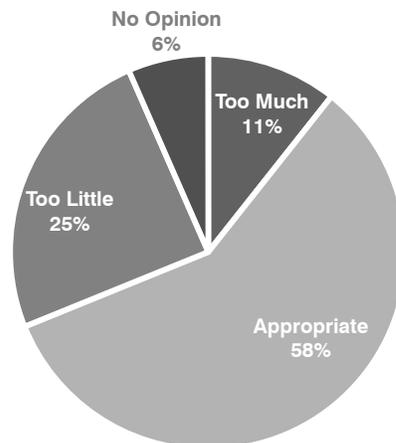
The community desires to . . .

1. Diversify the tax base, but in limited areas.
2. Attract small scale neighborhood retail
3. Limit large format retail development
4. Focus new commercial development to the western side of the Township
5. Grow and expand industry
6. Investigate tax abatements
7. Consider new alternative tax revenue sources including Joint Economic Development Districts (JEDD) and Joint Economic Development Zones (JEDZ).

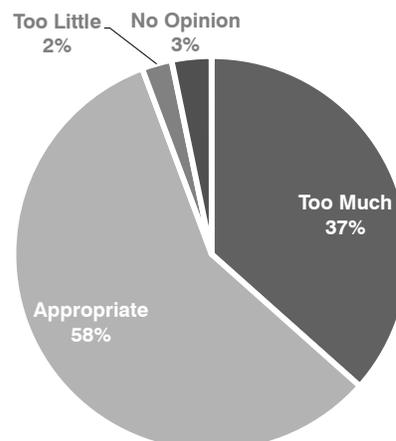
How would you describe the amount of industrial development in the Township over the past 10 years?



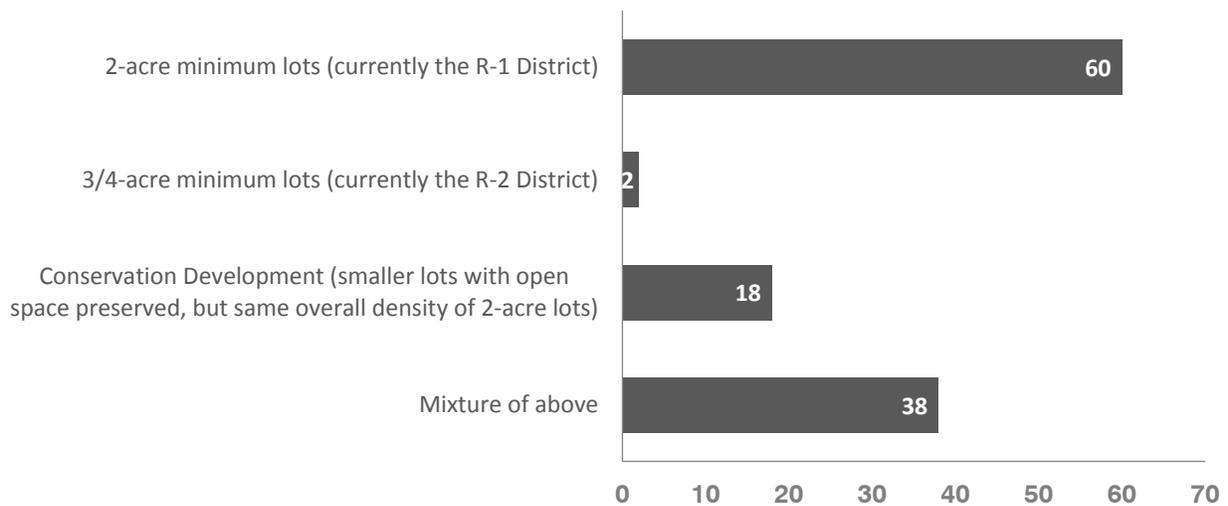
How would you describe the amount of retail development in the Township over the past 10 years?



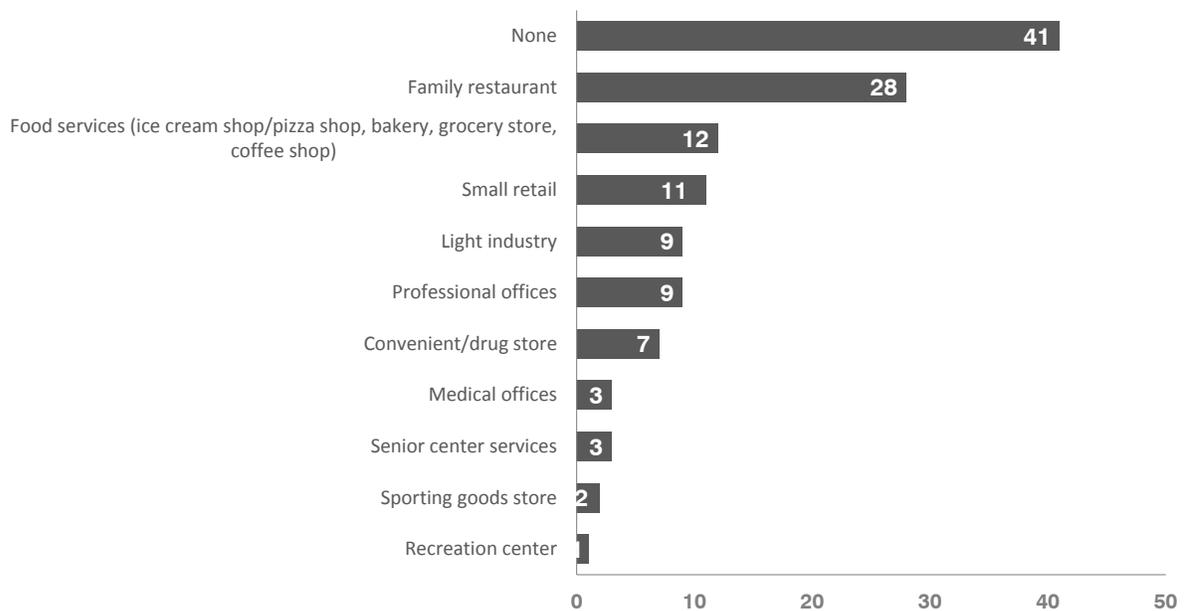
How would you describe the amount of residential development in the Township over the past 10 years?



Hinckley has experienced a steady growth in population over the past 50 years. As residents continue to come to the community, how should new residential development occur?



What types of retail, services, offices or industry do you wish would locate to the township?



# EC.3

## objectives + actions

### GOAL

*A balanced local economy supported by strong property values, emerging commercial centers, a distinct sense of place and high quality of life.*

***Objective ED.1 Promote small-scale neighborhood businesses with a focus on serving the residents of Hinckley.***

- Action ED.1.1 Attract new neighborhood commercial uses to the Town Center area as designated on the future land use map.
- Action ED.1.2 Allow a mix of small scale neighborhood commercial uses along W 130th.

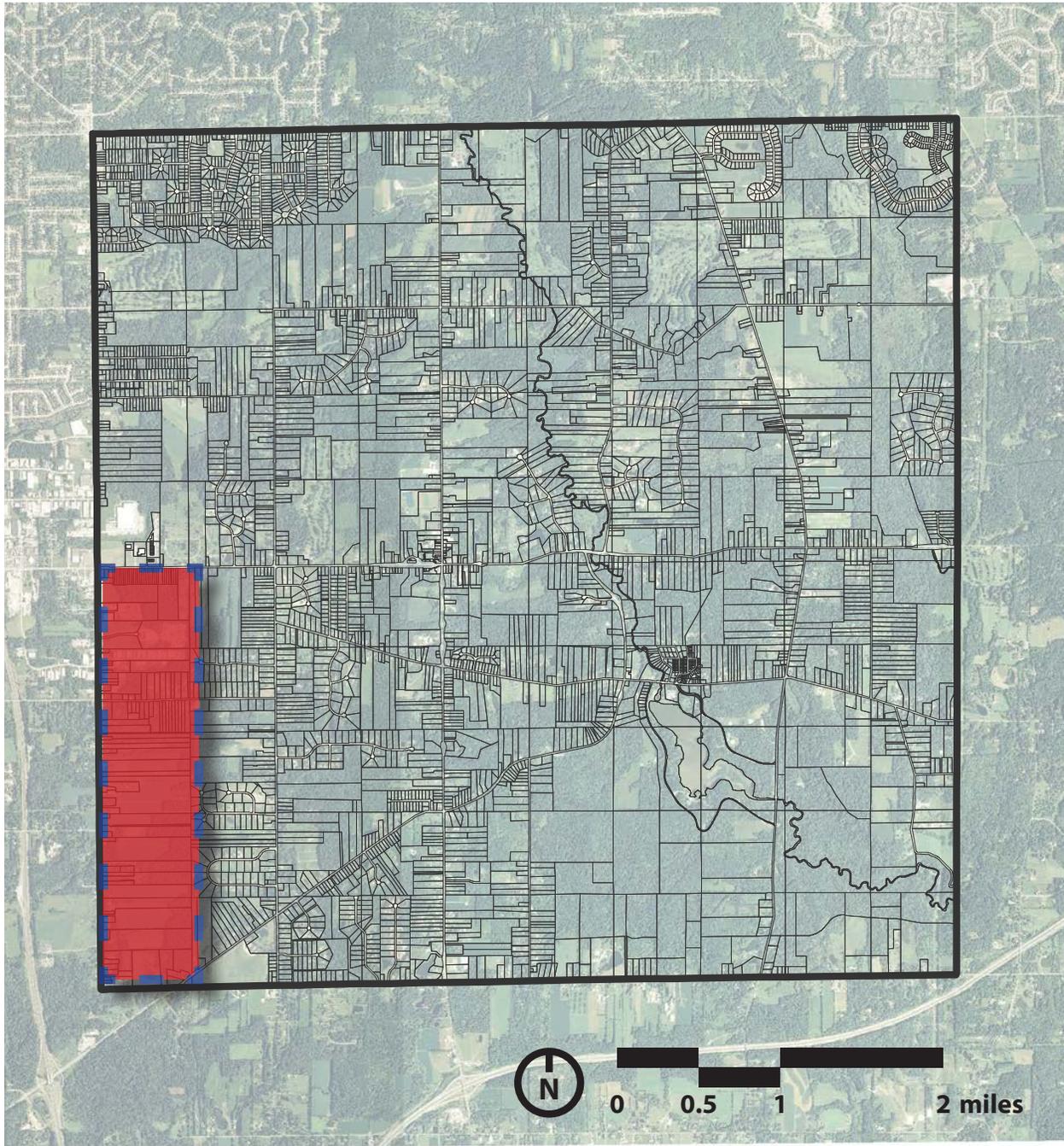
***Objective ED.2 Expand commercial development opportunities outside of the existing CRA to grow new economic opportunities.***

- Action ED.2.1 Support limited manufacturing and commercial at the southeast corner of W 130th and Babcock Road.
- Action ED.2.2 Support limited manufacturing and commercial on W 130th south of Sleepy Hollow Road to the southern portion of the township.

***Objective ED.3 Identify new ways to enhance the competitiveness of existing economic centers.***

- Action ED.3.1 Create a Joint Economic Development District (JEDD) with the City of Brunswick that includes the properties along W 130th Street (See Figure ED.2).
- Action ED.3.2 Use revenue from new JEDDs to extend sewer and water further south along W 130th Street.
- Action ED.3.3 Collaborate with neighboring communities to promote development along the western boundary of the Township new development through creative economic development strategies (e.g. service sharing, new community authorities, etc.).

FIGURE ED.2 - POTENTIAL JEDD DISTRICT AREA





# CHARACTER + IMAGE

## GOAL

*A unique and distinctive character that is preserved and strengthened by a distinct town center, the rural countryside, the scenic natural features, and expansive parks system.*

## OVERVIEW

This chapter addresses the character element of the Township. Community character was an underlining theme that is woven throughout the Plan. It embodies the spirit of Hinckley in the past, today, and tomorrow, and is a defining element of the Township.

The goal and objectives found in this chapter reflect the community's desire to protect and promote the rural and natural character of the Township. While this chapter specifically addresses the element of the plan, the desire to maintain and promote the rural and natural character of the community can be found within the goals and objectives of the other chapters. In essence, the existing character of the community is the back-drop from which the plan was built, and reflect the community's strong desire to maintain and promote the small town rural quality of life in Hinckley.

## CHAPTER CONTENTS

CH.1 EXISTING CONDITIONS

CH.2 PUBLIC INPUT

CH.3 OBJECTIVES + ACTIONS

# CH.1

## existing conditions

### KEY FINDINGS

*Much of the existing landscape/land use in Hinckley is characterized as having a rural or natural condition.*

As part of creating this plan an assessment of the existing land uses in the Township was conducted. This assessment was based on the Geographic Information System (GIS) data provided by Medina County. As illustrated in Figure CH.1 the majority of the land in the Township is in a natural state or characterized as having an agricultural quality. These land use types have and continue to define the character of the Township.

*One of the biggest assets in Hinckley is the presence of Hinckley Reserve, part of the Cleveland Metroparks system, which features almost 3,000 acres of parkland.*

Hinckley Reservation is a large park area within the Township. Within the Reservation are over 20 miles of trails, including all-purpose, hiking, and bridle trails. The Reservation is also home to Whipp's and Worden's Ledges. This unique natural area provides a connection to the natural environment, and offers a variety of recreational opportunities. The park attracts visitors from throughout the region and State.



*Images of Hinckley Reservation. The Reservation helps define the image and character of the Township.*

FIGURE CH.1 - NATURAL AMENITIES



**LEGEND**

- Wetlands
- BARREN
- CROPLAND
- DECIDUOUS FOREST
- EVERGREEN FOREST
- FARMSTEAD
- ISLAND
- LAKE
- MIXED FOREST
- ORCHARD
- PASTURE
- POND
- RIVER
- SHRUB BRUSH RANGE LAND

- INTRODUCTION
- PUBLIC PARTICIPATION
- LAND USE
- ECONOMIC DEVELOPMENT
- CHARACTER + IMAGE
- COMMUNITY SERVICES + INFRASTRUCTURE
- MOBILITY

*The image of the Township is defined by its agricultural and rural amenities alongside densely wooded, steep terrain. Over 4,400 acres of Hinckley have a slope greater than 10%, which accounts for over one quarter of the total area.*

Hinckley's landscape is unique due to not only the rural character and natural areas, but also the topography. Much of the Township has a slope of greater than 10 percent.

The total elevation change in Hinckley is 460 feet. The central and eastern parts of Hinckley are most affected by large elevation changes, especially near the East Branch of the Rocky River. In this area the ridge line reached a high elevation of 1310 feet above sea level along King Road north of Bellus, to the river's lowest point of 850 feet above sea level where it flows out of the Township.

Approximately 5.61% of the Township, or 965 acres, has a slope greater than 20%. These slopes are in the area of Whipps Ledges and Worden's Ledges. A number of bedrock escarpments are also found along Healy Creek and the East Branch of the Rocky River. The western portions of the Township contain flat to more gently rolling topography.

This adds character to the area, and also makes it more difficult to develop which in turn helps to maintain areas of open space in the Township.

*Tree Cover and Stream Corridors in the Township add to the character of the community.*

Much of the Township has significant amounts of tree cover, especially where the steep slopes have limited development and along the riparian corridor adjacent to the East Branch of the Rocky River and Healy Creek.

Riparian corridors are naturally vegetated lands along rivers and streams. These corridors, also known as stream corridor greenways, provide a variety of environmental benefits that impact water quality, habitat, and human health and well-being. Conservation of the riparian corridors along the East Branch and Healy Creek is therefore important for a number of reasons. Healthy riparian corridors, which include wetlands, native vegetation, and tree cover, help to improve and protect the quality of water in rivers and streams. Vegetated riparian areas filter pollutants, such as nutrients, metals and other toxic substances, from surface runoff before it enters the waterways. Vegetation along streams also prevents erosion of stream banks, controlling sediment levels in streams. Riparian corridors provide important habitat for many plants and animals. Canopy cover helps to shade streams, which enables aquatic life to prosper, while other animals make their homes in the vegetation along stream banks. Finally, a healthy riparian corridor also provides natural beauty and recreational opportunities such as hiking, canoeing, photography, and bird watching; settings that are difficult to recreate.



*Tree cover around Hinckley Reservation in the fall*

*Community spirit is characterized by the Township motto: Small Town, Big Hearts.*

Hinckley is a community of involved citizens, committed leaders, and welcoming and supportive organizations, all invested in the future.

The best known tradition in the Township is Buzzard Day. On March 15 of every year since 1957, Hinckley has been celebrating the annual return of hundreds of Buzzards to the Hinckley Reservation. This event is a national, as well as regional attraction and is seen as a unifying occasion for the entire community.

*The existing large lot development pattern defines the character of the community is strongly embraced and valued by local residents.*

The development pattern in Hinckley has been shaped by large lot development predominately two acres in size. This development pattern has been and continues to be the type of development permitted, and desired by the community. In recent years this pattern has also been complemented by conservation development at a neutral density. These conservation developments are on smaller lots but also work to protect more open space, typically 50 percent of the overall development area.



*The images above illustrate the character of the rural landscape in Hinckley.*



*Much of the Township is characterized by large two-acre development as illustrated above.*

# CH.2

## public input

### OVERVIEW

This section outlines the key findings from the public input process related to character and image of Hinckley.

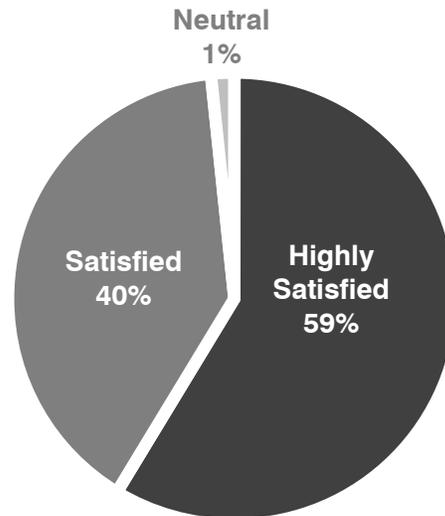
Of all the ideas generated from the public input process, 41 ideas directly related to character and image. From these 41 ideas eight key themes were identified. These key themes are listed below and helped influence the recommendations found within this chapter. These key themes as well as additional input are also illustrated in the results from the community survey as shown in the following graphs and charts.

### KEY THEMES

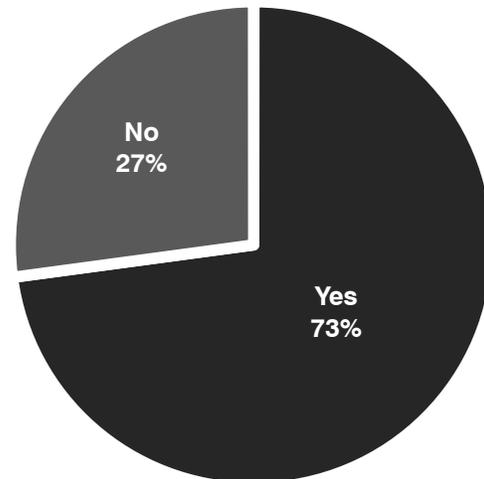
The community desires to . . .

1. Maintain the small town feel
2. Keep agricultural uses active in the community
3. Improve the Town Center, but limit expansion
4. Preserve open space and rural character
5. Improve property maintenance
6. Capitalize on the presence of the parks
7. Protect and maintain brand/rural character
8. Communicate the identity/story of Hinckley

How would you rate the overall quality of life in Hinckley?



Should the Township do more to control the design and maintenance of the buildings in the Town Center District?



Community responses from Public Meeting 1, “What do you treasure most about Hinckley”?

TREASURE CARDS	
Response	Votes
Rural / low density / farms	37
Metropark / parks / park access / green space	33
Openness of landscape	27
Community environment /small town feel	17
Size of residential lots / large lots	11
Serene / quiet	8
Hinckley Lake	6
Limited development / no malls	6
Support for education / school system	5
Beauty of Community / land	5
Privacy	5
Land / space / privacy	4
Neighbors / people	4
Topography	3
Keeping nature natural	3
Conservative values	2
Lack of corporate chains	2
Proximity to needs /resources	2
Independence	2
Land conservation practices	2
Good traditional values	1
The wisdom and vision of who came before us / History	1
Nearby businesses in neighboring communities	1
Safety	1
Strong knit community with unified vision of preservation	1
Lack of community organizers	1
Deer hunting	1
Improve or remodel what we have	1
Keep it residential	1
Update area	1



# CH.3

## objectives + actions

### GOAL

*A unique and distinctive character that is preserved and strengthened by a distinct town center, the rural countryside, the scenic natural features, and expansive parks system.*

***Objective CI.1 Promote the Hinckley Town Center as the historic, institutional, commercial, and social hub of the community.***

- Action CI.1.1 Encourage pedestrian-oriented retail, office and service uses, with parking located to the side or rear of the buildings to encourage walking and enhance the pedestrian realm.
- Action CI.1.2 Continue to encourage buildings to be developed closer to the street.
- Action CI.1.3 Enhance and expand the existing pedestrian network in the town center.

***Objective CI.2 Ensure future infrastructure improvements in and around the town center promote a unique brand and sense of place (gateways, signage, and intersection improvements).***

- Action CI.2.1 Integrate placemaking and branding as part of future street/streetscape improvements
- Action CI.2.2 Create a defined signage template that creates a consistent image between public and private signage.

***Objective CI.3 Establish a design review district to guide the appearance and design of future development within the Town Center.***

- Action CI.3.1 Create simple and clear development standards that promote the use of high-quality, and traditional and natural materials as part of future developments and building renovations (brick, stone, wood, fiber cement board).

- Action CI.3.2 Create design standards that promote human-scaled/pedestrian oriented development, and reduce conflicts between automotive and pedestrian zones.
- Action CI.3.3 Utilize the existing development approval process to enforce design review standards.

**Objective CI.4 Partner with local and regional organizations to develop a plan for future greenspace acquisition and easements.**

- Action CI.4.1 Reevaluate the effort to pass a greenspace levy, potentially with assistance from the Western Reserve Land Conservancy.
- Action CI.4.2 Coordinate township preservation and development efforts with Cleveland Metroparks.

**Objective CI.5 Protect the natural corridors along the East Branch of the Rocky River and Healy Creek as the primary organizing framework for creating a connected open space network within the Township and as a linkage to neighboring communities.**

- Action CI.5.1 Discourage / prohibit development within floodplain areas to ensure future connections to Mill Stream Run and Rising Valley areas can be realized.
- Action CI.5.2 Coordinate efforts for land acquisition, easements, or park space with Cleveland Metroparks.
- Action CI.5.3 Encourage property owners to preserve the natural character of privately owned land.

**Objective CI.6 Continue to enhance property maintenance conditions in the Township.**

- Action CI.6.1 Adopt, maintain, and enforce property maintenance standards.
- Action CI.6.2 Focus property maintenance efforts in and around the Town Center area.



# COMMUNITY SERVICES + INFRASTRUCTURE

## GOAL

*Hinckley residents will have access to adequate water and waste disposal that minimizes its impact on the natural environment and preserves the rural character of the Township.*

## OVERVIEW

This chapter addresses the community services and infrastructure in Hinckley. Community services and infrastructure are an essential element of the Township. Through the delivery of high-quality services and infrastructure the quality of life in Hinckley can be maintained, and improved in the future.

The goal and objectives found in this chapter reflect the community's desire to provide high quality services, and balance the desire to maintain the small town rural quality of life in the Township with the careful planning and expansion of the existing infrastructure. Like other chapters such as *Character and Image*, this chapter relates to and influences the recommendations found within the Land Use Chapter.

## CHAPTER CONTENTS

CS.1 EXISTING CONDITIONS

CS.2 PUBLIC INPUT

CS.3 OBJECTIVES + ACTIONS

# CS.1

## existing conditions

### KEY FINDINGS

*Currently, over 5,800 acres of land have at least part of their parcel within 100 feet of an existing sanitary sewer and/or a water line.*

The existing infrastructure network (water and sewer) in Hinckley serves a number of residents. In addition to the residents currently served by sewer and/or water, even more are within reach. Approximately 5,800 acres of land within the Township, approximately 33 percent, falls within 100 feet of an existing water or sewer line, presenting the opportunity to support future development served by the existing network.

*Water service is provided in some areas of the Township by the Cities of Cleveland and Brunswick, with the majority of the Township serviced by on-site well water and septic system.*

Historically and currently water service in the Township has been and continues to be limited (See Figure CS.1). This is in large part related to the rural nature of the Township, as well as the varied topography which makes the delivery of water service challenging in some areas.

The limited water network has worked to control growth in some areas of the Township and maintained the rural character of the area.

*Some Medina County public sanitary sewer service exists, but is only present in the north and west portions of the Township.*

The sanitary sewer network in the Township is the greatest limiting factor in addition to zoning that is controlling/shaping the development pattern in the Township. Currently the existing network only extends into the northern areas of the Township (See Figure CS.1).

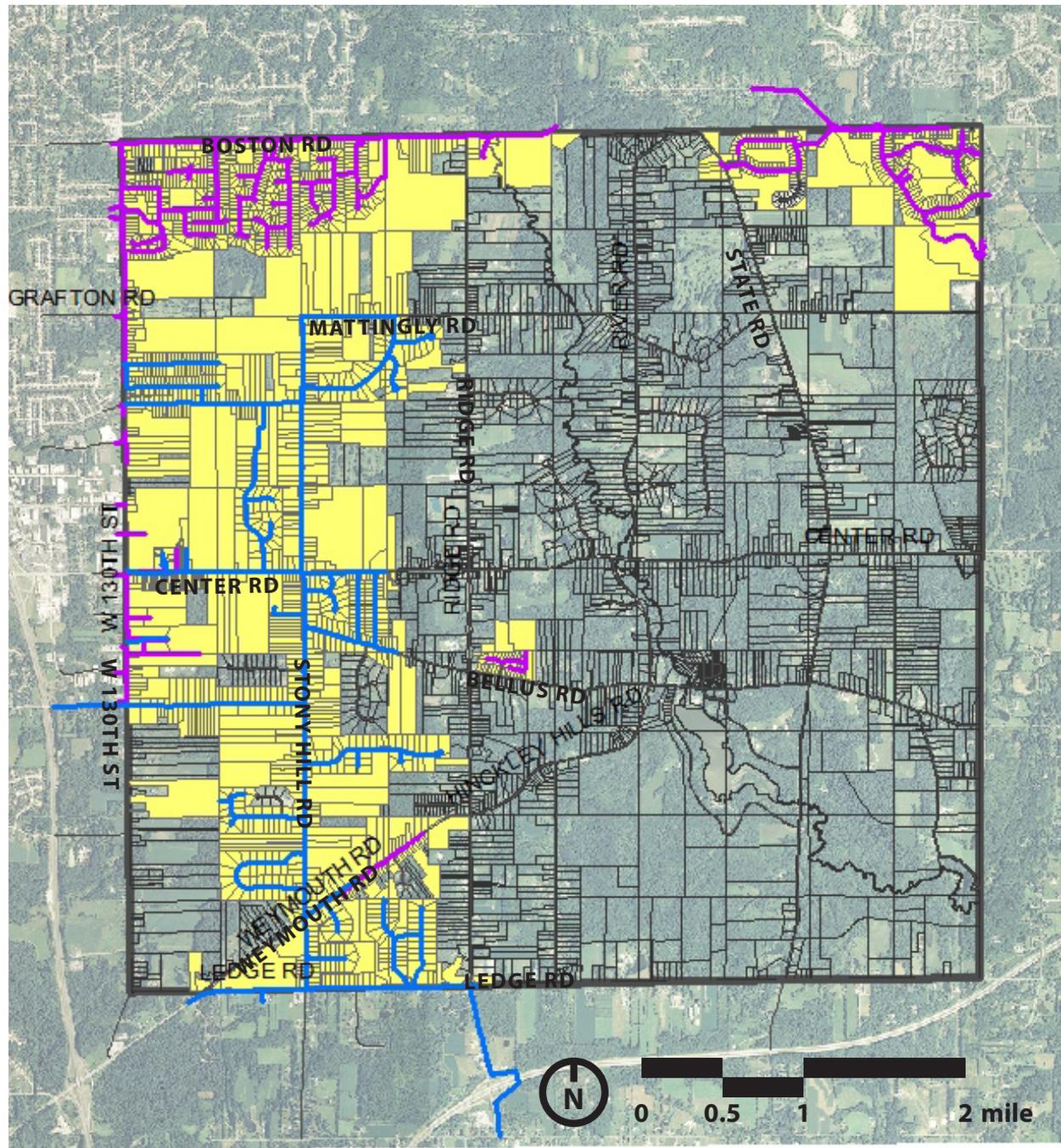
Future plans for the sewer network within the Township are also minimal. The expansion of the network is restricted by existing and planned plant capacity, limitations on pumping stations, and the high cost to expand the network through the varied topography in the Township. Figure CS.2 illustrates the future planning area boundaries provided by the Medina County Engineer. This map shows the anticipated expansion of the network of the existing network over the next 20 years. The expansion of the network is restricted to the western areas of the Township. It is not the intention of the County to add any additional treatment plants, packaging plants, or pump stations. Any additional sanitary sewer lines can only use a combination of gravity flow systems and grinder pumps.

By default, the limited presence of the sanitary sewer network now and in the future will control where and how the Township can grow. This will work to maintain the rural character of the Township, but also restrict the ability to grow the Town Center as desired by many residents who participated in the planning process.

*Hinckley provides a variety of services to the community, including police, fire and road maintenance, as well as snow plowing for seniors and a community garden program.*

Hinckley currently provides a number of community services to its residents. The primary services are police and fire and rescue. The services provided by the Township are an important local amenity noted by the participants in the planning process. The high level of delivery and customer service provided by the Township are and will continue to be a big part of what makes Hinckley unique in the marketplace.

FIGURE CS.1 - EXISTING WATER AND SEWER NETWORK



- LEGEND**
- Water Lines
  - Sanitary Lines
  - Land with access to sanitary and water

# CS.2

## public input

### OVERVIEW

This section outlines the key findings from the public input process related to community services.

Of all the ideas generated from the public input process, 24 ideas directly related to community services and infrastructure. From these 24 ideas five key themes were identified. These key themes are listed below and helped influence the recommendations found within this chapter. These key themes as well as additional input are also illustrated in the results from the community survey as shown in the following graphs and charts.

### KEY THEMES

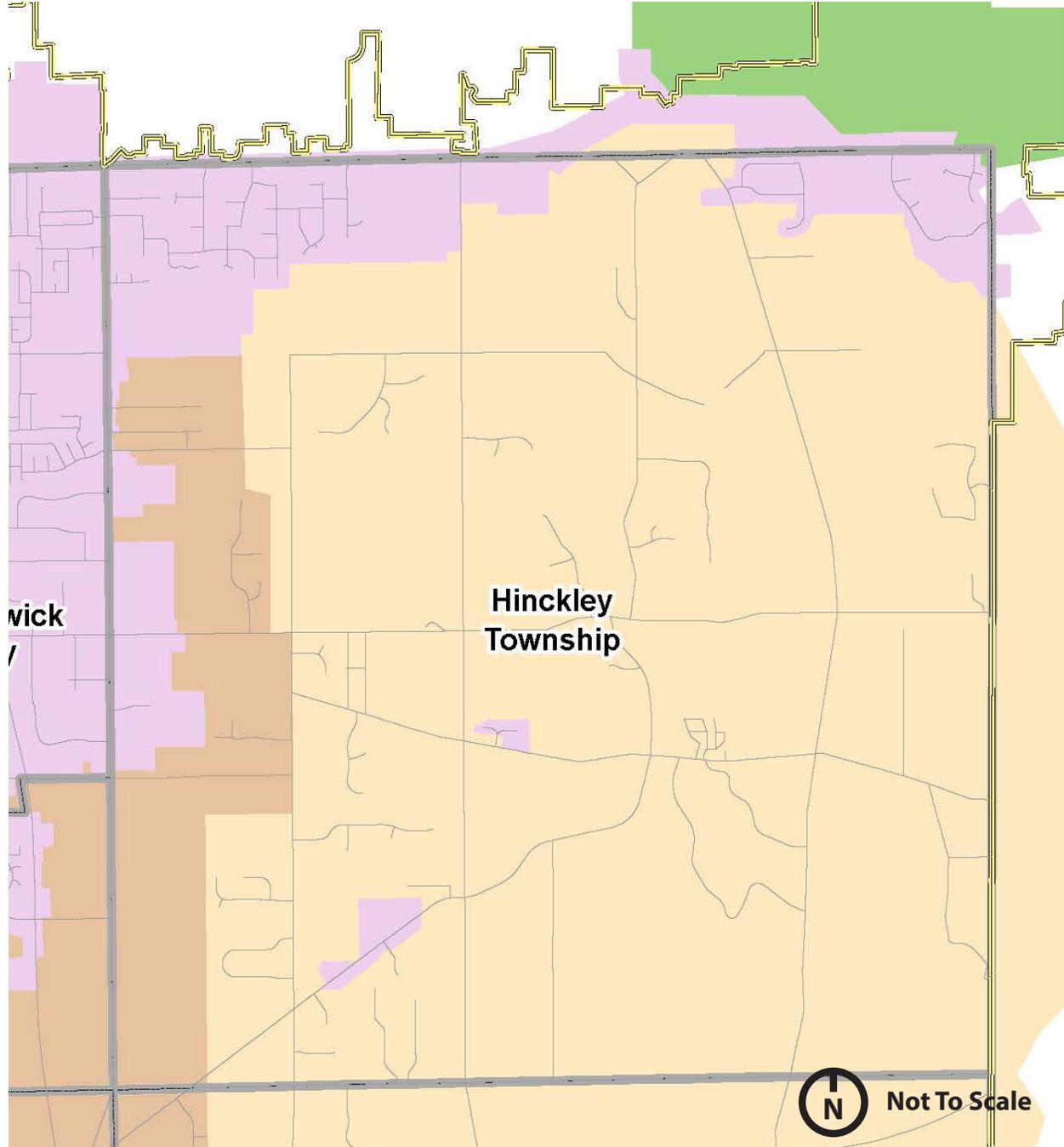
The community desires to . . .

1. Increase recycling options (both drop-off locations and at home pick up).
2. Monitor and plan for the impacts of future development on the existing infrastructure network.
3. Carefully plan and monitor stormwater impacts.
4. Promote opportunity for community recreational opportunities
5. Support the sharing of services as appropriate with adjoining communities



*Images of attendees at Public Meeting 1 engaged in activities.*

FIGURE CS.2 - MEDINA COUNTY SEWER EXPANSION AREAS



**LEGEND**

- Areas currently sewered
- Sewer Planning Zones**
- Limited sewerage likely within 20 years with the advice of local officials
- ON SITE
- Sewers expected in the next 20 years

- INTRODUCTION
- PUBLIC PARTICIPATION
- LAND USE
- ECONOMIC DEVELOPMENT
- CHARACTER + IMAGE
- COMMUNITY SERVICES + INFRASTRUCTURE
- MOBILITY

# CS.3

## objectives + actions

### GOAL

*Hinckley residents will have access to adequate water and waste disposal that minimizes its impact on the natural environment and preserves the rural character of the Township.*

***Objective CS.1 Encourage sound management, maintenance, and stewardship of private wells and septic systems to reduce the need for public utility service.***

- Action CS.1.1 Educate residents on the proper maintenance of on-site septic systems and water wells.
- Action CS.1.2 Educate residents of the environmental impacts caused by additional growth from utility service extensions.

***Objective CS.2 Support additional water and sewer service in targeted areas.***

- Action CS.2.1 Support sewer and water expansion to properties with frontage on W 130th Street.
- Action CS.2.2 Support sewer and water expansion to areas where existing septic systems are failing and public health issues arise, as well as areas where wells are insufficient.

***Objective CS.3 Enhance green services in the Township.***

- Action CS.3.1 Support recycling initiatives.
- Action CS.3.2 Integrate environmentally sustainable practices as part of Township services.

**Objective CS.4** *Comply with the EPA's National Pollutant Discharge Elimination System (NPDES) Phase II permit requirements by adopting the recommendations in the 2017 Storm water Management Plan.*

- Action CS.4.1 Discourage the use of phosphorus fertilizers.
- Action CS.4.2 Promote the use of pervious pavement and bio-retention in new and existing development to reduce the effects of storm water discharge.

**Objective CS.5** *Work with Medina County to address storm water discharge in new and existing developments.*

- Action CS.5.1 Minimize the amount and velocity of storm water runoff from developments on steep slopes and/or high elevations.
- Action CS.5.2 Reduce the storm water impacts of future development on lowland areas or areas downhill from steep slopes.
- Action CS.5.3 Educate homeowners and homebuilders about the unique storm water challenges in Hinckley.



# MOBILITY

## GOAL

*Hinckley will have a safe and efficient transportation system that includes a variety of mobility choices, minimizes environmental impacts, and promotes recreational opportunities for the community.*

## OVERVIEW

This chapter outlines the motorized and non-motorized transportation connectivity elements within Hinckley. It includes an overview of the local and regional network of streets and trails, the opportunities for both motorized and non-motorized transportation modes, and an approach to maintain and improve the overall transportation outlook.

The goal and objectives outlined herein were carefully balanced with other plan goals, primarily that of protecting the rural and natural character of the area. As a result, the recommendations found in this chapter represent the opportunity for Hinckley to plan for future roadway improvements that efficiently move traffic, pedestrians and cyclists through context sensitive solutions that enhance the character and quality of life in the Township

## CHAPTER CONTENTS

MO.1 EXISTING CONDITIONS

MO.2 PUBLIC INPUT

MO.3 OBJECTIVES + ACTIONS

# MO.1

## existing conditions

### KEY FINDINGS

*Hinckley's motorized transportation network consists of state, county, and township operated roads.*

Figure MO.1 illustrates the street network within Hinckley organized by state, county, and township roadway classification. The state-operated highways travel north-south and east-west through the center of Hinckley. The county-operated highways border the township, with a few roads located within Hinckley. The smaller, residential streets are operated by the Township.

The original crossroads pattern created by state routes helped to create Hinckley's town center. Since that time, the Township has grown considerably and now the community is working to balance the retention of small town character with increasing truck traffic. This is an increasing challenge for the community as it works to enhance and grow the town center.

*The Township is strategically located in close proximity to numerous interstate highway systems: I-71, I-77, I-271, I-80, and I-90.*

The Township is adjacent to I-71, the major north-south interstate that bisects Ohio. It is also just north of I-271, Cleveland's east outer-belt, which connects to the north into I-90, the nation's longest freeway.

With convenient access to regional and national networks, Hinckley is an ideal location for commercial and industrial activity. While this development opportunity is present, the Township also benefits from the interstates not traveling through the Township. This is a unique condition where there is an opportunity for quality economic growth without the impacts of significant truck travel through the core of the community.

*Hinckley has access to a growing local and regional trail network.*

Hinckley is home to and within reach of an extensive non-motorized trail network. Residents and visitors have access to a variety of trails within the Hinckley Reservation. The Ohio to Erie Trail is also close to Hinckley. Once completed, this trail will be one of the longest networks of off-road cycling trails in the United States, spanning 318 miles from Cincinnati to Cleveland. The northern leg of the trail runs north-south less than ten miles east of Hinckley.

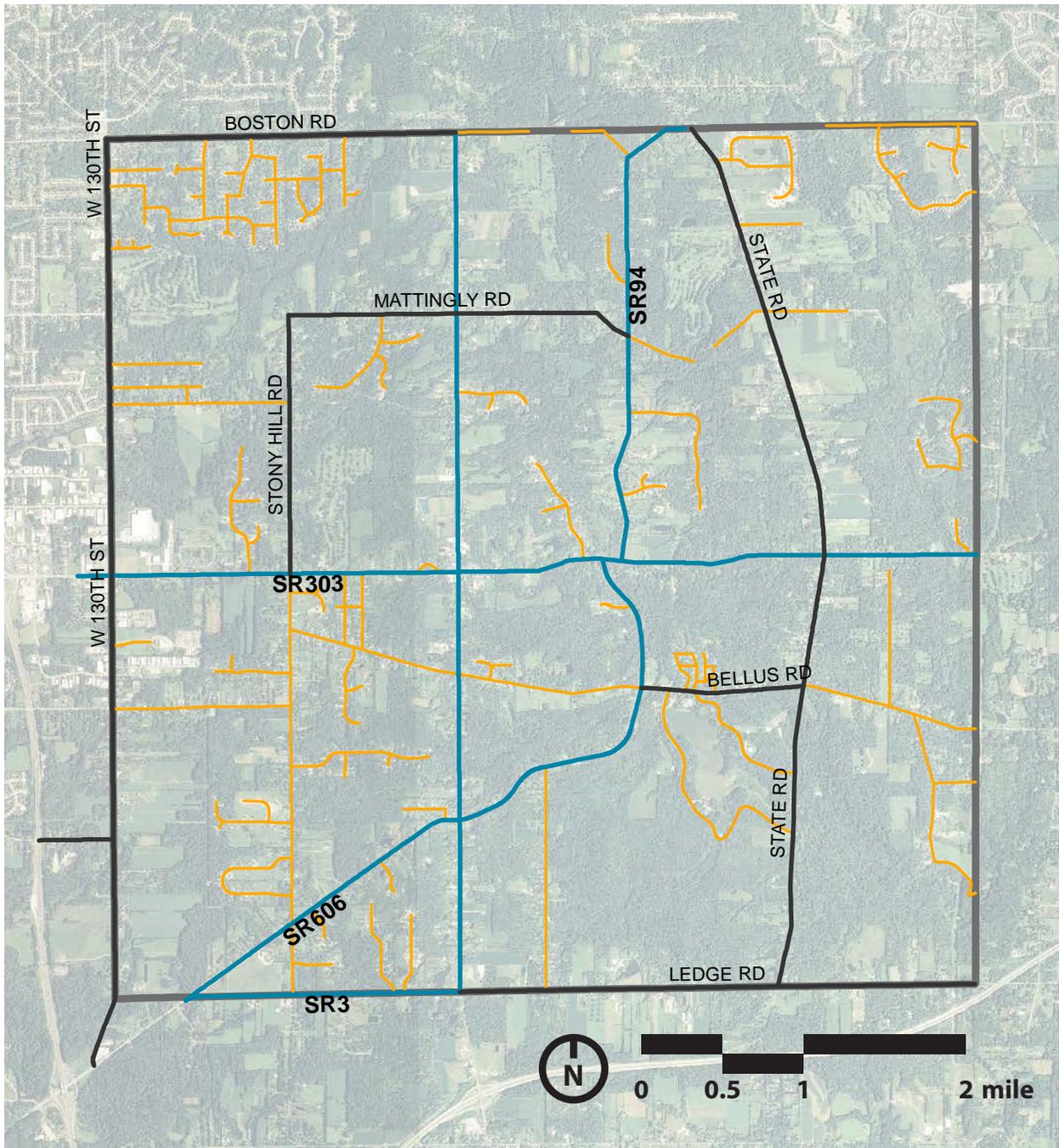
*The topography of the Township presents both issues and opportunities for non-motorized travel.*

The varied topography of the Township is a unique feature that defines the character of Hinckley. The topography can make it difficult for non-motorized travel for leisure purposes. The varied topography also presents an opportunity for active recreation (e.g. road and mountain biking) which can serve as a unique draw. Defining and promoting more active recreational opportunities around the unique landscape, and can serve as a strategic economic development tool.



*On and off-road races in Ohio are a growing industry and could be hosted in Hinckley.*

FIGURE MO.1 ROAD CLASSIFICATION/OWNERSHIP



- LEGEND**
- County Highway
  - State Highway Undivided
  - Township Road

# MO.2

## public input

### OVERVIEW

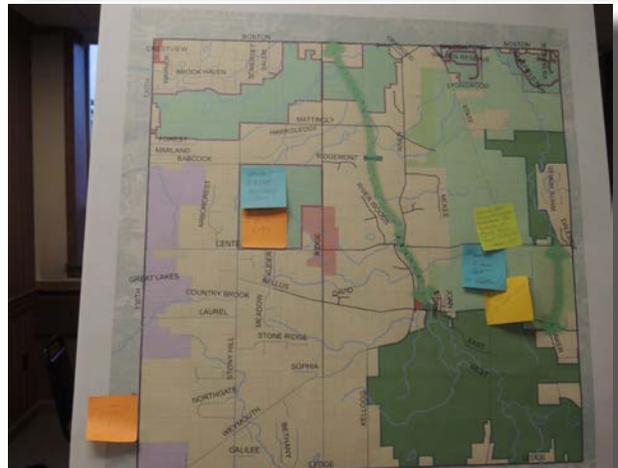
This section outlines the key findings from the public input process related to mobility.

Of all the ideas generated from the public input process, 18 ideas directly related to mobility. From these 18 ideas six key themes were identified. These key themes are listed below and helped influence the recommendations found within this chapter.

### KEY THEMES

The community desires to . . .

1. Improve and widen roads to accommodate bike lanes and encourage bicycle travel.
2. Complete sidewalks in and around the Town Center.
3. Limit access to major arterial roads to promote pedestrian mobility.
4. Maintain or lower speed limits.
5. Promote a variety of transportation modes and enhance connectivity.
6. Work to create connections to the Ohio to Erie Trail to enhance regional connectivity.



*Residents commented on the Future Land Use Map at Public Meeting 2. The map includes a proposed greenway trail network that follows existing waterways and natural features.*

# MO.3

## objectives + actions

### GOAL

*Hinckley will have a safe and efficient transportation system that includes a variety of mobility choices, minimizes environmental impacts, and promotes recreational opportunities for the community.*

***Objective MO.1 Existing and new roadways within the Township should move traffic efficiently and connect areas to enhance access, safety services and non-motorized connections.***

- Action MO.1.1 Discourage interconnections of streets in order to minimize traffic, promote neighborhoods and enhance the rural environment as long as the existing roadway pattern provides safe and convenient access.
- Action MO.1.2 Provide intersection improvements as needed in response to increased traffic volumes from new development to ensure the safety of residents and to facilitate traffic flow.
- Action MO.1.3 Enhance roadway safety conditions such as signalization, protected left turns, shoulder improvements.
- Action MO.1.4 Consider adding bicycle and pedestrian infrastructure as part of future roadway improvements (widening, resurfacing, etc.)

***Objective MO.2 Increase roadway maintenance efforts throughout the township***

- Action MO.2.1 Explore options for providing cost-effective maintenance and service of roadways.

***Objective MO.3 Expand recreational mobility options throughout the township***

- Action MO.3.1 Coordinate with Cleveland Metroparks for the extension of greenways and multi-use trails in the Township as noted on the future land use map.
- Action MO.3.2 Encourage the creation of conservation easements along designate greenways on the future land use map, as well as waterways, to promote recreational connections in the Township.



# APPENDIX

## CHAPTER CONTENTS

A.1 EXISTING CONDITIONS DATA

A.2 MEETING RESULTS

A.3 SURVEY RESULTS

# A.1

## existing conditions data

### POPULATION

TABLE A.2 - HISTORIC POPULATION

YEAR	POPULATION	PERCENT CHANGE
1970	4,210	
1980	5,174	22.9%
1990	5,845	13.0%
2000	6,753	15.5%
2010	7,646	13.2%

TABLE A.3 - PROJECTED POPULATION

YEAR	PROJECTED POPULATION
2015	8,459
2020	9,357
2025	10,352
2030	11,452

### BUILDING PERMITS

TABLE A.1 - RESIDENTIAL & COMMERCIAL BUILDING PERMITS ISSUED

YEAR	RESIDENTIAL PERMITS ISSUED	COMMERCIAL PERMITS ISSUED	COMBINED PERMITS ISSUED
2003	78	2	80
2004	90	2	92
2005	70	4	74
2006	40	2	42
2007	44	0	44
2008	19	2	21
2009	24	4	28
2010	46	2	48
2011	20	0	20
2012	35	1	36
2013	32	2	34

## AGE

TABLE A.4 - 2000 POPULATION BY AGE BRACKET

AGE BRACKET	HINCKLEY		MEDINA COUNTY		OHIO	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Under 5 years	370	5.5%	10,632	7%	754,930	6.6%
5 to 9 years	454	6.7%	11,807	7.8%	816,346	7.2%
10 to 14 years	581	8.6%	12,003	7.9%	827,811	7.3%
15 to 19 years	481	7.1%	10,595	7%	816,868	7.2%
20 to 24 years	262	3.9%	7,045	4.7%	728,928	6.4%
25 to 34 years	523	7.7%	19,177	12.7%	1,519,894	13.4%
35 to 44 years	1,243	18.4%	26,995	17.9%	1,805,316	15.9%
45 to 54 years	1,276	18.9%	23,023	15.2%	1,566,384	13.8%
55 to 59 years	490	7.3%	8,000	5.3%	553,174	4.9%
60 to 64 years	354	5.2%	5,905	3.9%	455,732	4%
65 to 74 years	412	6.1%	8,668	5.7%	790,252	7%
75 to 84 years	250	3.7%	5,527	3.7%	540,709	4.8%
85 years & over	57	0.8%	1,718	1.1%	176,796	1.6%

TABLE A.5 - 2010 POPULATION BY AGE BRACKET

AGE BRACKET	HINCKLEY		MEDINA COUNTY		OHIO	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Under 5 years	376	4.9%	10,327	6%	720,856	6.2%
5 to 9 years	486	6.4%	12,306	7.1%	747,889	6.5%
10 to 14 years	619	8.1%	13,122	7.6%	774,699	6.7%
15 to 19 years	520	6.8%	11,920	6.9%	823,682	7.1%
20 to 24 years	323	4.2%	7,801	4.5%	763,116	6.6%
25 to 29 years	225	2.9%	8,421	4.9%	718,630	6.2%
30 to 34 years	272	3.6%	9,505	5.5%	691,329	6%
35 to 39 years	376	4.9%	11,697	6.8%	718,462	6.2%
40 to 44 years	574	7.5%	13,421	7.8%	761,369	6.6%
45 to 49 years	794	10.4%	14,515	8.4%	855,134	7.4%
50 to 54 years	728	9.5%	14,028	8.1%	887,057	7.7%
55 to 59 years	674	8.8%	12,078	7%	786,857	6.8%
60 to 64 years	580	7.6%	10,590	6.1%	665,409	5.8%
65 to 69 years	432	5.7%	7,484	4.3%	478,864	4.2%
70 to 74 years	284	3.7%	5,322	3.1%	371,370	3.2%
75 to 79 years	160	2.1%	3,856	2.2%	297,519	2.6%
80 to 84 years	121	1.6%	3,066	1.8%	243,833	2.1%
85 years & over	102	1.3%	2,873	1.7%	230,429	2%

# HOUSING

TABLE A.6 - 2010 HOUSEHOLDS

HOUSEHOLDS BY TYPE	HINCKLEY		MEDINA COUNTY		OHIO	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Family households (families)	2,229	81%	48,214	74%	2,991,629	65%
With own children under 18 years	869	31.6%	21,350	32.8%	1,293,126	28.1%
Husband-wife family	1,997	72.5%	40,031	61.5%	2,173,477	47.2%
With own children under 18 years	784	28.5%	16,822	25.8%	837,703	18.2%
Male householder, no wife present	87	3.2%	2,498	3.8%	215,841	4.7%
With own children under 18 years	37	1.3%	1,333	2%	110,624	2.4%
Female householder, no husband present	145	5.3%	5,685	8.7%	602,311	13.1%
With own children under 18 years	48	1.7%	3,195	4.9%	344,799	7.5%
Nonfamily households	524	19%	16,929	26%	1,611,806	35%
Householder living alone	415	15.1%	14,072	21.6%	1,328,550	28.9%
Male	232	8.4%	6,240	9.6%	587,486	12.8%
65 years and over	59	2.1%	1,509	2.3%	133,956	2.9%
Female	183	6.6%	7,832	12%	741,064	16.1%
65 years and over	94	3.4%	3,967	6.1%	345,893	7.5%
Households with individuals under 18 years	934	33.9%	22,966	35.3%	1,438,580	31.3%
Households with individuals 65 years and over	735	26.7%	15,760	24.2%	1,163,804	25.3%
Average household size	2.77	-	2.63	-	2.44	-
Average family size	3.1	-	3.07	-	3.01	-

TABLE A.7 - 2010 HOUSING OCCUPANCY

HOUSING OCCUPANCY TYPE	HINCKLEY		MEDINA COUNTY		OHIO	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Occupied housing units	2,753	96.3%	65,143	94.2%	4,603,435	89.8%
Vacant housing units	106	3.7%	4,038	5.8%	524,073	10.2%
For rent	14	0.5%	1,400	2%	184,143	3.6%
Rented, not occupied	1	0%	59	0.1%	8,126	0.2%
For sale only	32	1.1%	880	1.3%	78,089	1.5%
Sold, not occupied	8	0.3%	232	0.3%	19,263	0.4%
For seasonal, recreational, or occasional use	15	0.5%	443	0.6%	58,591	1.1%
All other vacants	36	1.3%	1,024	1.5%	175,861	3.4%
Homeowner vacancy rate		1.2%		1.6%		2.4%
Rental vacancy rate		8.6%		10%		10.9%

TABLE A.8 - 2010 HOUSING TENURE

HOUSING TENURE	HINCKLEY		MEDINA COUNTY		OHIO	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Occupied housing units	2,753	100%	65,143	100%	4,603,435	100%
Owner-occupied housing units	2,606	94.7%	52,536	80.6%	3,111,054	67.6%
Population in owner-occupied housing units	7,254	-	143,720	-	7,889,424	-
Average household size of owner-occupied units	2.78	-	2.74	-	2.54	-
Renter-occupied housing units	147	5.3%	12,607	19.4%	1,492,381	32.4%
Population in renter-occupied housing units	382	-	27,414	-	3,340,814	-
Average household size of renter-occupied units	2.6	-	2.17	-	2.24	-

# A.2

## meeting results

### STEERING COMMITTEE ISSUES & OPPORTUNITIES ACTIVITY RESULTS

ISSUES	TALLY	OPPORTUNITIES	TALLY
Farms to Subdivisions	2	Outdoor Recreation Opportunities	1
Town Center Aesthetics	1	Town Center - walkable, senior related, restaurants (Hinckley),	8
Nicer looking community development on Brunswick edge	1	Far west end of town- Potential development (Comm.)	1
Housing stock, age, and condition	1	Encourage better development character	2
Attracting young families	1	Encourage golf courses to stay	1
Losing natural character	2	Acquire land between Township Hall and Fire Dept	1
Roads/ infrastructure maintenance	2	Better association with master parks	1
Education Coordination (2 districts)/ support population growth	2	More enforcement/ standards of property maintenance	1
Demand on services with growth	1	Define areas for targeted development and conservation	1
Storm and flooding	1	Protect small town environment to preserve image	1
Do not want to become Brunswick	1	Grow and market existing industry and/or expand	1
Town Center- no identity	1	Investigate tax abatement	1
\$5K water tap-fee (county)	2	Child and adult day care	1
Housing Maintenance	1	Future growth to serve/ shape Hinckley	1
Sewer Restrictions/ creative land use solutions	2	Maintain brand	1
Access to daily services	1	Reuse Fire department	1
Need non-motorized options (trails, multiuse)	1	Community/ Recreation center	1
Need income generating growth/ uses	1	Townships to share services?	1
Maintain reputation of quality (safety forces need to grow)	1	Incorporate?	1
Repositioning aging housing stock in marketplace	1		
Housing for elders (smaller and more affordable)	1		
Population impacts (land, roads, rural character, etc)	2		
Restrict/ watch industrial zoning	1		
Clearly defining who we are and who/what we want to attract	1		
Housing for young professionals	1		
Preserve land that is privately owned	1		

# PUBLIC MEETING ISSUES & OPPORTUNITIES ACTIVITY RESULTS

## LAND USE

Issues	Tally	Opportunities	Tally
Keep 2 acre zoning	7	Cluster homes for seniors	7
Build 'normal' size homes to responsibly use resources	3	Senior center	7
Build smaller homes not super large homes for 2.9 per household	2	PUD for seniors	4
5 acre lots	2	Nursing home	3
Preserve the rural character culture	2	Senior housing options	3
Allow the next generation an opportunity to afford a home in Hinckley	1	I'm for senior housing, assisted living in the industrial area fringe and Downtown	3
Improve town center	1	Keep the golf courses	2
Denser zoning for senior citizens	1	No senior housing	1
Serve it as is	1	Leave it as it	1
Slow down the use of virgin land for industrial or retail growth	1	No residential less than 2 acres	1
Reuse existing outdated industrial buildings	1	Encourage Downtown development	1
Protect The Ridge	1	Terrain makes it easy to preserve sensitive areas	1
Cluster homes	1	Land zoned for smaller houses (2000 sqft) on smaller lots	1
Keep large lots	1	Use future developable land for the most green space possible	1
Smaller houses	1	I am for conservation outreach as long as the homeowners are paying taxes on two acres - not like Walden	1
Keep Hinckley residential	1		
<b>Do the taxes generated by these uses (points to other side) offset the cost of their services? Not likely.</b>	<b>1</b>		
<b>No small lots with green space</b>	<b>1</b>		
<b>No conservation easements</b>	<b>1</b>		
<b>Improve Hinckley entrance driving on Center Road</b>	<b>1</b>		
<b>Topography</b>	<b>1</b>		
<b>Water and Sewer Availability</b>	<b>1</b>		
<b>Social Support Services</b>	<b>1</b>		
<b>Maintain metropark</b>	<b>1</b>		

INTRODUCTION

PUBLIC PARTICIPATION

LAND USE

ECONOMIC DEVELOPMENT

CHARACTER + IMAGE

COMMUNITY SERVICES + INFRASTRUCTURE

MOBILITY

## ECONOMIC DEVELOPMENT

Issues	Tally	Opportunities	Tally
Leave it alone	3	Restaurant (not fast food)	5
No corporate "chains"	3	No apartments / no multiple family dwellings	3
No way sewers in our lifetime	1	Small bookstore	2
Waterlined through town center	1	Need an ice cream store	2
Keep Brunswick out	1	None	1
More regulated septic systems - keep up to date	1	Leave it alone	1
Need a place to buy small item food & lunch meat, etc	1	Favor recreational business to go along with the park system	1
Elem. School water	1	Small drugstore	1
Like Buzzard Day	1	Keeping Hinckley small	1
		Planning a specific area for industrial growth to help diversify our tax base. This will protect the residential areas and keep historical areas intact.	1

## CHARACTER + IMAGE

Issues	Tally	Opportunities	Tally
Keep farm lands - traditional concepts	11	Rusted cars and run down houses	2
Reserved open space	4	Better Downtown image	2
Keep small town feel	3	Live in a city - move to the city	1
Beautify town center	2	Want Buzzard Day to continue	1
Open fire arms	2	Encourage the continued operation of existing farms. These are a big part of the fabric of Hinckley	1
Force homeowners to maintain property	2	Twnship property owner have right on their property	1
Restrict firearms in residential	2	It has been a wonderful place to raise children.	1
No franchise business	1	The location is perfect between Cleveland and Medina, and Akron.	1
It's beautiful how it is	1	Open fire arms	1
Trash yards - abandon vehicles	1	Individual freedoms - no additional firearms restrictions	1
		Encourage school kids groups to help elderly who can't take care of their property	1
		Limited expansion of "Downtown" area to include a nice restaurant and drug store. Must be designed to match every architectural style	1

## COMMUNITY SERVICES + INFRASTRUCTURE

Issues	Tally	Opportunities	Tally
Use more salt	2	Establish recycle drop off area at Twp garage	4
Stop salting and plowing - use sand	2	Home pickup of recyclable materials	2
Cost of additional increased services	1	Community garbage rate	1
Does twp have legal ability to provide any social services - increased growth creates more problems	1	Snow plowing for seniors	1
Existing services are good	1	Cable TV competition	1
Take down the icy signs you just put up on Laural Rd.	1	Join Hinckley seniors	1
More cable options	1	More utility options; collective bargaining	1
Bring public water further down 303 to elementary school and beyond - give the option...	1		
Elderly who can't take care of their property home	1		
Why do seniors get free plowing; poverty? Then why not the poor	1		
Have garbage rate as part of local taxes	1		

# MOBILITY

Issues	Tally	Opportunities	Tally
Bike paths + roads wide enough to accommodate both	3	Widen roads for bikes	1
Improve the roads - most are old	2	Close to I-71	1
Stripe lanes on Laurel to decrease speed limit on it	1	Mobility is good - what can you do with the hills we have	1
Widen roads	1		
More sidewalks	1		
Connect Boston Road	1		
Do NOT connect Boston Road	1		
Improve transportation options for seniors	1		
Decrease speed limit on Bellos Rd	1		
Limit thru roads	1		
No sidewalks	1		
Make Mattingly a dead end road	1		

## SENIOR HOUSING ACITIVY VOTING RESULTS SENIOR HOUSING ACTIVITY

Through this planning process, senior housing has been identified as a priority. The purpose of this activity is to gain citizen feedback regarding which TYPE of senior housing would be appropriate in the community.



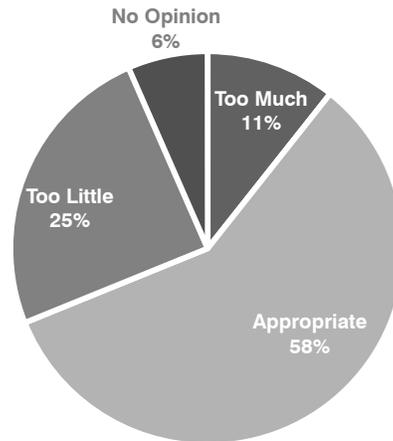
STEP ① Review type and character		STEP ② Answer the question below by placing your dot in the appropriate answer box		STEP ③ Submit a comment with a post-it note
TYPE	CHARACTER	IS THIS AN APPROPRIATE HOUSING TYPE FOR YOUR COMMUNITY?		COMMENTS
		YES	NO	
<b>INDEPENDENT LIVING</b> <i>Housing for seniors who are independent with few medical needs. Residents live in fully equipped private apartments ranging from studio apartments to two bedroom units.</i>		<b>45</b>	<b>15</b>	
<b>ASSISTED LIVING</b> <i>Designed for seniors who are no longer able to safely live on their own but do not require the high level of care provided in a nursing home.</i>		<b>14</b>	<b>20</b>	
<b>SKILLED CARE</b> <i>For seniors who require around-the-clock skilled nursing care.</i>		<b>9</b>	<b>26</b>	

# A.3

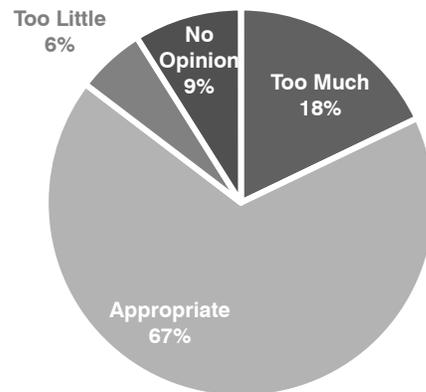
## survey results

### COMMUNITY SURVEY QUESTIONS & RESPONSES

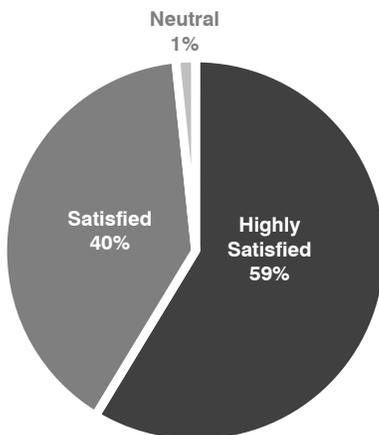
“How would you describe the amount of retail development in the township over the past 10 years?”



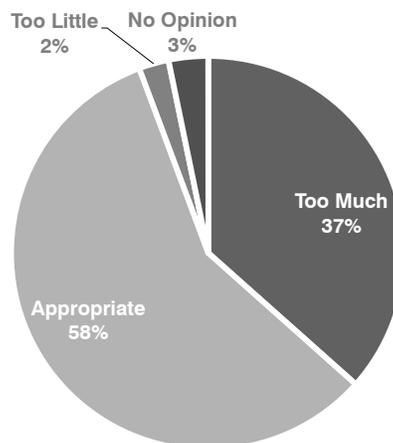
“How would you describe the amount of industrial development in the Township over the past 10 years?”



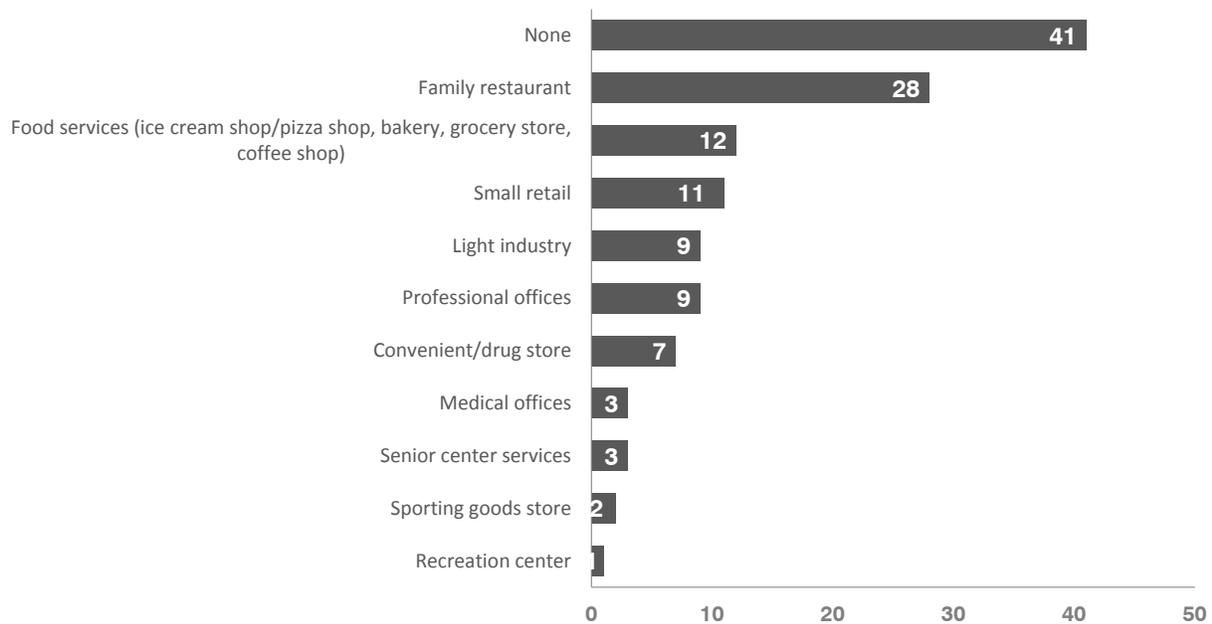
“How would you rate the overall quality of life in Hinckley?”



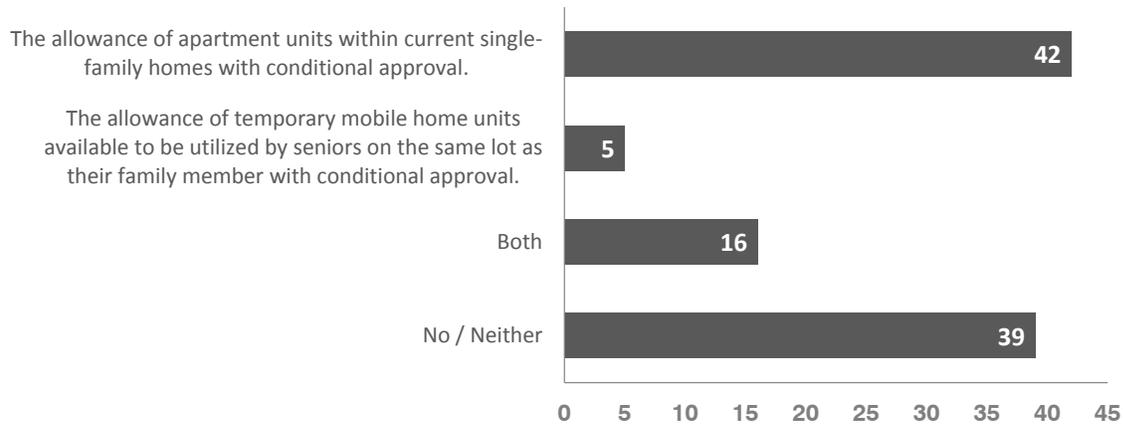
“How would you describe the amount of residential development in the Township over the past 10 years?”



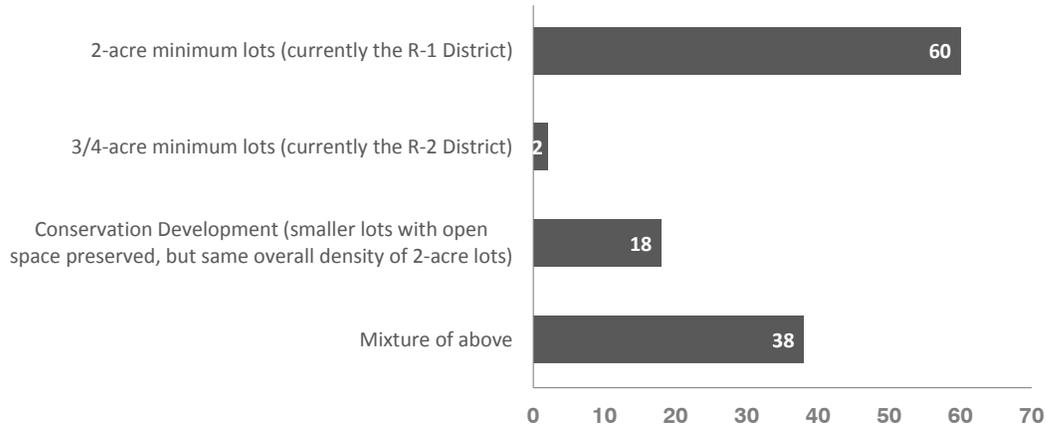
“What types of retail, services, offices or industry do you wish would locate to the township?”



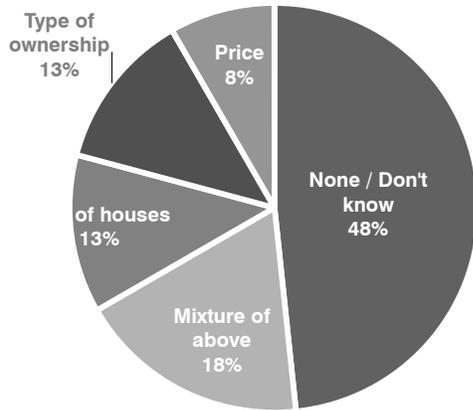
“Would you support the Township Zoning Commission exploring any of the following to address the aging population - both for current Township residents as well as for younger individuals addressing their parent’s needs? (select all that apply)”



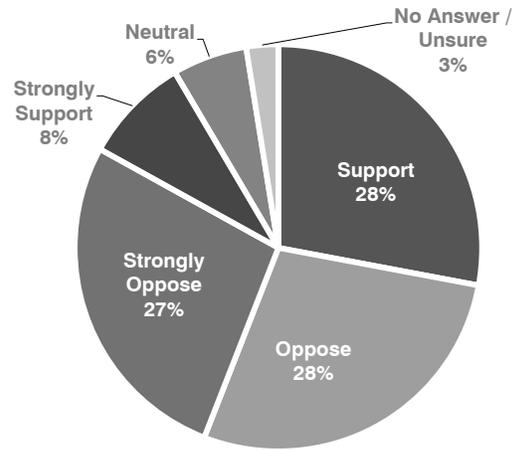
“Hinckley has experience a steady growth in population over the past 50 years. As residents continue to come to the community, how should new residential development occur? (select all that apply)”



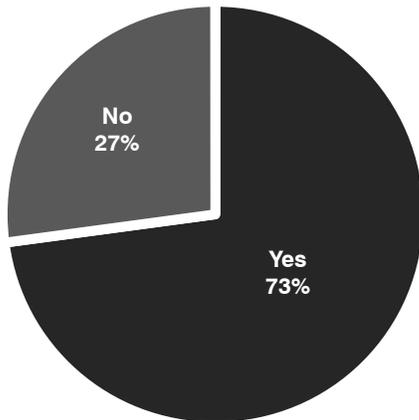
“In general, do you feel there needs to be a greater variety of housing in the Township in terms of: (select all that apply)”



“Would you support higher residential densities in zoning districts currently serviced with water and sewer to retain and attract current and future residents? (Seniors and Millenials)”



“ Should the Township do more to control the design and maintenance of the building in the Town Center Buisness District?”



INTRODUCTION

PUBLIC PARTICIPATION

LAND USE

ECONOMIC  
DEVELOPMENT

CHARACTER + IMAGE

COMMUNITY SERVICES +  
INFRASTRUCTURE

MOBILITY