

Hinckley Township
MASTER POLICY PLAN
2003 UPDATE

November 2003

Prepared by the Hinckley Township Zoning Commission
and D.B. Hartt, Inc.



planning and development consultants

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This Plan reflects the policies and recommendations of the Hinckley Township Zoning Commission, with technical assistance and report writing provided by Kristin M. Hopkins, AICP Principal Planner with D.B. Hartt, Inc.

On October 2, 2003, the Hinckley Township Zoning Commission adopted this Plan and transmitted it to the Hinckley Township Trustees for their acceptance.

On November 17, 2003, the Hinckley Township Board of Trustees adopted the Hinckley Township Master Policy Plan 2003 Update as an official guidebook for use by the Township.

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Chapter 1 • Introduction

Hinckley Township is known for its rural natural environment. The East Branch of the Rocky River, with its numerous tributaries and hilly terrain extending from the river valley, flows through the middle of the Township, and provides a unifying character to the entire Township. Because it is within commuting distance of Cleveland and Akron and nearby shopping is available in adjoining communities, it is a highly desirable place to live. Interstate access to both I-71 and I-271 is close by, with three interchanges located less than 4 miles from the center of the Township.

This rural, natural environment is highly prized by Township residents and preservation of this environment has been the Township's primary goal for many years. The Township adopted its first Master Policy Plan in 1983, updated that Plan in 1993 and is now undertaking its second update.

This planning process provides an opportunity to reevaluate the existing policies and make any modification needed to ensure that the policies and implementation strategies address current issues, respond to new governmental initiatives or directives, and continue to be a relevant set of guidelines for the Township as well as its residents, business owners and potential developers. The underlying objective of this Update is to confirm the vision for the future of Hinckley Township to ensure that anticipated growth is properly managed while being responsive to current needs.

Purpose of the Master Policy Plan Update

This *Master Policy Plan Update* focuses primarily on identifying Hinckley Township's overall approach and strategy for growth in the future. It assesses the impacts of growth and development on community character and future development opportunities and identifies the Township's goals and objectives as well as a comprehensive set of policies and implementation strategies, including suggested zoning changes. It also includes a summary and analysis of relevant background information. The elements of this Plan are intended to guide future decisions of the Zoning Commission, Trustees and landowners. It does not change any laws or zoning regulations. In order for any changes to the Hinckley Township Zoning Resolution suggested in this Plan to become law, the Township must conduct a distinctly separate process to formally amend the current zoning regulations. It is recommended that this step be completed as part of an overall update of the Hinckley Township Zoning Resolution.

It is important to remember that some of the policies in the Plan are long-range policies. Some may not seem warranted at this time, yet without planning there can be no movement toward desired goals. Therefore, while it may be premature to implement some policies immediately, it is important for the Township to consider their long-term usefulness. As a guide for future development, the Plan must be reviewed and updated regularly in order to provide the rationale necessary to implement zoning and to promote the orderly development of public services.

The Planning Process

In July 2002 the Hinckley Township Zoning Commission retained D.B. Hartt, Inc., Planning and Development Consultants, to provide professional planning services in the preparation of this *Master Policy Plan Update*.

This Plan Update is useful as a decision making guide only to the extent that it is tailored to the unique characteristics, needs and desires of the community and reflects the community's goals for the future. Since the Township has choices in resolving current issues, and community consensus is essential in determining which alternative policies should be pursued, the Hinckley Township Zoning Commission conducted a community survey and presented the results to the community on April 3, 2003 at the Hinckley Elementary School. The analysis of the background information and a summary of the goals were also presented as part of that public forum.

Based on the background data reviewed, the information gathered from the survey and the public meeting, a preliminary Master Policy Plan Update was prepared. This document included a consolidated statement of goals and objectives, development policies, and implementation strategies. After review by the Zoning Commission, the final plan was prepared and presented to township residents at a second public meeting on September 9, 2003 for comments.

The policies contained in this Plan are based on current conditions and assumptions of future activities. However, unexpected development in surrounding communities, advances in technology, changes in utility service, other infrastructure improvements, and other unforeseen changes can alter the appropriateness of policies in this Plan. Therefore, as with any document that establishes guidelines for the future, the policies contained in this report should be periodically reevaluated to ensure their relevancy.

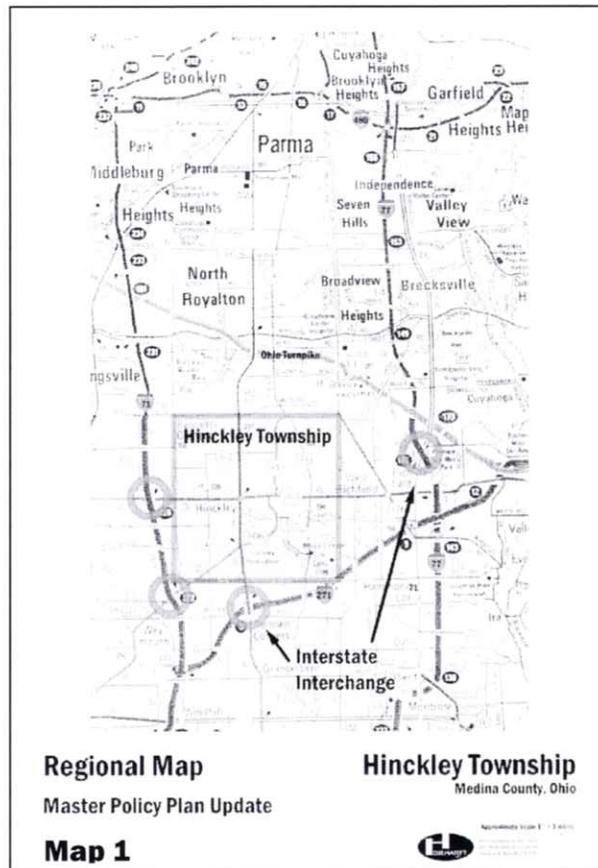
Chapter 2 • Assessment of Conditions/Trends

A number of factors affect the future potential of a community, including the community's location within the overall region, proximity to highways, the natural environment, the existing pattern of development, population trends and housing trends. Also, in order to understand development options for the future, it is necessary to have a good understanding of the past and present. This Chapter provides an overall assessment of the existing conditions and trends, including comparisons of Hinckley Township with surrounding communities, to create the foundation upon which the goals for the future of the township and its development policies are established. The more noteworthy statistics are highlighted below, while the complete set of data in tabular form is included in the Appendix.

Regional Context

Hinckley Township is located in the northeastern corner of Medina County, and is bordered by cities in Cuyahoga County to the north, including Strongsville, North Royalton, Broadview Heights and Brecksville; Richfield Township, Richfield Village and Bath Township in Summit County to the east and southeast, Granger Township to the south, the city of Medina and Medina Township to the southwest, and Brunswick Hills and the city of Brunswick to the west.

Four major Interstate Highways can be found within 2 miles of Hinckley Township, as depicted on Map 1. Interstate 71, located just west of the Township provides access to Downtown Cleveland, which is about a 30-minute drive, and to the Cleveland Hopkins International Airport, which is approximately 15 minutes north. North of the township is Interstate 80, also known as the Ohio Turnpike, which provides east-west connections to the entire USA. South of the township is Interstate 271 which begins just southwest of Hinckley and terminates with I-90 near Euclid. Finally to the east is Interstate 77 providing easy access to both Cleveland and Akron.



Natural Features

The 17,238 acres (26.9 square miles) that make up Hinckley Township are situated around the East Branch of the Rocky River in northeastern Medina County. Hinckley Reservation, with over 2,275 acres, is located in the southeastern corner of the Township. The river, steep slopes that line the river valley and Hinckley Reservation are the prominent natural features that create the unique character and environment of the Township.

The East Branch of the Rocky River flows from north to south along the Township's eastern edge, then bends westward and then back northward to flow through the middle of the Township. Healy Creek, located in the northwest corner of the Township is a major tributary. The river valley is characterized by steep slopes and numerous tributaries flowing laterally to the River.

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 where 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.

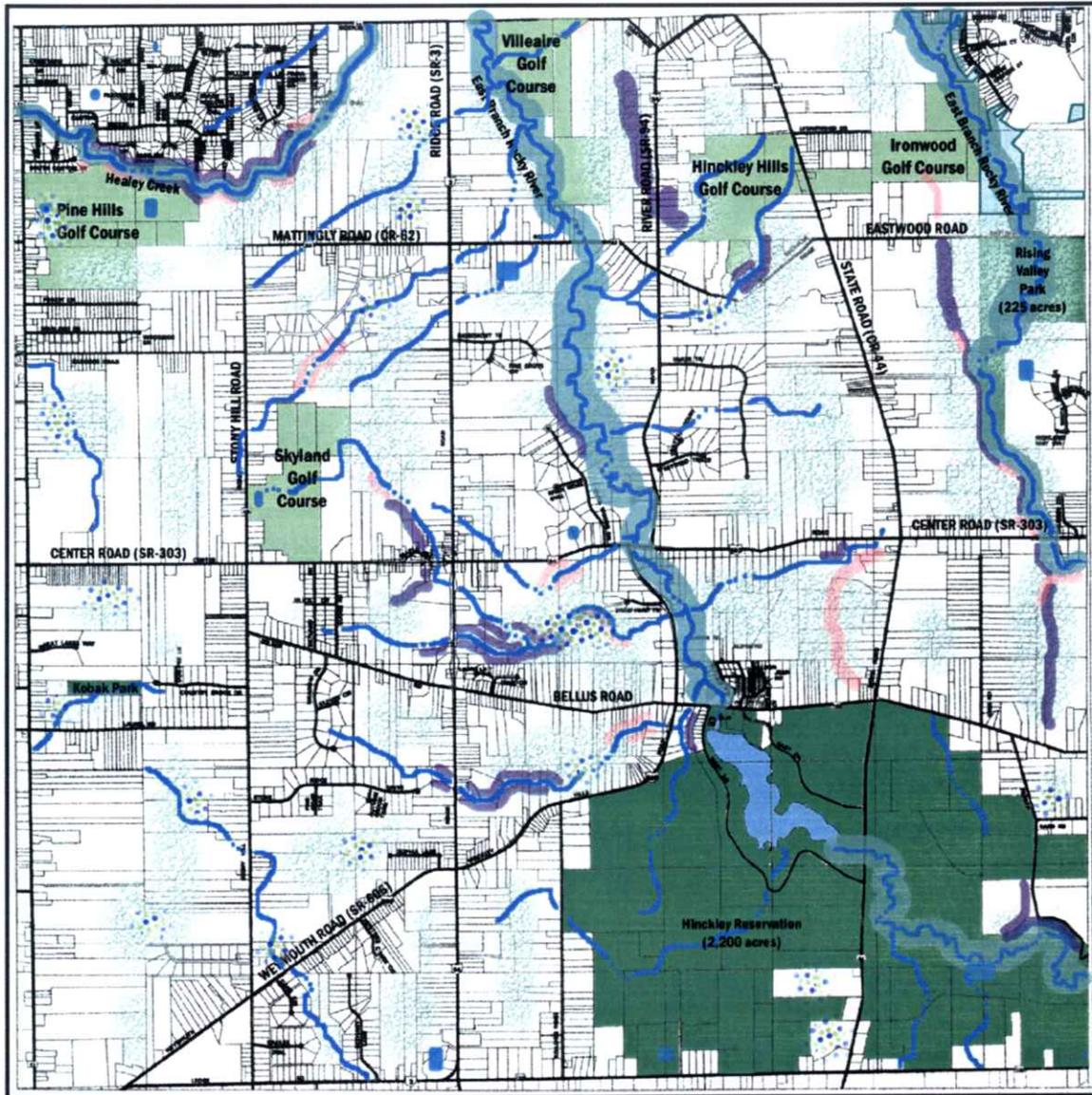
Approximately 5.6% of the Township, or 965 acres, has a slope greater than 20%. These extreme slopes are in the area of Whipps Ledges and Worden's Ledges. A number of bedrock escarpments are also found along Healy Creek and the East Branch of the Rocky River. The western portions of the Township contain flat to more gently rolling topography.

The "hills," which were not attractive to early settlers, now boast some of the most spectacular home sites in Medina County. Yet the hilly terrain that gives the land its character also makes development difficult or impossible in some areas. Steep slopes can become unstable following heavy rain, causing erosion, slumping and sedimentation as soil moves down the slope to waterways or storm sewers. Steep slopes also add to the cost of construction since extra structural measures must be taken for building construction. Centralized water and sewer systems that depend on gravity are also difficult to develop when the topography is so hilly.

There are three major areas in Hinckley Township that are designated by the Federal Emergency Management Agency as flood zones: In the northwestern corner of the Township along Healy Creek, in the center part of the Township along the East Branch of the Rocky River, and in the eastern part of the Township at the headwaters of the East Branch of the Rocky River.¹ The 100-year flood plain is illustrated on Map 2. In general, construction and development projects within FEMA flood zones require additional costly construction features such as raising the foundation above flood levels, and purchasing of flood insurance before any loans are made.

Much of the Township still has significant amounts of tree cover, especially where the steep slopes have limited development and along the riparian corridor along 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.

¹ FIRM Flood Insurance Rate Map, Medina County, Ohio Community Panel Number 390378 0015 9, Effective date August 15, 1983.



Master Policy Plan Update
NATURAL FEATURES Map 2

Hinckley Township
 Medina County, Ohio

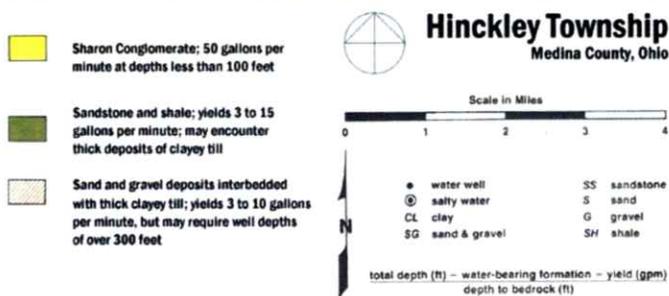
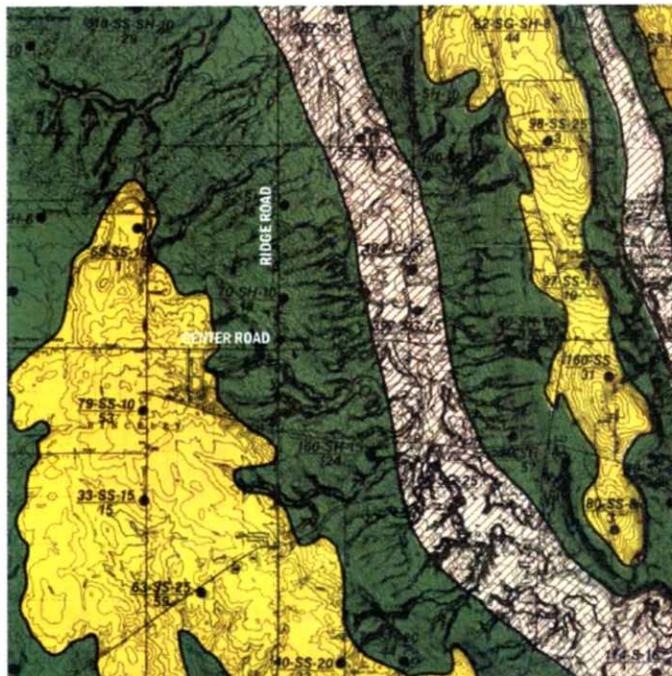
- Rivers/Drainage
- Wooded Areas
- Floodplain
- Slopes > 15%
- Generalized Wetlands
- Slopes > 20%



Riparian corridors are linear stretches of land along waterways. 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.

According to the Soil Survey of Medina County, the soil associations for Hinckley Township are comprised of both the Ellsworth and Mahoning Associations. These soils are formed in silty-clay loam glacial till and range from nearly level to moderately steep and from poorly drained to moderately well drained. In many places, the soils have slow percolation rates which make it difficult to provide adequate on-site septic systems.



Map 3 Ground Water Resources

Source: Ohio Department of Natural Resources, Division of Water, 1978.

The availability of ground water for drinking wells varies from yields ranging from 3 gallons per minute to over 50 gallons per minute. These areas are depicted on Map 3 Ground Water Resources. Approximately 32% of the Township is located in areas where ground water is obtained from the Sharon Conglomerate, where drilled wells at depths of less than 100 feet can yield an average of 50 gallons per minute.

Approximately 51% of Township has hilly topography where the sandstone and shale formations yield between 3 to 15 gallons per minute, which, according to the ODNR Division of Water is adequate for private domestic supplies. However, in this area, there are also deposits of clayey till interbedded with thin lenses of sand and gravel.

Roughly 17% of the Township is land area located along the East Branch of the Rocky River. In this area, ground water is obtained from thin, sparse sand and gravel deposits interbedded with thick clayey till, and well yields range from 3 to 10 gallons per minute. However, in order to reach the water supply, wells may need to exceed 300 feet in depth.

Hinckley Township because many of the dwellings in the Township have privately owned septic systems that require regular maintenance to ensure proper function.

Another serious problem in the Rocky River Watershed is that development is occurring predominantly at stream headwaters. Oftentimes, small streams or creeks are graded over in preparation for a new development, and drainage systems underground redirect water to other places. If development is not managed well at the headwaters, it can create water quality and pollution problems at the headwaters and spread them downstream, making any necessary future cleanup measures especially difficult.

NOACA indicates that impacts associated with new development can be classified into three categories: storm water runoff impacts, wastewater treatment impacts, and nonpoint source pollution impacts. Although increased residential development can put additional strain on wastewater treatment facilities, the existing facilities in the watershed (Liverpool and Hinckley) are expected to meet the needs of the entire watershed for at least the next twenty years because a significant number of new homes built will be serviced by home sewage treatment systems (HSTSs), especially on the East Branch where Hinckley is located³.

Storm water runoff is usually caused from too great of an impervious surface coverage in an area. An impervious surface is any land-covering material that does not allow water to pass through such as pavement, building coverage and heavily compacted soil. NOACA believes that stormwater runoff impacts become a serious problem for watersheds when the ratio of impervious surfaces to pervious surfaces is above 25%. At this time, this is not an issue in Hinckley Township, but construction in more heavily developed communities upstream, such as the east side of North Royalton at the river's headwaters, has an impact on the downstream water quality.

Nonpoint source pollution results from the chemicals spread, dumped, or leaked onto the ground, which then enter the watershed or water system. Sources can be anything from cars that leak oil to pesticides that farmers spread to protect their crops from insects. Nonpoint pollution loadings tend to be fairly regular across the region, however there are ways to reduce its impact on the watershed. "Water quality" basins in new developments "make use of the settling characteristics of the design and aquatic plant processing of numerous pollutants to reduce the amount of such materials moving off the development." Another means of reducing nonpoint pollution is to leave much of the development site in its naturally vegetated state. Again, this allows for some natural filtering of pollutants before reaching groundwater sources. The third technique of preventing and controlling nonpoint source pollution is through educational programming directed at local residents and workers on how to reduce or minimize their personal impact⁴.

³ "Water Resource Threats Related to Growth in the Rocky River Watershed" by NOACA.

⁴ "Water Resource Threats Related to Growth in the Rocky River Watershed" by NOACA, See also "The Center for Watershed Protection at <http://www.cwp.org> and OSU Fact sheet on watershed management at <http://ohioline.osu.edu/ws-fact/0001.html>.

Population and Housing Characteristics

According to the U.S. Census Bureau, the population of Hinckley Township in 2000 was 6,753, an increase of 1,579 people (30%) from 1980. While this rate of growth is similar to Medina County's rate of 34%, it is less than a number of the 11 surrounding communities, such as Medina Township which had a 118% growth rate, and Brunswick Hills Township and Medina City, which both experienced a 65% increase during this same 20 year period. Strongsville had the largest increase in population in terms of number of people; adding 15,281 new residents (53% increase) see Figures 1 and 2.

Figure 1
Population of Hinckley Township and Surrounding Communities (1980 - 2000)

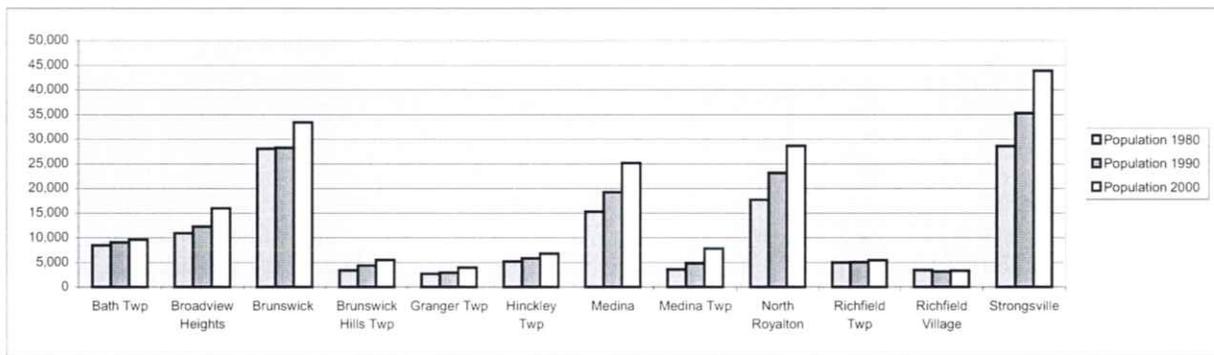
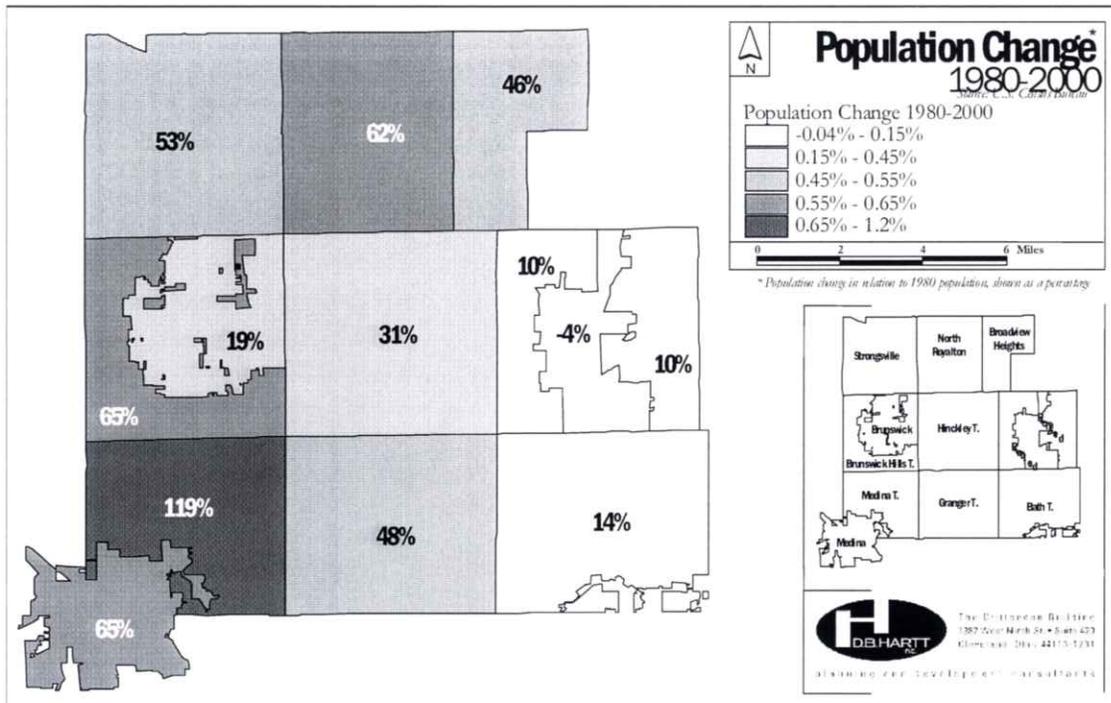


Figure 2
Population Change (1980 - 2000)



The total population living in Hinckley Township and all 11 surrounding communities in 2000 was 189,278, which is a 43% increase from the 1980 population. The average population of these communities was 15,773 in 2000, roughly 2.5 times the size of Hinckley Township. See Table 1.

Table 1
1980-2000 Population Change

	1980	2000	1980 - 2000 Change	
			#	%
Total for 12	132,104	189,278	57,174	43.3%
Average	11,009	15,773	4,765	43.3%
Hinckley	5,174	6,753	1,579	30.5%
Medina County	113,150	151,095	37,945	34.7%

Source: U.S. Census Bureau

Another way to look at the growth of a community is to compare its percent share of growth in a region. This shows how much of an affect one community's population growth had on the region's population growth. Between 1980 and 2000, the 12-community area surrounding and inclusive of Hinckley Township grew by 57,174 people. Hinckley contributed 1,579 people to this figure over the twenty-year period. Therefore Hinckley Townships' percent share of growth for the 12-community area is 2.8%, well below the average of 8.3% for the entire 12-community area. See Table 2.

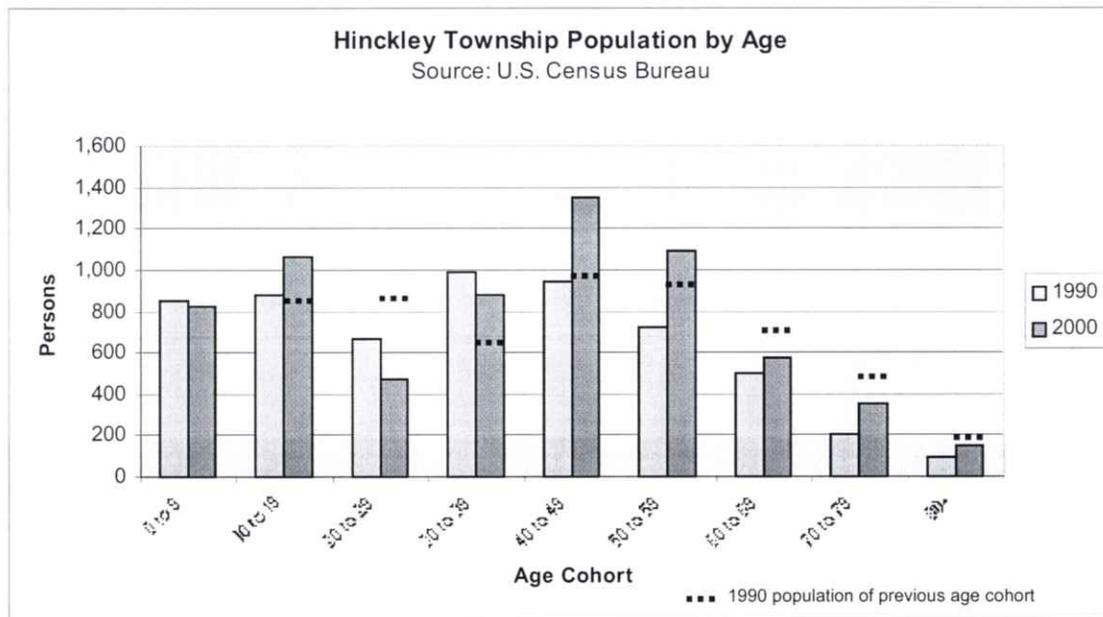
Table 2
Percent Share of Population Growth, 1980-2000

	% Share Growth
Strongsville	26.73%
North Royalton	19.20%
Medina	17.26%
Brunswick	9.24%
Broadview Heights	8.83%
Medina Twp	7.38%
Brunswick Hills Twp	3.75%
Hinckley Twp	2.76%
Granger Twp	2.22%
Bath Twp	2.04%
Richfield Twp	0.84%
Richfield Village	-0.26%
Total	100.00%

Source: U.S. Census Bureau

The age of Hinckley Townships' residents has also changed over the past decade. Between 1990 and 2000, Hinckley Township saw a total population increase of 907 persons, but during that time the profile of the population's age changed noticeably. In 1990, the largest cohort in Hinckley Township was age 30 to 39 (988). However in 2000, the cohort age 40-49 was the largest (1,351) indicating that a large number of people in that age range moved into the Township. Increases beyond normal aging are found also in the age groups of the 10 to 19 year olds, the 30 to 39 year olds and 50 to 59 year olds. Figure 3 below illustrates the ten-year change in age cohorts. During this same time, children under the age of 10 and young adults between the ages of 20 and 29, declined. One conclusion to make is that Hinckley Township is increasingly attractive to older residents who are likely purchasing a move-up home. On the other hand, the decrease in the number of people between the ages of 20 and 29 indicates that the housing may be out of the price range for first time homebuyers and young families.

Figure 3



The median age of residents in Hinckley Township has continued to increase over the last couple of decades, and continues to be slightly older than the median for Medina County, see Table 3.

Table 3
Median Age: Hinckley Township and Medina County 1970 - 2000

Year	Hinckley Township	Medina County
1970	N/A	29.9
1980	31.7	28.8
1990	35.9	33.3
2000	41.0	37.8

Source: U.S. Census Bureau

Hinckley Township and all surrounding communities have experienced positive growth in the number of new houses built as well as the total number of dwelling units in each community, as shown on Figure 4.

Figure 4
Dwelling Units in Hinckley Township and Surrounding Communities (1980 - 2000)

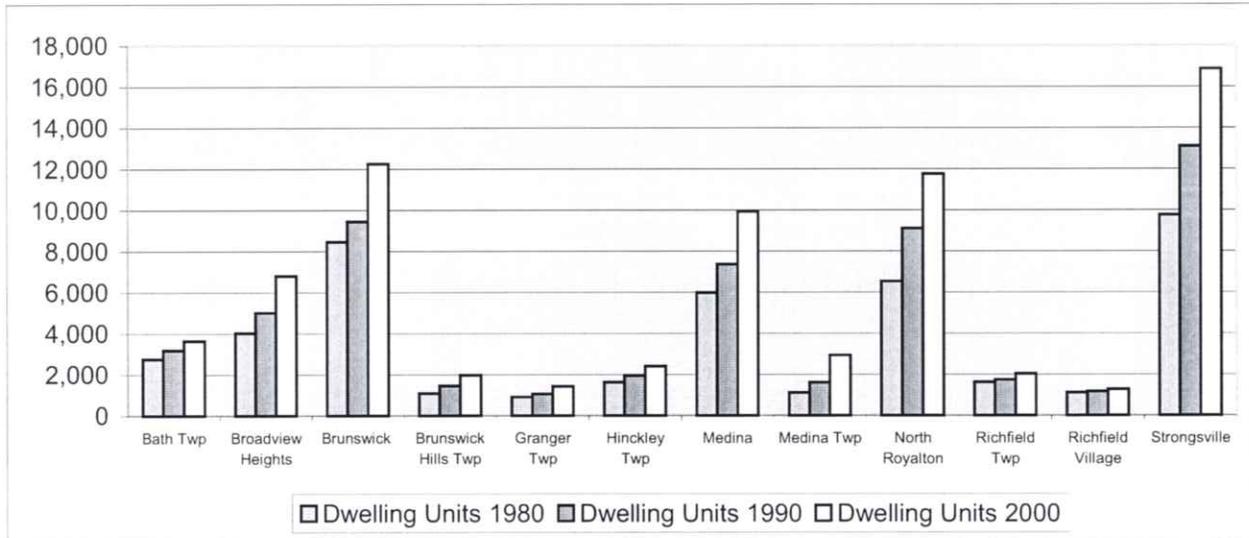


Table 4 illustrates the increase in total dwelling units in Hinckley Township compared to the total increase in dwelling units for all 12 communities combined, as well as the average increase for these communities. Hinckley Township falls below the 12-community percent change and net change averages indicating that Hinckley is growing slower than most of its neighbors, yet very similar to the overall growth rate for Medina County.

Table 4
Dwelling Unit Change: 1980-2000

	1980	2000	1980 - 2000 Change	
			#	%
Total for 12 Communities	44,999	73,284	28,285	62.9%
Average	3,750	6,107	2,357	62.9%
Hinckley	1,621	2,398	777	47.9%
Medina County	38,201	56,793	18,592	48.7%

Source: U.S. Census Bureau

Table 5 illustrates the total impact that Hinckley Township had on dwelling unit growth in the 12-community area. Hinckley's increase of 777 dwelling units between 1980 and 2000 was only 2.6% of the total increase of dwelling units for all of the surrounding areas. Comparatively, the average of the 12 communities is 8.3% contribution to the regional increase in dwelling units.

Housing construction rates help to show the level of new residential development occurring in a community. This data differs from growth in dwelling units because the prior data takes into account dwelling unit losses from things such as fire or unemployment. Between 1998 and 2001, there were, on average, 36 building permits issued annually for new single-family houses in Hinckley Township.⁵ This is more than three times fewer than the annual average of 115 for the surrounding communities, and significantly less than the 265 annual average issued in Brunswick during this same period, the 242 permits issued in Strongsville and the 196 in Medina city. Table 6 indicates the combined total number of building permits for new residential construction issued each year for the 12 communities and assumes that for every such building permit issued, a new house was constructed before the end of the year.

Table 5
Percent Share of Dwelling Unit Growth 1980-2000

	% Share Growth
Strongsville	26.73%
North Royalton	19.20%
Medina	17.26%
Brunswick	9.24%
Broadview Heights	8.83%
Medina Twp	7.38%
Brunswick Hills Twp	3.75%
Hinckley Twp	2.76%
Granger Twp	2.22%
Bath Twp	2.04%
Richfield Twp	0.84%
Richfield Village	-0.26%
Total	100.00%

Source: U.S. Census Bureau

Table 6
Housing Unit Construction Rates 1998-2000

	1998	1999	2000	2001	Annual Average
Total of 12 Communities	1,517	1,454	1,287	1,273	1,383
Average	126	121	107	106	115
Hinckley Township	27	33	39	43	36

Source: Medina County Building Department and local municipal building departments, see also Table A-7 in the Appendix for data on each community.

⁵ However, there has been a considerable increase in the number of permits issued annually in Hinckley. By September of 2003, there were approximately 75 building permits already issued for the year.

Over the past 20 years, Hinckley Township has experienced an increase in owner-occupied housing. In 1980, 88.6% of dwelling units were owner-occupied and by 2000, that figure had risen to 92.5%. Home ownership is a strong indicator of community sustainability because homeowners generally will have permanent employment, long-term interest in staying in a community and consequently have the desire and incentive to maintain and improve their property. All of these elements create a positive image for a community and can be a very effective supplement to other forms of economic and physical development. As a comparison, the homeownership rate for the entire Cleveland-Lorain-Elyria metropolitan area in 2000 was 72.0% and the rate for the State of Ohio was 71.3%.⁶ In addition, Hinckley continues to have a very low vacancy rate.

Table 7
Housing and Occupancy Characteristics, Hinckley Township

	Percent Of Total		
	1980	1990	2,000
Owner-Occupied	88.6%	92.4%	92.5%
Rental	7.8%	5.7%	4.7%
Total Occupied Units	96.4%	98.1%	97.2%
Vacant	3.6%	1.9%	2.8%
Total Units	100.0%	100.0%	100.0%

Source: U.S. Census Bureau

According to the 2000 Census, Hinckley Township continues to retain and attract residents with household incomes that are well above the median for Medina County and the state of Ohio. This in part is due to the high median housing value found in the Township. Table 8 indicates that the housing value in Hinckley Township increased 87% between 1990 and 2000, while the average increase for all twelve communities surrounding and including Hinckley Township increased by only 68%.

Table 8
Median Household Income and Median Value of Housing Units

Median Household Income	1989	1999	% Increase
Ohio		\$40,956	
Medina County		\$55,811	
Average in 12 communities	\$45,698	\$65,408	43%
Hinckley Township	\$45,455	\$70,805	56%
Median Value - Owner Occupied Units	1990	2000	% Increase
Average in 12 communities	\$106,992	\$179,642	68%
Hinckley Township	\$115,100	\$214,700	87%

Source: U.S. Census Bureau

⁶ Source: U.S. Census Bureau

General Land Use Patterns and Zoning

Single-family residential is the prevailing land use in the Township, with only small, scattered locations of commercial and industrial development. The existing residential development pattern can be characterized as rural, with large lots, low density with proximity to open fields, wooded areas and other natural features.

Existing Land Uses

As indicated in the previous sections on demographic trends, Hinckley Township abuts the growing communities of Brunswick, Brunswick Township, Strongsville and North Royalton and pressure for development is emanating outward from these communities. The pattern of existing land use, see Map 5, indicates the location of the existing higher density housing, commercial and industrial developments, which are located for the most part along jurisdictional boundaries shared with these neighboring communities.

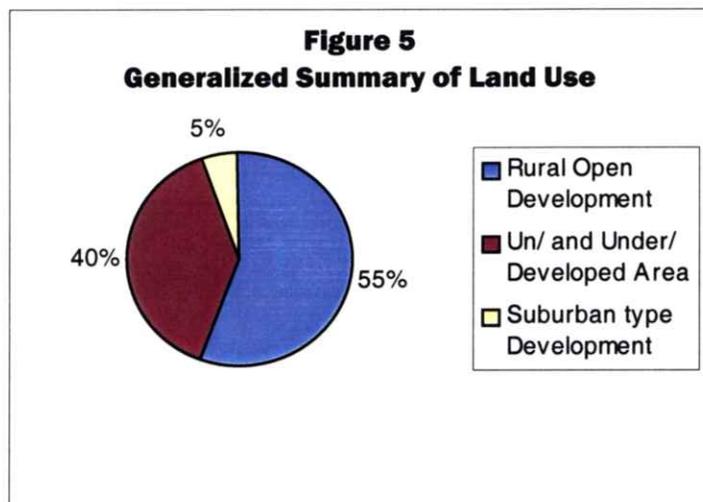
There are primarily three areas where commercial and industrial uses are concentrated: at the intersection of State Route 303 (Center Road) and West 130th Street; at the northeast corner of West 130th Street and Boston Road (Bennetts Corners); and at the intersection of State Route 303 and Ridge Road (State Route 94) at Hinckley Center; with the largest concentration located at State Route 303 and W. 130th Street. A fourth, smaller area, comprised of one commercial recreation use, is located west of the Bellus Road entrance to the Hinckley Reservation.

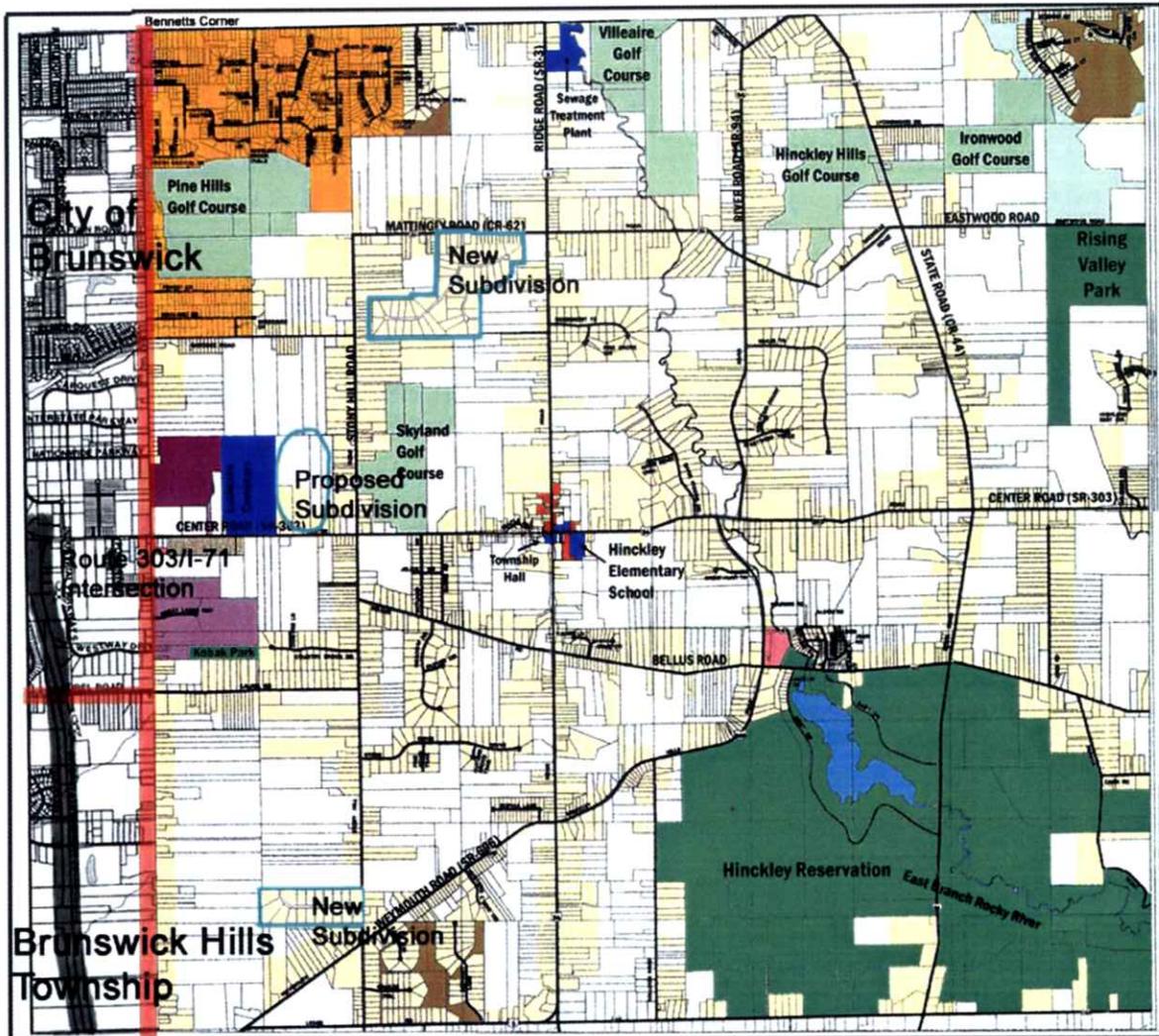
Development along West 130th Street is heavily influenced by the existing residential, commercial and industrial development on the west side of the street in Brunswick and by proximity to the State Route 303 interchange with I-71. In the Township, this is where the most dense, suburban form of development exists.

Bennetts Corner includes larger development sites zoned for local business on the northeast and northwest corners, which are located in North Royalton and Strongsville, respectively. New retail development is anticipated on these sites, and when it occurs it will have an impact on the lots on the south side of Boston Road, which are in the Township.

Residential development on ¾ acre lots which results in a density of approximately one unit per acre, is also concentrated in the Bennetts Corners area, across from similar suburban type residential development in Brunswick. All of these more densely developed areas, with the exception of the Bellus Road commercial recreation, are serviced by central water and sewer lines.

These developed areas, characterized by more suburban forms of development, account for approximately 900 acres, about 5% of the 17,238 acres in the Township. Another 9,560 acres (55%) are considered developed, though they have a much more rural, open character.





Master Policy Plan Update

EXISTING LAND USE Map 5

Hinckley Township
Medina County, Ohio

- | | | | |
|----------------------------|----------------------------|--------------------------|--------------------|
| Low Density Residential | Conservation Easement Area | Hinckley Center Business | Golf Course |
| Medium Density Residential | Parks | Industrial A | Community Facility |
| Restricted Common Area | General Business | Industrial B | |



Of this area, over 2,500 acres are committed open space areas protected as parkland, and the remaining 7,000+ acres are developed as home sites. Many residential lots have been subdivided from large acreage along existing roads and range in size from two acres to over ten acres, at an average density of approximately 4 acres per unit. In addition, there are approximately 15 subdivisions designed with cul-de-sacs, wells and septic systems to meet the minimum 2-acre lot requirements. The two newest subdivisions are located in the western half of the township; one immediately east of Stoney Hill Road off Mattingly and the other on the west side of Stoney Hill Road, just north of Weymouth Road. Plans for another 2-acre lot subdivision were submitted

to the Township in Spring 2003. The development is comprised of approximately 97 acres, immediately west of the Lutheran Cemetery on Center Road, and includes approximately 47 lots, each with a minimum of two acres.

The remaining 6,785 acres (40%) are either undeveloped or have the potential according to zoning to be further developed. This includes approximately 116 acres of vacant land that are available for commercial or industrial development, approximately 5,770 acres that are vacant or are portions of large lots that could be sold off and developed as additional residential lots, and 912 acres in five golf courses, which according to zoning could also be developed for residential development, and. Table 9 below indicates acres for each of these land uses and undeveloped areas in Hinckley Township.

**Table 9
Summary of Land Uses**

	Acres	% of total
<u>Suburban type Development</u>		
Residential (average one house per acre)	635	
Commercial	58	
Industrial	200	
SubTotal	893	5%
<u>Rural, Open Development</u>		
Open Space/Parks ⁷	2,516	
Rural Residential (average one house for every 4 acres)	7,044	
SubTotal	9,560	55%
<u>Un/ and Under/ Developed Area</u>		
Vacant zoned for nonresidential development	104	
Vacant: backlands, farmland, wooded acres	5,769	
Golf Courses	912	
SubTotal	6,785	40%
Total Acres	17,238	100%

Source: D.B. Hartt Calculations based on 2000 Medina County aerial photos & base maps

⁷ See subsequent section titled Community Facilities for more detailed discussion on existing parks.

Existing Zoning

Zoning has been an integral part of the development of Hinckley Township since 1952 when the first Zoning Resolution was adopted. A major amendment, adopted in 1975, changed the lot size from a minimum $\frac{3}{4}$ acre to 2 acres for new home construction and added a new R-2 district to maintain the $\frac{3}{4}$ acre lot size in the northwest corner of the Township. Hinckley's greatest accomplishment came in 1982 when it became the first township in Medina County to adopt a master policy plan, which included a requirement to review and update the plan every 10 years⁸.

In 1994, in response to a recommendation in the 1993 Policy Plan Update, the Township modified the zoning regulations in an effort to preserve the rural environment of the Township. The Township eliminated the allowance for smaller lots to be created when serviced by a centralized public water and sewer system.

In the late 1990s, the zoning was once again amended, this time to add a specific district to address the needs of the Hinckley town center area, add a second industrial district and to adopt regulations for conservation development as an option to standard residential subdivision. As a result, there are currently six zoning districts in the Township (See Table 10), two districts each for residential, business, and industrial uses, plus the allowance for conservation development as an option in the R-1 Residential District.

Table 10
Hinckley Township Zoning District Requirements

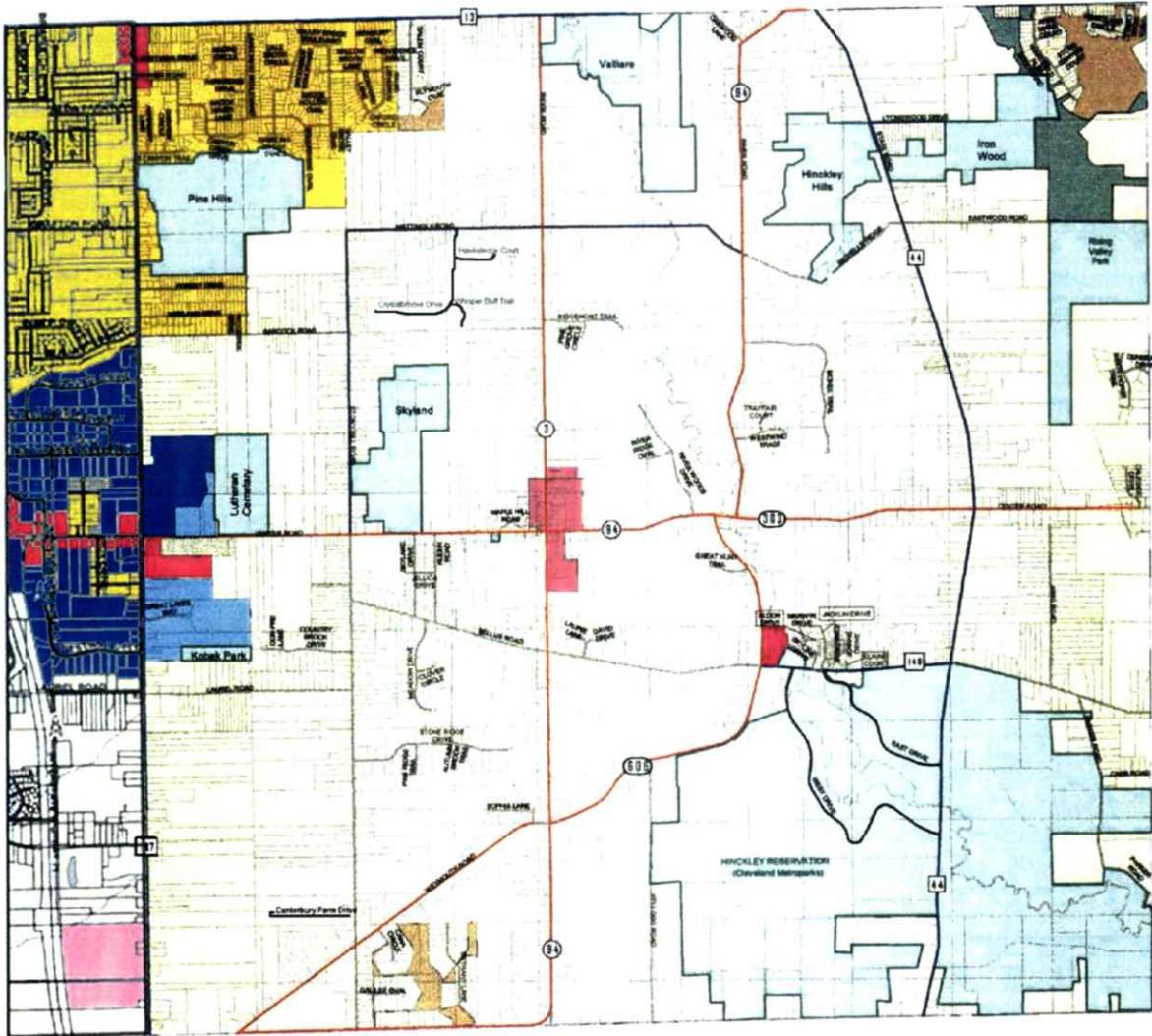
Zoning District ⁹	Total Acres in District (acres)	Classification	Minimum Lot Area (sq. ft.)	Effective Density (yield in units/acre)
R-1	13,358	Single Family	87,120 sq ft	0.47
		Conservation Development	100 acre project size	0.5
R-2	1,002	Single Family	33,000 sq ft	0.83
B-1	57	General Business	30,000 sq ft	NA
B-2	69	Hinckley Center Town	NONE	NA
I-A	142	Light Industrial	65,340 sq ft	NA
I-B	94	Light Industrial	43,560 sq ft	NA

Source: Area calculations by D.B.Hartt, zoning information from the Hinckley Township Zoning Resolution.

⁸ Source: <http://www.hinckleytp.org>

⁹ Does not include parkland area owned by the township or other public entity.

A summary of each of the zoning districts is included on the following pages; Map 6, below, indicates the existing boundaries for the various zoning districts.¹⁰



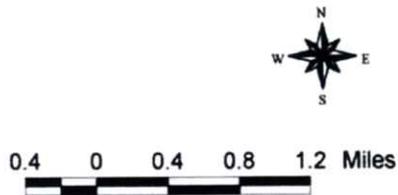
Legend

- B-1
- B-2
- IA
- IB
- R-1
- R-2
- Parks/Cemeteries
- Restricted Common Area
- Conservation Easement Area

- Park Roads
- County Highway
- State Highway
- Township Roads

General Zoning in Brunswick & Brunswick Township

- Light Industrial
- General Commercial
- Highway Arterial Commercial
- R-L (min. lot size of 0.5 acres)
- R-R (min. lot size of 2 acres)



**Map 6
Existing Zoning in Hinckley Township,
Brunswick and Brunswick Hills Township**

¹⁰ More detailed outlines of each zoning district are included in Appendix D.

R-1 Residential District

The R-1 district with a minimum 2-acre lot requirement for each house is the prevailing zoning classification in the Township; more than 77% of the Township is zoned R-1. The district requires a minimum lot width of 175 feet, which results in a lot depth of nearly 500 feet.

Most of the development within the R-1 district has occurred along existing roads, with the remainder located in small rural subdivisions with cul-de-sacs. The minimum front yard setback is 90 feet from the road right of way with yard requirements of 30 feet for side yards and 50 feet for the rear yard. Other uses permitted in this district include agricultural ones, accessory buildings, and oil and gas wells.

There is also an allowance for back lot development as a permitted use. This essentially allows flag lots with a minimum of seven acres, 55 feet of frontage at the street, 200 feet of lot width at the building line and a minimum of 50 feet building setback from every property line.

The Medina County Subdivision Regulations requires a minimum 60-foot right-of-way for residential development, so the 55 feet of frontage does not accommodate a new public street if the backlands were to be further developed. Also, permitting the back lot development as a permitted use does not give the Township the chance to review the proposed lot split for its potential for future development/subdivision.

Conservation Development Regulations

Conservation development regulations were adopted to allow a development alternative to standard single-family subdivisions in the R-1 District. The primary purposes of the regulations are to retain natural features, control water flow, and preserve natural resource areas and vistas. The conservation development option is considered a planned unit development according to ORC §519.021 and is allowed as a permitted use reviewed by the Zoning Commission. The flexibility offered by these regulations is intended to promote creative design solutions that enhance and conserve a project area's natural and scenic resources. Residential projects designed according to the conservation development regulations must include a project area of at least 100 acres, and at least 50% of the total project area must be set aside as open space permanently prohibited from any future development. In exchange, the permitted density is 0.5 dwelling units per acre, calculated on the entire project area, including the restricted open space.

R-2 Residential District

This district includes just over 1,000 acres and is located in one contiguous area in the northwest corner of the Township where central water and sewer service is provided. The regulations in this district allow for a smaller lot size (minimum of 33,000 sq. ft.) and smaller lot width (100 feet). The land uses are identical to the R-1 district, but the minimum yard depths are also smaller than the R-1 regulations: a minimum 75 foot setback from the street right of way, 15 feet required for each side yard and the rear yard.

B-1 General Business District

Approximately 57 acres are zoned for General Business, a district with a minimum lot area of 30,000 square feet. Some of the current uses in these areas include a CVS Pharmacy in the Bennetts Corner area, a chiropractor, some offices, and a mini-golf course/golf ball driving range near the Bellus Road entrance to Hinckley Reservation. The minimum front yard depth is 75 feet with a minimum of 30 feet required for building setbacks from the side and rear lot lines,

except when a building is located adjacent to a residential district, when the required yards increase to 100 feet.

B-2 Hinckley Center District

Hinckley Center was an active and prosperous village when a foundry, blacksmith shops, churches, a school and several stores made up the town. Today, Hinckley Center is the location of the town hall, county library branch, elementary school and a small commercial district, with some dwelling units intermixed. The Hinckley Center District is unique in a variety of ways: it allows a range of uses limited to those that are determined to be compatible with a small town center, including retail, offices, personal services, banks, and restaurants. Recognizing that much of the area is already subdivided the district does not have a required minimum lot size. The zoning encourages buildings to be located close to the road by allowing the building to be only 30 feet from the right-of-way when the building occupies more than 50% of the lot width. However, if parking is located in front of a building, the building must be set back a minimum of 75 feet. Single-family dwellings are not permitted, which means that the 17 or so existing homes are nonconforming uses.

I-A Light Industrial District

The I-A district allows all industrial applications except distribution warehouses; this is the primary difference between other industrial districts in the township. The minimum lot size for this district is 3 acres with a minimum front set back of 150 feet and minimum side and rear yard setbacks of 30 feet. Smaller lots of 1.5 acres are allowed as part of an industrial park.

I-B Light Industrial District

Only one area is zoned I-B in Hinckley Township and the zoning code only permits research labs and offices, and intracompany distribution warehouses. This district requires a minimum lot size of ten acres a minimum building setback of 250 feet from the road right of way and does not permit construction within 100 feet of the side or rear lot line. The sole business in this district is an Aldi's grocery distribution center.

Community Facilities

In addition to the land uses highlighted in the previous section, Hinckley Township has a number of community and recreation facilities that contribute greatly to Township residents' quality of life. There are five golf courses totaling over 900 acres located in the northern half of the township. These golf courses have retained a sense of openness along the street and reduced (perhaps only temporarily) the availability of this land for residential development.

There are also three major parks that total over 2,500 acres and provide residents access to a wide range of public and private open space areas and recreation opportunities. Hinckley Reservation, part of the Cleveland Metroparks system, comprises approximately 2,275 acres in the southeast corner of the Township. Rising Valley Park, located in the eastern portion of the Township, is approximately 225 acres in size and is a joint collaboration between Hinckley and Richfield Townships. Kobak Fields Baseball Complex operated in cooperation with the Recreation Association of Highlands (RAH) comprises another 16 acres and is located behind the industrial zoning on West 130th Street.

The Township Hall and Fire Station are located on a seven-acre site in Hinckley Center. The present building and parking arrangement occupy only about 1/3 of the site, leaving the remaining land available for future development.

Hinckley Reservation¹¹

Hinckley Reservation is a tremendous asset to Hinckley Township and its residents. Hinckley Reservation was established in the early 1920s when Hinckley resident George Emmett led the effort to have Hinckley Township included as part of the Cleveland Metropolitan Park District. He was joined by John F. Johnson, who donated 236 acres of land to the Park District, 100 of which were converted into Hinckley Lake in 1926. The lake is a popular swimming, boating, and fishing spot and enjoyed by ice fishermen and skaters in the winter months.

The 2,275-acre Hinckley Reservation is home to a nesting colony of great blue heron, and wild turkeys released here several years ago may still be seen. Spring wildflowers, including several unusual varieties of trillium, thrive along a tributary of the river west of Johnson's Picnic Area. Hinckley Reservation is widely known for the annual return of the turkey buzzards, which has turned into a Metroparks major event. The phenomenon of the returning birds was first noted in 1957. Since that time, thousands come each year on Buzzard Sunday (March 15, or the first Sunday following March 15) to witness their arrival.

East of State Road, the magnificent Whipp's Ledges represent an unusual exposure of Sharon Conglomerate, a soft and porous sandstone laid down during the Coal Age almost 300 million years ago. Atop these ledges, which rise 350 feet above Hinckley Lake, grows a magnificent forest of oaks and other hardwoods.

Entrances to the park are off Bellus and State Roads. The park includes a number of amenities such as eight picnic areas, a three-mile loop all-purpose trail around Hinckley Lake, and

¹¹ <http://www.clemetparks.com/information/history.html>

swimming opportunities with refreshments at Ledge Pool, located on Ledge Road, and at Hinckley Lake.



Figure 6. Hinckley Lake below Hinckley Dam

Cuyahoga County Greenspace Plan

Hinckley Reservation is one of 14 reservations in the Cleveland Metroparks system known as the Emerald Necklace. Nearby Mill Stream Run Reservation in Strongsville is only two miles north of Hinckley.

In response to the fact that Cuyahoga County is on course to be the first Ohio county to reach total buildout, the Cuyahoga County Planning Commission is currently preparing a Greenspace Plan to promote a broad and comprehensive vision for greenspace protection and restoration within the County. The Plan states that protecting greenspace will improve residents' quality of life as well as the region's image, increase regional competitiveness, expand the county's green infrastructure and improve the overall environmental and human health. Plan elements include recommendations for:

- A system of natural corridors
- A countywide trail system
- Preservation of scenic views
- Protection and restoration of critical natural areas
- Greening of neighborhoods and property stewardship
- Public awareness and education

Map 7 illustrates the policies for open space protection and trail expansion immediately north of Hinckley Township. A potential trail is shown along the East Branch of Rocky River, which could be extended through Hinckley Township to the Hinckley Reservation.

The Greenspace Plan identifies more than 100 possible funding sources and how those sources may be allocated. These funding sources include numerous possibilities within the Federal, State, and Local governments as well as private and non-profit organizations. Many of these are also potential funding sources for open space protection in Hinckley Township.

CUYAHOGA COUNTY GREENSPACE PLAN

LEGEND

- EXISTING PARKS & PROTECTED AREAS
- ▨ RIVER, LAKEFRONT & CONSERVATION AREAS
- ▨ OTHER GREENSPACE CORRIDORS
- OUTSIDE CUYAHOGA COUNTY

GREENED CONNECTORS

- EXISTING BOULEVARDS
- POTENTIAL GREENED CONNECTOR
- LAKE ERIE CIRCLE TOUR ROUTE
- CANAL WAY OHIO SCENIC BYWAY

ACTIVITY NODES

- CIVIC/RETAIL
- COLLEGE
- RAPID STATION

TRAILS

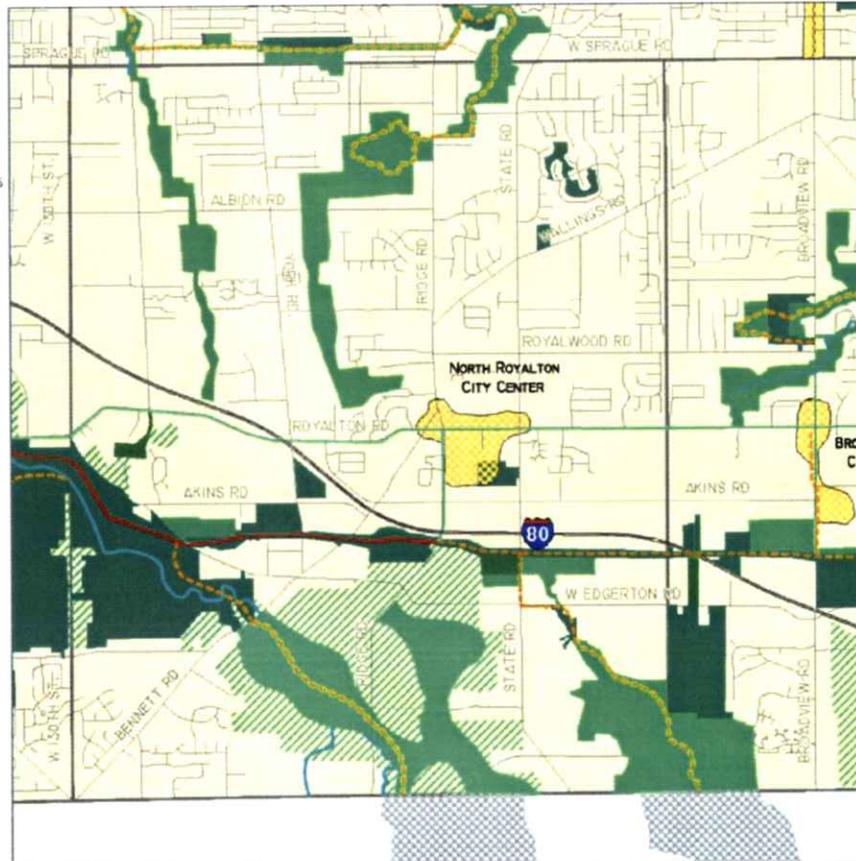
- EXISTING MULTI-PURPOSE
- POTENTIAL TRAILS

CUYAHOGA VALLEY SCENIC RAILWAY

- EXISTING
- PROPOSED



CUYAHOGA COUNTY PLANNING COMMISSION, 2002



Map 7 Greenspace Plan for the Strongsville/North Royalton Area

Source: Cuyahoga County Planning Commission

Infrastructure

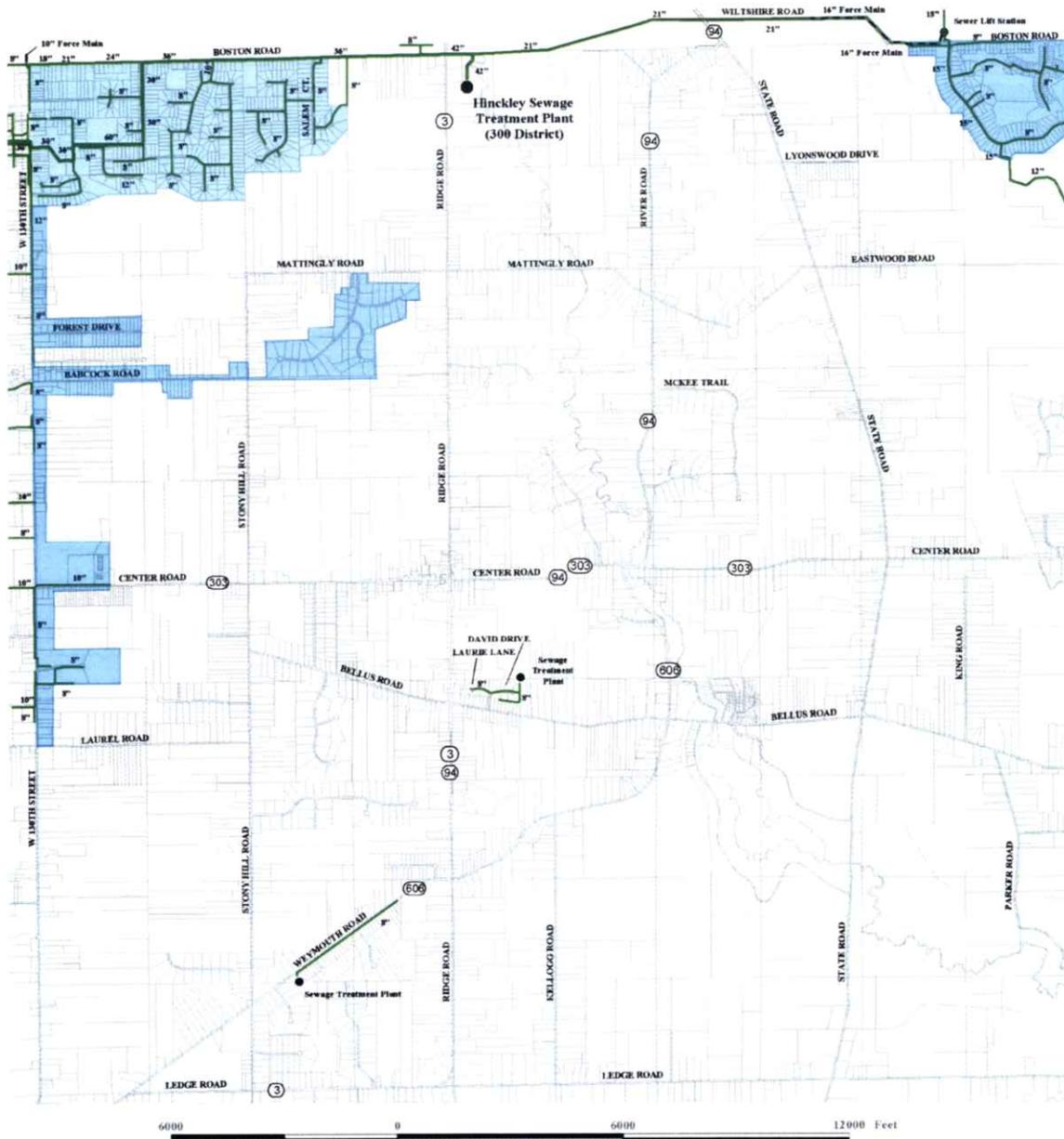
One reason the rural character of Hinckley Township has been so well retained is because of the Township's efforts to keep septic systems and well water as standards for residential development. The only areas of Hinckley that are served by public water and sewer are on the edges of the Township. Specifically, there are two residential developments, one in the northwestern corner of the township, and one in the northeastern corner, that are served by the infrastructure of adjacent communities.

Water And Sewer

Map 8 indicates the location and current size of the existing sanitary sewer lines, provided by the Medina County Sanitary Sewer Department and the general area serviced by the County Water System. The Hinckley Sewage Treatment Plant (300 district) is located in the north central area of the Township, near the corner of Boston Road and Ridge Road.

The water lines are owned and installed by Medina County, and operated by the city of Cleveland. According to the Medina County Sanitary Engineers Department, residents can petition to have the water lines extended. The cost to tie into the system is \$3,500 per dwelling, regardless of the lot frontage, plus additional fees for tap-in.

The Northeast Ohio 208 Water Quality Management Plan indicates that limited sewerage is possible in the portion of the Township between W130th and Stony Hill Road within the next 20 years, dependent on the "advice of local officials". During this same time, sewers are not expected in any other portion of the Township. Expansion of the public sewer system is targeted predominantly in areas west of W130th Street, in Brunswick Hills Township.



- Sanitary sewer lines
- 8" Size of sanitary sewer lines
- General area of current water service

Map 8 Existing Sewer Lines and Generalized Water Service Area

Source: Based map prepared by Medina County Sanitary Sewer Department, water service area information supplied by Medina County Water Department.

In 1972, three years after the Cuyahoga River caught on fire and caught the attention of environmentalists across the country, Congress passed the Clean Water Act. The goals of the act were to make all streams, rivers, and lakes “swimable and fishable” by 1983 and completely eliminate all polluting discharge from natural waters by 1985. In 30 years since the act was passed, water quality has largely improved¹², and implementation of Phase II requirements are underway.

Table 11 below shows all of the facilities within Hinckley Township that are monitored by the U.S. EPA for water polluting discharges. The table shows the facility name, if the facility is permitted to discharge to water, if any toxic releases have been reported, and if the facility is a hazardous waste handler. The table indicates that there are no reported toxic releases in Hinckley Township. Hinckley Township does have one hazardous waste handler.

Table 11
EPA Regulated Facilities in Hinckley Township

Facility Name/Address	Permitted Discharges to Water?	Toxic Releases Reported?	Hazardous Waste Handler?
M & T Autobody	No	No	Yes
Medina Co Sd 9	Yes	No	No
Medina County Comm Sd 11	Yes	No	No
Medina County Comm Sd 9	Yes	No	No
Medina County Commissioners	Yes	No	No
Medina County Commissioners	Yes	No	No

Source: U.S. EPA

Roads

The road system of Hinckley Township is served by four state highways (OH 3, 94, 303 and 606), six County Roads (44, 13, 48, 140, 17 and 135), and nearby by four Federal Interstates Highways (I-71, 271, 80, and 77). There are 31 miles of Township Roads, which are maintained by the Hinckley Township Service Department. As is the case in many townships, the existing road network is generally a grid pattern with four roads providing north-south access through the Township and three roads providing nearly complete east-west connections. Within the “blocks” created by these roads, the Township has maintained a policy of discouraging through streets as a way of restricting commuter traffic through the Township to these major roads.

¹² Source: <http://www.post-gazette.com/localnews/20021018waterreg4p4.asp>

Residential Development Capacity

As stated earlier, approximately 60% of the land within Hinckley Township is developed or otherwise committed to its present use. The development potential for the remaining undeveloped area of the township is greatly affected by the current zoning regulations and the standards that guide the subdivision and development of vacant land and underdeveloped property. For the purposes of this analysis, land currently being used for golf courses, or agricultural purposes is considered to be underdeveloped because of its residential zoning classification. Portions of existing large lots not currently being utilized and with the potential for future subdivision (based on a review of aerial photographs) have also been included as vacant/underdeveloped land.

It is estimated that there are approximately 6,669 vacant or underutilized acres zoned for residential use. It is useful to conduct an analysis of the development potential of the remaining vacant land to determine development capacity of the Township at build-out based on the existing zoning. According to the 2000 US Census, there were 2,398 dwelling units in Hinckley Township and a population of 6,753 residents. Based on the number of building permits issued since the Census and through the summer of 2002, it is estimated that 68 additional dwellings have been constructed. In addition, two single-family subdivisions have been constructed (i.e. the infrastructure has been installed and building is underway) in the western half of the Township. These two subdivisions include approximately 61 new lots. Since the development density of these parcels has been determined, these lots have been added to the number of existing and committed dwelling units.

To estimate the remaining residential development capacity of the township, the number of homes that could be constructed on that vacant land was calculated. The land was converted to dwelling units by multiplying the vacant acres by the effective density that results from the minimum lot size requirements in each zoning district.¹³

Table 12 depicts the additional number of homes that could be built in Hinckley Township if every acre of vacant or underdeveloped land zoned residential were to developed according to its existing zoning classification. Because the golf courses could potentially be redeveloped as

Table 12
Residential Development Capacity at Build-Out

	Dwelling Units		Population	
	<i>High</i>	<i>Low</i>	<i>High</i>	<i>Low</i>
Estimated for 2002	2,527		7,127	
Additional Development Potential	3,338	2,742	9,681	7,951
Total Residential Development Potential at Build-Out¹⁴	5,865	5,269	16,808	15,078
Estimated % Growth at Build-Out	132%	108%	136%	111%

¹³ Effective density takes into account land area devoted to streets and inefficient lot layouts.

residential uses, the 912 golf course acres have been included in the vacant land acreage and that total is used as the “high” estimate. The low estimate deducts all of the golf course acreage. In both cases, land areas in floodplain, wetlands, and steep slopes and with shallow depth to bedrock have been included since in some cases, depending on the size and shape of the natural feature, these areas can be included in the backyards of two-acre lots.

The vacant land could theoretically accommodate between 2,740 and 3,340 additional homes. Nearly 90% of these units would occur in the R-1 District, where most of the vacant residentially zoned land occurs (see Table B-12 in Appendix B). This would result in approximately 5,260 to 5,860 homes in the township at full build-out, compared to the current estimate of roughly 2,500.

This evaluation assumes that every acre of residentially zoned land will be developed according to the existing zoning. While this is not likely to occur because land is rarely perfectly subdivided to the minimum requirements, this calculation is useful to illustrate the amount of development that could happen if none of the current zoning regulations change.

The build-out population projection was calculated by multiplying the estimated total dwelling units by the 2000 U.S. Census figure of persons per dwelling unit for Hinckley Township, which is 2.90 persons.

Based on the above projections for the township’s total residential development capacity, it is possible to estimate the number of years before capacity is reached. Assuming a residential construction rate of 50 to 75 homes per year (which is similar to the rate of development for 2003), Hinckley Township will reach its residential development capacity in approximately 35 to 70 years.

Another consideration pertaining to the potential for future residential development is the cost of providing well and septic compared to the cost of providing public water and sanitary sewer lines. Based on recent developments in the Township it appears to continue to be economically feasible to construct residential projects at a density of roughly one unit for every two acres. Two subdivisions with on-site septic and wells have recently been constructed in compliance with the 2-acre minimum lot requirement, and a third which includes public water is in the subdivision approval stage. In addition, the conservation development regulations provide flexibility in unit arrangement, which helps to reduce infrastructure costs.

Part of the reason why it remains feasible is that Hinckley is a highly desirable location for high-end luxury homes. As the price of the home and the land increases, the cost of installing the infrastructure becomes a smaller portion of the overall sales price of the lot/home.

Another consideration is that the costs to install public utilities are included in the sales price of the lot and passed on to the homebuyer when the lot is sold. In contrast, the installation of a well and on-site septic system are constructed as part of the house construction costs and are therefore not included in the sales price of a developed lot.

¹⁴ Based on current zoning.

Economic Development Considerations

In evaluating future land use conditions and decisions in Hinckley Township, it is important to consider the fiscal impact of permitted development options. Typically, economic development (or non-residential development) is considered the primary way to slow the increasing tax burden on residents, because the primary funding source for Township government is the property tax.

Real Estate Tax Revenue

Generally, commercial development generates the most real estate tax revenue per acre because of more floor area per acre and higher building construction costs compared to industrial development. In addition to real estate taxes, commercial and industrial uses pay personal property tax on machinery and equipment, tools, supplies and inventory. On a per acre basis, new commercial development has an approximate value of \$720,000 per acre, while new industrial development typically has a value of approximately \$350,000 per acre and residential approximately \$250,000 per acre.¹⁵

Taxes are paid based on the assessed value of the property, which is 35% of the market value. Hinckley Township has two property tax rates, depending upon which school district a property is located. Most of the township falls within the Highland Local School District. The full tax rate for property within both Hinckley Township and the Highland School District is 98.28 and the full tax rate for property within Hinckley Township and the Brunswick City School District is 88.88.

Because of various reductions, the effective rate that is actually applied to land in Hinckley Township is 53.77 mills per \$1000 of residential assessed value and 48.97 mills per \$1000 of commercial/industrial value.¹⁶ Of the 17 taxing jurisdictions surveyed, Hinckley Township – Highland School District has the third highest effective residential tax rate. Of the taxes collected in Hinckley Township, more than 60% is earmarked for the schools, while no more than 17% is distributed to the Township (see Table 13).

Table 13
Real Estate Taxes by Taxing Jurisdiction
Hinckley Township – Highland School District

Land Use	Total		Township		Schools		Other	
	mills	%	mills	%	mills	%	mills	%
Residential	53.77	100%	8.62	16%	34.66	64%	10.46	20%
Commercial/Industrial	48.97	100%	8.26	17%	30.46	62%	10.25	21%

When considering economic development, another important aspect of land use is the level of services required and the associated costs to provide these services compared to the amount of taxes paid. As can be seen on Table 13, the majority of all property taxes collected support the

¹⁵ See Table C-20 in Appendix C for a detailed explanation of these values.

¹⁶ See Table C-19 in Appendix C.

local school system, while only residential property owners generate the school costs. Since non-residential property owners pay property taxes to the local public school district, the non-residential property owners in effect subsidize the costs of providing such education services. Therefore, the primary way in which to slow the growth of the tax burden on residents is to increase the amount of commercial and industrial development in the township, which in turn increases the nonresidential tax contribution to the schools.

For tax year 2000, the percentage of the total assessed real property value that can be attributed to residential and agricultural uses in Hinckley Township was 95%, with the remaining 5% attributed to commercial and industrial uses. This is the second highest residential percentage of the 12 communities evaluated, exceeded only by Richfield Township with 97%. In comparison, Medina Township has a 75% residential/agricultural to 25% commercial/industrial ratio.

Attracting New Development

Location is the biggest factor when drawing new business to an area. Hinckley Township has an excellent location on both a regional level and a national level. Hinckley offers easily accessible sites for distribution and warehousing facilities because of its proximity to four Interstate Highway systems that directly reach as far away as San Francisco, New Jersey, and South Carolina. The Interstate Highway system is important for commerce trade in the United States. For example, in 1997, private or for-hire trucks made 71.7% of all commercial shipments in the United States¹⁷. According to the U.S. Department of Transportation, the majority of Cleveland's total truck activities are local, either within the state or neighboring states.

Hinckley is also an ideal setting for businesses to locate and draw workers from the Cleveland area (approximately 27 miles away), Akron (approximately 24 miles away), and Canton (approximately 45 miles away). Businesses would also have easy access to two international airports within an hour drive of their location.

There are two entrance ramps to I-71 located just west of the Township: the one at State Route 303 is approximately $\frac{3}{4}$ mile west, and the other at Weymouth Road is approximately $\frac{1}{2}$ southwest. In Fall 2002, approximately 107 acres located on the west side of West 130th Street (in Brunswick Hills Township) and one parcel north of the township line were rezoned from a rural residential district to a highway arterial commercial district. This rezoning is the first nonresidential zoning in this area, and it is expected to spark new development in the short term.

Limitations to Economic Growth

Limitations to economic growth in Hinckley Township currently include a lack of infrastructure development. A large portion of the township is lacking public water and sewer, two major components of commercial growth. Only two percent of the land area of Hinckley is currently zoned for business or industrial use, and much of that is already developed.

Natural features of Hinckley Township also create a hindrance to development growth. The hilly terrain that gives the land its character also makes development difficult or impossible in

¹⁷ Source: U.S. Census Bureau Economic Census 1997

some areas. The total elevation change in Hinckley is 480 feet. The central and eastern parts of Hinckley are most affected by large elevation changes, especially near the East Branch of the Rock River. Suitable development sites free from the constraints of topography occur mostly in the west and southwest portions of the township.

Because the East Branch of the Rocky River flows through Hinckley Township twice, its associated floodplain creates obstacles for site selection and development in Hinckley. The Federal Emergency Management Agency has requirements for building or renovations within designated flood zones, and may affect a developer's ability to obtain financial support through loans from federally insured lenders. In general, construction and development projects within FEMA flood zones require additional costly construction features such as raising the foundation above flood levels, and purchasing of flood insurance before any loans are made. There are three major areas in Hinckley Township that are designated FEMA flood zones: In the northwestern corner of the township along Healey Creek, in the center part of the township on the East Branch of the Rocky River, and in the Eastern Part of the Township at the headwaters of the East Branch of the Rocky River.¹⁸

¹⁸ FIRM Flood Insurance Rate Map, Medina County, Ohio Community Panel Number 390378 0015 9, Effective date August 15, 1983.

Chapter 3 • Key Issues/Summary of Community Survey

This section provides a summary of the key issues and considerations that were identified during the update to the Master Policy Plan by the Hinckley Township Zoning Commission and the Hinckley Township community survey respondents. The following conclusions and key considerations shaped the formulation of the goals, policies, and implementation strategies contained in Chapters 4, 5, and 6.

- A. The established development pattern has a predominantly rural character which is preferred by Township residents:
1. Only 5% of the Township is developed at a suburban density of more than one house per acre or with a commercial or industrial use.
 2. 55% of the Township is devoted to a rural residential use or an open space/recreational use including 2,516 acres (14.6% of the township) devoted to local or county parkland.
 3. 40% of the Township is considered undeveloped or underdeveloped and of that, the majority, 6302 acres are zoned for rural residential development at one house per two acres.
 4. The majority of the frontage along the roads in the Township has been subdivided into lots with less than 350 feet of frontage (and can not be further subdivided in compliance with the minimum 175 ft lot width).
 5. Nevertheless, there is significant land area behind these frontage lots where new subdivisions could be developed, with a new street built to access the lots. Most lots in the new subdivisions average between 2 and 3 acres, and are on a single cul-de-sac.
 6. Based on the survey results, 91% are satisfied with quality of life in the Township, 60% believe that there is a good mix of residential, retail and industrial uses and 83% said they moved to Hinckley because of its “rural character.”
 7. 50% of the survey respondents felt there has been too much residential development in past 10 years while 46% said it was appropriate. 68% were satisfied with the current variety of housing styles/prices.
 8. There is little support for increasing residential densities in the Township, though a limited percentage of residents supported higher density development for senior citizens:
 - ▶ 33% supported “higher density senior housing” if it were to locate near community facilities;

2. The W 130th corridor includes a total of 266 acres zoned for industrial/commercial development, with approximately 64 acres still vacant:
 - 142 acres in the I-A district; of which 24 acres are undeveloped;
 - 94 acres in the I-B District; of which 12 acres are undeveloped;
 - 30 acres in the B-1 District; of which 28 acres are undeveloped.

3. Some residents expressed interest in increasing the amount of retail/industrial development:
 - (a) Promote economic development to both increase the tax base and provide stores and offices to meet the shopping needs of the residents.
 - (b) Expansion in both the W 130th/303 area and the Town Center were supported by the survey.
 - (c) The Town Center area was noted as an area where expansion of retail uses should occur to make more of a traditional “center” for the township, including more retail services (13% suggested more restaurants) and creating a better “image” for the township (78% agreed that good building design is important for the community’s Town Center.)
 - (d) The W130th Corridor is primarily zoned for industrial uses on the west side of the street (in Brunswick). The area north of the Aldi site is zoned R-1, yet is across the street from the Brunswick Commerce Center.

E. Open Space / Rural Character: Rural character was the number one reason people choose to live in the Township (reported 82%). Preservation of open space, characteristics of the natural environment and wildlife habitats, and protection of ground water resources were all highly supported.

1. Residents feel there is enough recreational open space already available.
2. But preserving open space helps to preserve the rural character of the township, protect natural resources, and wildlife benefits from connected open space. 93% support preserving open space and natural areas in the Township:
3. Priority areas for preservation include:
 - River and stream areas and adjacent land (93%)
 - Woodlands (93%)
 - Rural Roads and Scenic Views (86%)
 - Wetlands and fields/meadow areas (83% and 82%)

4. Preserving open space and natural features helps to preserve scenic viewsheds. With the hilly topography and river valley bisecting the township, scenic vistas are common as one drives throughout the township.
5. At the same time, there is not support to spend tax money to accomplish these goals.
6. Supported strategies for the preservation of open space and natural features include:
 - 66% support traditional subdivisions as a way of preserving rural character
 - 72% support subdivision set-aside of open space
 - 60% want more public park land
 - 61% encourage landowners to donate, but there is not agreement on funding for land purchases

F. Watershed Protection/Management; Natural Resource Protection: Hinckley Township is in the southeastern part of the Rocky River watershed. There has been substantial work done at the county and regional level over the last few years to develop management programs to attain water quality standards set by the federal government. The nonpoint source management programs recommended for implementation at the local level, and which can be accomplished by townships include:

1. Riparian zone protection program – to locally protect streams, rivers and their corridors through restrictions/buffer requirements in the corridors.
2. Conservation design for storm water management (which is the same as the township's current Conservation Development regulations).

Other programs are recommended, but must be accomplished at the county level. In addition, the township can encourage land conservation as a way of reducing development and preserving the natural environment

Chapter 4 • Statement of Goals and Objectives

In order to evaluate, update and expand upon the land use policies in *1993 Master Policy Plan*, it was first necessary to reconfirm the basic direction or vision for the community. From the evaluation of the existing conditions and trends and with an understanding of the key issues, the Goals and Objectives contained in this Chapter bring forward and expand upon the goals from the *1993 Master Policy Plan*.

Overall Goal

To preserve what makes Hinckley beautiful and unique and to maintain the physical beauty that attracts new residents to Hinckley for the health and welfare of both present and future residents. Hinckley's unique character is fundamentally established by the natural environment, which includes:

- ▶ The hilly topography that defines the East Branch of the Rocky River valley
- ▶ Magnificent vistas across the river valley and scenic views of surrounding rural environment
- ▶ Hinckley ridge
- ▶ The magnificent beauty of the countryside

Development Objectives

The following updated set of development objectives provides the overall direction for future growth in the Township and the framework upon which to evaluate and update the development policies.

- A. **Preserve the Existing Rural Character and Image of the Township** by fostering the continuation of the present rural residential character of the low-density development pattern in the Township.
- B. **Preserve the Natural Environment** in order to protect the natural resources and preserve the rural character and ensure that this remarkable physical and aesthetic asset stays intact to the 21st century and beyond, including compliance with the Clean Water Act and the requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II.
- C. **Enhance the Town Center** to create and promote a more traditional "center" development with an identifiable image that becomes a positive landmark for the Township.
- D. **Promote economic development** in areas that have the least impact on the overall character of the Township in order to maintain and improve the current level of nonresidential tax base.

- E. Ensure that all development has adequate water and waste disposal** that is provided in a way that helps preserve and protect the rural environment. Expand public utilities only when needed to replace failing systems.

- F. Manage Transportation/Circulation** in ways that facilitate traffic flow in and about the Township, ensure the safety of residents, and protect the natural environment.

Chapter 5 • Planning and Development Policies

This Chapter sets forth the specific policies that advance the goals and objectives summarized in Chapter 4. These policies address broad needs and specific land use recommendations, that are important to the ongoing planning of the Township, including such specific topics as future land use, economic development, natural features and open space preservation, and transportation.

Hinckley Township is predominantly a rural community, with only 5% of the township developed with a more intense, suburban development pattern. While this plan recognizes the need to preserve open space and the rural character of Hinckley Township, it also recognizes the need for economic development and a desire by residents to bolster the Hinckley town center area as a local landmark and gathering spot. Policies have been formulated for the following categories and such policies are illustrated on Map 9.

- ▶ Preservation of the Natural Environment Policies
- ▶ Residential Development Policies
- ▶ Economic Development Policies
- ▶ Hinckley Town Center Policies
- ▶ Sewer and Water Policy
- ▶ Open Space and Recreation Policy
- ▶ Transportation Policies

Preservation of the Natural Environment

The key characteristic residents like about Hinckley is its predominately rural environment. According to the 2003 community survey, the natural landscape of the Township is an amenity not found in many other communities and as such should be treasured and protected. Unfortunately, the environmental characteristics found in Hinckley Township are quickly disappearing in the greater Cleveland area. Continued preservation of this natural environment is important for both the Township and for the region. In order to preserve and protect this unique natural environment, the Township embraces the following policies:

- A. 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, to manage the water quantity and reduce the potential for flooding, which in turn will improve the water quality of the Rocky River watershed.

Preservation and protection of these corridors is important for a number of reasons.

- ▶ These hillsides and river and creek valleys include the largest contiguous open space network in the Township. Air filtration, erosion control, and improved water quality that these natural buffers offer benefits the overall quality of life in the area.

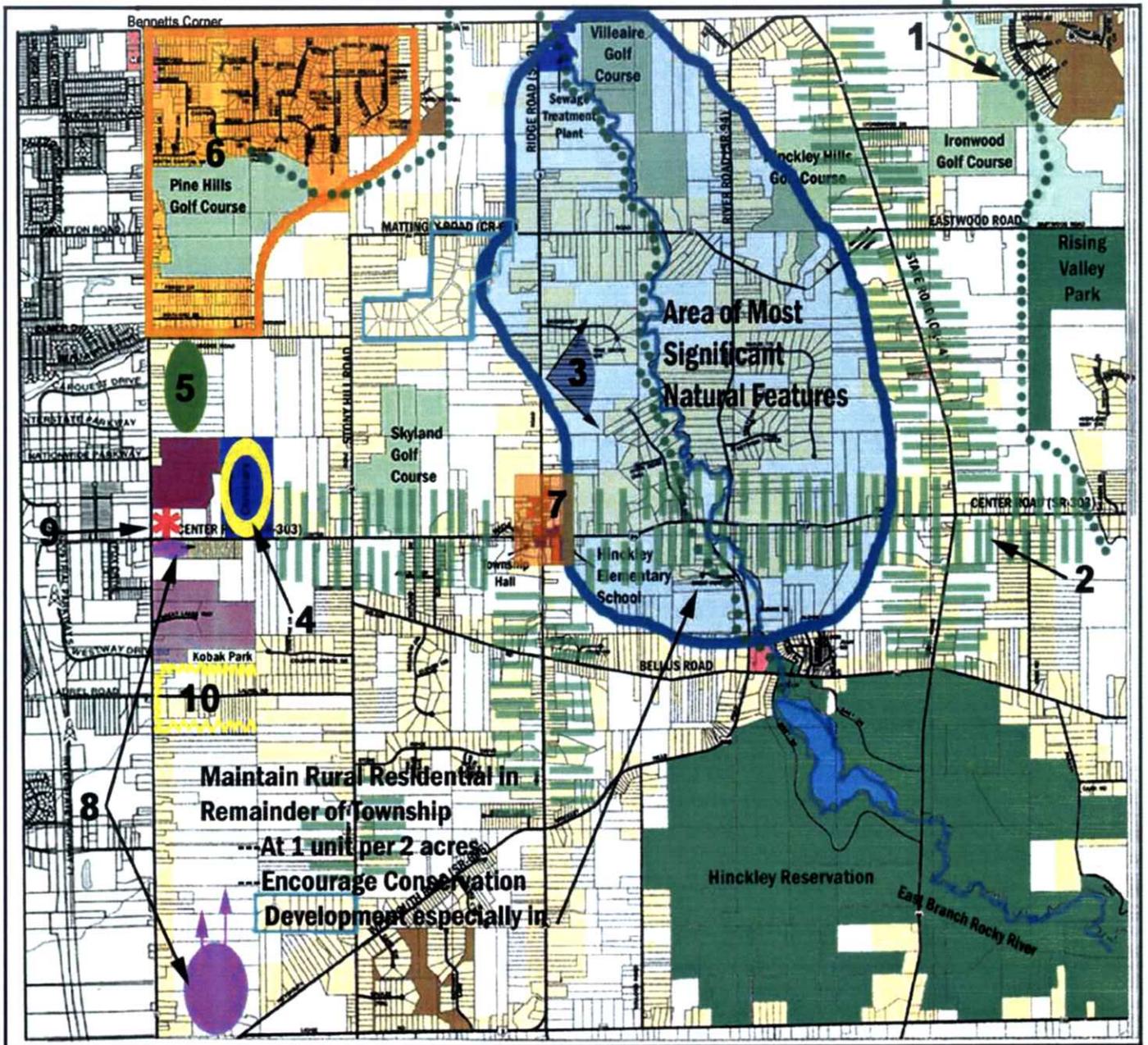
- D Many areas within these corridors provide important habitats for aquatic plants and animals. Connected habitats maintain the necessary larger habitats needed to ensure the survival of existing wildlife. Maintaining these corridors as a connected ecosystem helps to protect the relationships between plants, insects, animals, land and water allowing the corridor to function properly and as a healthier environment.
- D These corridors contain some of the most visually stimulating areas within not only the Township but also the greater Cleveland area.

Policies for the preservation and protection of these corridors include:

1. Establish regulations for riparian setbacks and buffer areas to preserve the natural corridors and reduce flood impacts by slowing the velocity of floodwaters. NOACA makes available riparian setback model ordinances which indicate that the width of the riparian setback is based on the amount of land area drained by the associated stream or river, such as:

 - (a) A minimum setback of 25 feet is recommended for streams that drain less than a 1/4 acre,
 - (b) A minimum setback of 75 feet is recommended for both sides of a stream or river that drains an area greater than 1/2 square mile and up to 20 square miles.
 - (c) A minimum setback of 75 feet is recommended for both sides of all perennial spring fed streams, regardless of drainage area.
 2. Establish regulations that regulate development on steep hillsides to ensure that adjoining properties are not negatively impacted. Conduct additional study of the steep slopes in the Township to identify the specific location of slopes that exceed 20% to 25%, where construction of structures should be restricted.
 3. Comply with the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) Phase II permit requirements by adopting provisions that control surface water runoff and off-site discharge in order to take a proactive approach to environmental protection.
- B. Secure additional open space as a way of preserving “rural” character. In order to supplement the objective of maintaining the rural character, the Township should aggressively pursue the preservation of priority land areas as open space (through easements, donations, or acquisition).
1. Priority reasons for preserving open space include:

 - (a) Protect the natural environment, including ground water resources, and wildlife habitat;
 - (b) Preserve the rural character and scenic views;
 - (c) Create space for passive and/or active recreational use;



Master Policy Plan Update

Legend for Existing Land Uses

- Low Density Residential
- Medium Density Residential
- Restricted Common Area
- Conservation Easement Area
- Parks
- General Business
- Hinckley Center Business
- Industrial A
- Industrial B
- Golf Course
- Community Facility

Legend for Development Policies

- 1 ●●●●●● Protect natural corridors and promote trail development along Rivers/Creeks
- 2 ||||| Preserve rural road character--maintain natural vegetation
- 3 ▲ Protect scenic views
- 4 ○ Maintain logical buffers as transition between Suburban and Rural development
- 5 ● Encourage large setbacks along W 130 similar to existing residential development
- 6 □ Maintain existing 3/4 ac. lot minimum
- 7 □ Encourage local retail in Town Center
- 8 ● Potential Economic Development with expansion only as warranted
- 9 * Promote high quality appearances at gateways to township
- 10 □ Prohibit Industrial/Commercial frontage on Laurel Road



Hinckley Township

Medina County, Ohio

DEVELOPMENT POLICIES Map 9

Base map provided by Medina County Engineer



- (d) Create connected network for trails.

Using these priorities, the next step is to conduct a detailed natural resource inventory in order to identify where these features exist and then prioritize the areas to preserve.

2. Mechanisms to preserve/conserve open space include:

- (a) Use incentives to encourage property owners to maintain open space or to encourage land donations and conservation easements. Work with land conservancies to increase community awareness and benefits of conservation easements.
- (b) Encourage the Conservation Development option for residential development, especially in the area of the Township where the most significant natural features are located. Continue to preserve the restricted open space through the use of conservation easements.
 - (1) For determining density, consider deducting portions of the development area that are significantly impacted by the natural environment in ways that would reduce the development potential of the site if the site were developed according to the standard
 - (2) In reviewing proposed Conservation Developments, preserve open space/natural areas in the following order of importance:
 - Riparian Zones (lands adjacent to rivers and streams)
 - Woodlands
 - Scenic Views via a Scenic Corridor Management program, and rural character along the road frontage.
 - Wetlands and Floodplains
 - Fields, Meadows, and Hedgerows
 - Steep Slopes and Hillside Areas
 - Rural Structures (Barns, stone walls, fences, etc.)
- (c) Consider allowing use of the Conservation Development option in areas with less than the required 100 acres when it is determined:
 - (1) That the creation of a 100 acre development project is not possible because the surrounding land areas are already subdivided, and
 - (2) The flexibility gained through the use of the conservation development regulations aids in the preservation of natural features or rural residential character that otherwise would be destroyed.

- C. Pursue scenic easements. The ridgeline that follows the East Branch of Rocky River includes numerous sites with great views overlooking the vast river valley. Views that are available as one drives along the existing roads and which contribute to the Township's character and overall image need to be protected. Viewsheds should be valued similarly to historic preservation and architecture by the public. Whether through the acquisition of sites for public overlooks or towers, or the use of viewshed protection ordinances to prescribe how a development should be designed to preserve a view, there is a public interest involved. The most important and impressive views and view sheds should be identified on a natural resources map and utilized by the Zoning Commission in its review of proposed conservation developments.

- D. Secure more permanent open space via public acquisition, especially through the following three entities:
 - 1. Cleveland Metroparks: Work with Cleveland Metroparks to ensure that park expansion:
 - (a) Is consistent with Township's policies and
 - (b) Minimizes eminent domain
 - (c) Does not burden the Township with costs to provide services to the park when land area is removed from real estate tax rolls.

 - 2. Medina County

 - 3. Township: The Township should pursue opportunities to obtain grants, like the NatureWorks grant program, that make funds available for the purchase and development of parkland.

- E. Encourage property owners to preserve the natural environment of privately owned land.
 - 1. Encourage the voluntary protection of wooded areas and other natural landscapes and discourage the creation of large lawn areas that require nonorganic maintenance.

 - 2. Conduct/ sponsor educational seminars that explain the public and private benefits of maintaining a natural landscape.

Residential Development

Preserving the rural environment is the primary goal for the Township. In tandem with this goal, it remains a fundamental policy of Hinckley Township to limit residential development to densities that are consistent with the existing, overriding pattern of low-density residential development so to protect and preserve the unique natural environment. According to the 2003 community survey, the natural landscape of the Township is an amenity not found in other communities and as such should be treasured and protected. One method to protect the existing landform, trees and riparian corridors is to maintain the current residential allowance of one house for every two acres.

- A. Maintain and promote rural, low-density residential developments that are:
1. Consistent with the existing rural pattern of development with a maximum gross density of one dwelling unit per two acres in all areas except in areas already zoned R-2.
 2. Compatible with the preservation of the natural environment, so as not to deplete or pollute ground water resources or the water quality of the Rocky River watershed.
 3. Within the capacity of the community to provide public safety and other services.
 4. Designed with cul-de-sacs in order to encourage neighborhoods where thru traffic is minimized.

This policy reflects and reinforces the prevailing residential characteristics of the Township and should be aggressively pursued and maintained in the majority of the township. The basic objective of preserving the prevailing residential characteristics also aids in preserving and protecting the existing natural environment and sensitive natural areas.

- B. Identify natural and logical boundaries that demarcate the character areas for the 2-acre density.

One such logical boundary is the cemetery on the north side of Center Road (State Route 303), immediately east of the existing industrial zoning at the intersection of West 130th Street and Center Road. The cemetery provides a significant buffer from the more intense nonresidential uses and provides a natural transition for new residential development in the existing R-1 district. Another example is Healy Creek and its associated riparian corridor.

- C. Encourage use of the conservation development option that allows flexible arrangement of dwelling units in ways that enable the preservation of large areas of open space and minimize the construction of additional street pavement. Whenever residential development occurs the developer is encouraged to design the project in a way that preserves open space and protects the significant natural features found on the project site. However, the conservation development option provides the incentives and flexibility to make such preservation economically feasible. The conservation development option is most appropriate in two different situations:

1. Encourage the conservation development option in locations where sensitive natural areas should be preserved. Whenever project sites include wetlands and/or areas within a floodplain or riparian corridor, houses should be located as far as possible from these features. The conservation development with its flexible unit arrangement affords the best protection for these natural features without taking away or reducing development potential. However, to the extent existing natural features limit the development potential within a standard subdivision because of size and/or shape, a similar reduction should be made for conservation developments as well. The zoning commission should review and assess the impact of such sensitive areas and reduce the number of dwelling units accordingly. Criteria for making such determinations need to be added to the current conservation development regulations.
2. Encourage the conservation development option in those areas that serve as a transition between more intense non-residential uses and the rural environment. This is especially appropriate where existing or potential non-residential development is across the street. The flexibility afforded by the conservation development option enables sufficient buffer areas to be designed as part of the project and be placed in the most logical locations without reducing the number of potential dwelling units.
 - (a) In order to make conservation development feasible in smaller, isolated areas adjacent to nonresidential uses some modifications to the current regulations are needed:
 - (1) Consider reducing the minimum project size. In locations near the existing and anticipated nonresidential zoning it may be more difficult to assemble 100 or more acres, which is the current requirement.
 - (2) Consider reducing the minimum restricted open space. When the project size is reduced, and a greater portion of the site will need to be devoted to a buffer, the minimum open space of 50% of the project area will be more difficult to assemble.
 - (3) Establish specific location criteria to enable the use of this option with its reduced standards only in limited locations, such as the West 130th Street corridor.
 - (4) Allow more options for the control of the restricted open space.
 - (b) Appropriate locations for a form of “transitional” conservation development includes:
 - (1) Immediately north of Aldi’s on West 130th Street. New homes have recently been constructed on residentially zoned lots along West 130th Street immediately north of Aldi’s and directly across the street from the Brunswick Industrial Park. These houses are on lots that are four or more acres, are located far from the street situated to the rear of the lot and the lot owners have maintained the existing trees along the street frontage so that the homes are well buffered from the industrial

uses across the street. These new homes represent a substantial investment, which should be protected by maintaining the current R-1 zoning designation. However, to encourage new residential development that is well buffered from the industrial across the street, the flexibility of conservation development regulations will be needed.

- (2) The area along West 130th Street south of Laurel Road. Brunswick Hills Township has recently rezoned 107+ acres at the southern end of West 130th on the west side of the street from rural residential land to a highway commercial designation, and it is possible that similar rezoning requests will be made in the future. The “transitional” conservation development regulations help to facilitate and encourage residential development at the two-acre lot density.

Controlling the density while allowing greater flexibility enables developers to design around and therefore conserve landforms, wetlands, trees, historic elements and other features that contribute to the scenic and historic character of the Township. According to the current conservation development regulations, the restricted open space is prohibited from further subdivision.

Economic Development

Limited economic development, which involves attracting new high quality, non-residential development to Hinckley Township and supporting/ enabling the expansion of existing businesses, is necessary to increase the tax base and minimize the future tax burden on residential property owners. It is important that all new development occur in appropriate locations that minimize increased non-residential traffic on Township residents and where such development will have the least impact on surrounding areas. The most appropriate locations are located along West 130th Street in the vicinity of the existing nonresidential development/nonresidential zoning both in and adjacent to the Township.

A. Consider expansion of non-residential development when it meets the following criteria:

1. Encourage additional retail businesses that primarily serve the day-to-day needs of residents, especially local businesses, which in turn are more likely to engage the supporting services of additional local businesses such as accountants, suppliers, etc. These should be concentrated in the Town Center district. It is important to acknowledge that Hinckley is a bedroom community and, as such, retail, service and entertainment uses should reinforce and support a family-oriented community by providing appropriate signage, displays, etc. In addition, there are many opportunities to shop in established shopping centers in adjacent communities and Hinckley does not wish to or need to encourage similar types of shopping centers.
2. Permit limited industrial park development only to the extent that:
 - (a) Impacts can be isolated so that the overall rural residential community character stays intact and the number of residents affected is minimized.
 - (b) Suitable industrial sites exist, where traffic generated from the development can access the regional highway system without disrupting the rural, residential character of the township.
 - (c) Has minimal impact on residential areas.
3. Ensure quality appearance at gateway and continue to require effective site planning techniques and buffering standards to minimize adverse environmental and aesthetic impacts on nearby residents. The current setback requirements in the business and industrial districts are sufficient, though additional regulations should be added:
 - (a) Establish additional landscaping and screening standards for parking lots. Require landscaping within the parking setbacks and within parking lots.
 - (b) Require nonresidential buildings to provide sufficient landscaping in front of buildings to maintain a more “rural” character as viewed from the street.
 - (c) Establish access management regulations that limit the number of new curb cuts to existing streets. The current regulations encourage development of industrial parks by allowing a reduced lot size and lot width for lots in an

industrial park. However, access management techniques such as limiting the number of driveways and establishing minimum spacing requirements between driveways will help ensure proper traffic flow and minimize impacts on any adjoining residential area

- (d) Continue to limit the amount and location of outdoor storage and outdoor operations.

B. Potential commercial/industrial expansion areas include:

- 1. Parcels on the south side of Center Road (State Route 303) directly across from the industrial zoning at the West 130th Street/Center Road intersection.

The industrially zoned land on the north side of the street is being developed as an industrial park. The area on the south side of the street was subdivided many years ago into 31 lots, each $\frac{3}{4}$ acres in area, measuring 66 feet wide by 505 feet deep as part of the Mount Pleasant Home Sites Subdivision. Since 1930, 16 houses have been constructed, and nine of the homeowners own two or more contiguous lots (constituting 1.5 acres). The median year these houses were built is 1941, though 2 of the houses were constructed in the 1990s. The newer homes are located on lots in the eastern half of the subdivision. One of the buildings is now occupied by medical offices, though it was originally constructed as a dwelling unit.

This area is negatively impacted by the industrial development on the north side of Center Street, the homes are located closer to the street than the newer residential development north of Aldi's, there is less natural vegetation to screen the properties, and most of the land behind these lots is already zoned for a nonresidential district.

For these reasons the policy for this area is to consider limited industrial development when it is proposed in a way that encourages the consolidation of lots and proper building and site design to maintain a low-density environment to the extent possible.

When warranted new development should occur in a logical order progressing from the west, where the parcels abut commercial zoning, to the east and should continue only as far as the cemetery. The Township should consider rezoning the area to an industrial park district only when:

- (a) Requested by an applicant;
- (b) There is sufficient demand for industrial land to warrant the rezoning; and
- (c) A submitted development plan indicates the development will be designed to incorporate all of the parcels in the rezoned area.

Consider establishing a new planned industrial district (that functions as a PUD) to enable sufficient review by the Zoning Commission and Township Trustees to ensure development occurs in an orderly manner and in compliance with an approved/adopted development plan.

2. On the east side of West 130th Street at the southern township boundary line.

This area is directly across the street from the 107+ acres in Brunswick Hills Township recently rezoned to a commercial district. It is anticipated that parcels in Brunswick Hills Township will be developed soon for non-residential uses since these parcels back up to the I- 71 highway corridor. This area is also within a mile of the Weymouth Road I-71 interchange.

This area presents the opportunity for the Township to allow economic development in an area that is truly isolated from the majority of the Township and with a sizeable area that helps reduce the rate of residential property tax increases. For these reasons the policy for this area is to allow industrial development that progresses in a logical manner from south to north. Land in Hinckley indicated on Map 9 should be rezoned only to the extent land across the street in Brunswick Hills Township is rezoned and under development first.²⁰

When permitted economic development in this area should encourage the establishment of industrial parks that have limited curb cuts onto West 130th Street and which are designed in ways that exhibit a low-density environment to the extent possible.

Policies for this area include:

- (a) Consider rezoning area on the east side of W. 130th at the southern boundary of the Township when requested by the property owner and there is demand for industrial land.
- (b) Allow industrial “park” development to reduce the number of curb cuts and visual impact on West 130th Street.
- (c) Allow additional industrial rezoning northward only when:
 - (1) Land across the street in Brunswick Hills Township is rezoned to a nonresidential use.
 - (2) Land area already zoned industrial is substantially developed.
 - (3) There is sufficient demand for industrial land to warrant the rezoning.
- (d) Do not extend economic development into areas where residential lots have already been developed and the residential uses are the prevailing character for the street. For example, Laurel Road is substantially developed as residential lots. This area should be protected from encroachment from industrial or commercial uses.

²⁰ See also Table C-21 in Appendix C for an analysis of the impact on ratio of residential to nonresidential tax valuation based on the various options available along West 130th Street.

3. The Bennetts Corner area in response to new commercial development in Strongsville and North Royalton.

New commercial development should be designed to minimize traffic congestion and should strive to upgrade the overall appearance of commercial uses in that area. Lots in Hinckley Township should be carefully reviewed and only rezoned from residential after retail development occurs on the north side of Boston Road. Plans for large-scale development in North Royalton have been discussed, but for various reasons have not progressed. Nevertheless, it is anticipated that this area will undergo economic development in the short term.

Hinckley Town Center

According to the 2003 Community Survey, a number of Hinckley Township residents support the creation of an expanded, yet controlled town center area that is a local landmark and gathering place. Such a place would further enhance the Township's small town, rural character.

- A. Conserve and upgrade Hinckley Center as a "town center" emphasizing this area as the historic commercial and social "hub" of the community:
 - 1. Promote development that creates a unique/identifiable community identity by establishing a coordinated set of development standards and design guidelines for the town center area to ensure that a sense of place is created.
 - 2. Encourage pedestrian-oriented retail, office and service uses, with parking located to the side or rear of the buildings, landscape treatment that encourages walking and protects pedestrians.
 - 3. Allow the existing single-family homes to remain as permitted uses so that homeowners can properly maintain the structures. These homes are currently nonconforming uses.
 - 4. Regulate the conversion of existing dwellings to non-residential use to ensure the positive characters of the structures are maintained.
 - 5. Limit uses to those that minimize adverse impacts: traffic congestion, noise, etc.
 - 6. Continue to encourage buildings close to the street with parking areas located to the side or rear of the buildings.
- B. Closely monitor the size of the district to minimize the potential for large-scale commercial strip development.
- C. Build upon the Hinckley Center's current amenities including the Township Hall, Library, post office, schools, churches and retail uses.
- D. Encourage a mix of uses that includes residential units above stores, and alternative senior citizen housing that is of the same building massing and density as the existing commercial uses. While this may not be possible at this time due to a lack of public water and sewer system, the creation of limited residential uses within the town center area is compatible with a small town environment.

Sewer and Water Policy

This Plan Update confirms and expands upon the Township's sewer and water policies first established in the original *1980 Master Policy Plan*.

- A. Promote sound management, maintenance and stewardship of private wells and septic systems to reduce the need for public utility service.
- B. Educate residents of the environmental impacts caused by additional growth from utility service extensions and the proper maintenance of on-site septic systems and water wells.
- C. Encourage residents to replace failing septic systems with more efficient and cost effective systems which are being promoted by the Ohio Environmental Protection Agency, and for which limited federal grant money is available.
- D. Permit sewer service to:
 - 1. Permit efficient use of Sewer District 300 trunk line and treatment plant.
 - 2. Permit service from Sewer District 500 to frontage properties on W 130th St, north of Laurel Rd.
 - 3. Permit extension of sewer lines only to areas where existing septic systems are failing and public health issues arise.
- E. Permit extension of water lines to:
 - 1. Areas with central sewers.
 - 2. Areas with existing development where the existing wells are exhausted or insufficient to support the existing development, and therefore public water is the only cost effective solution to abate public health problems.
- F. Continue to promote the preservation of the rural environment and the low density development pattern established by the prevailing two (2) acre minimum lot size despite the manner in which development's sanitary and water needs are provided.

Open Space and Recreation Policy

- A. Continue to provide recreation services for residents through programs and facilities at existing township facilities and jointly with Richfield Township at Rising Valley Park.
- B. Create a connected open space system with public access. The current open space “system” has several components, such as large rear yards, publicly owned land, private open space within developments controlled by the homeowners, golf courses, and conservation easements. All of these components serve limited needs and special purposes, yet could be connected in ways to create a more cohesive and coordinated open space/trail network

In creating a connected network for trails, priority areas should focus on:

1. Along stream corridors or other natural corridors where trails are isolated from development.
2. Incorporating existing open space areas within subdivisions into the system.
3. Providing a system of trails that connect populated areas to community facilities such as the schools, library, town hall, and commercial areas.

Transportation Policy

Recognizing that the magnitude of future development is limited by zoning and the desire to maintain the rural residential character, major transportation network improvements are not recommended at this time. However, the following policies are included to facilitate traffic flow in and about the Township:

- A. 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: Intersection improvements could include a number of elements, with specific design recommendations to be made at the time the improvements are being designed.
 - 1. Limited signalization
 - 2. Protected left turns
 - 3. Shoulder improvements
 - 4. Free flowing right turn lanes
 - 5. Sight distance improvements
- B. Continue to promote cul-de-sacs, regardless of length, when warranted to preserve natural features.
- C. Continue to discourage interconnection of streets beyond the existing road pattern in order to minimize through traffic, promote neighborhoods and enhance the rural environment. The existing roadway pattern provides reasonable and safe accessibility to all parts of the Township. Yet, as new development occurs additional interconnecting streets might be needed to ensure safe and convenient access. However, based on the expected densities of future development, the Township's natural features and existing accessibility, interconnections between developments may not always be warranted.
- D. Continue to support County and/or State highway interchange improvements to I-71 and I-271 and other efforts that seek to redirect truck traffic away from Hinckley Center.

Chapter 6 • Implementation Strategies

This chapter identifies specific actions that can be used to implement the policy recommendations contained in Chapter 5.

Most of the strategies discussed in this chapter rely on adding new zoning regulations or modifying the existing ones. The advantage of regulatory strategies such as zoning is that they can be put in place relatively quickly and do not generally require the township to spend a lot of money. But land use regulations can be changed – they don't guarantee that things will remain the same in the long term. So, while zoning is the primary tool to achieve many of these land use policies, it is not, by itself, sufficient to accomplish all of the goals, objectives and policies identified in this Plan. Therefore, this Chapter includes administrative as well as regulatory strategies.

These implementation measures fall into the following categories:

- ▶ Zoning Text Amendments,
- ▶ Administrative Measures.

Suggested Zoning Text Amendments

Zoning is the primary tool the township can use to bring about many of the land use policies stated in this Plan. The following suggested text amendments identify specific provisions of the Township's current zoning resolution where changes should be considered in response to policies contained herein. This is not intended to be a comprehensive list of zoning updates or modifications needed or desired, but only a guide for use when the Township decides to amend the current zoning resolution.

Many of these suggested amendments involve modifying or adding new development standards, which in some cases include specific numerical standards. These numbers are intended to serve as a guide and should be evaluated further by the Zoning Commission and Trustees at the time the Zoning Resolution is amended to ensure that the appropriate numerical standards are ultimately adopted.

A. Revise the conservation development regulations:

1. Enable the Zoning Commission in their review of a proposed conservation development to require a developer to provide additional sketches for development sites for which the development potential of the site appears to be significantly impacted because of the presence of large percentage of critical natural areas.
2. Establish specific regulations for “transitional” conservation development and allow the Zoning Commission to consider developments with less than 100 acres when it determines that the development serves as a transitional development between more intense development and vacant land or established “rural” development.

- (a) Consider reducing the minimum project size from 100 acres.
 - (b) Consider reducing the minimum restricted open space from 50%.
 - (c) Establish specific location criteria to limit the use and application of these regulations.
 - (d) Allow more options for ownership and control of the restricted open space. For example, allow the restricted open space to be maintained by a home owners association.
- B. Establish a new Planned Industrial Park District that functions as a Planned Unit Development according to the definition provided in ORC§ 519.021 so that the Zoning Commission and Township Trustees can adopt a development plan at the time land is rezoned to the Planned Industrial Park District. This district would be targeted for use along Center Road immediately east of West 130th Street. The regulations for a PIPD are outlined below:
- 1. The uses, minimum lot size and minimum building and parking setbacks would be the same as the I-A district, with provisions that allow flexibility in building arrangement when sufficient landscaping and screening is provided along Center Road. For example, a building could be constructed closer to the street if existing and/or proposed trees would significantly obscure the view from the road.
 - 2. Require a minimum district size (such as 5 acres) for a rezoning to ensure that development of a suitable nonresidential area is planned. This provision will require the consolidation of lots since the current lots all are $\frac{3}{4}$ acres in size with 66 feet of frontage.
 - 3. Restrict the number of curb cuts onto Center Road.
 - 4. Require the submission of a general development plan at the time of rezoning to the PIPD, and then the submission of a final development plan if the project involves more than one phase.
- C. Modify the B-2 Hinckley Town Center District to:
- 1. Allow existing single-family dwelling units to continue as permitted uses in the same manner that small lots in the R-1 District continue to have a conforming lot status.
 - 2. Establish regulations governing the conversion of a single-family dwelling to a nonresidential use.
 - 3. Establish specific design guidelines for new construction and alterations of existing structures to begin to develop a cohesive character for the Hinckley Center area.

- D. Expand the landscaping requirements to ensure that new nonresidential development maintains an open, more rural character:
1. Require the front yard to be landscaped with a minimum number of trees and shrubs in order to maintain the overall treed character of Hinckley Township.
 2. Establish specific landscaping requirements to screen the parking lots from the street and the side yards of adjoining properties, using trees, shrubs and/or walls that are tall enough to at least shield the body of the car and the headlights.
 3. Require all buildings to have landscaping at the entrance to the building between the building and the parking area.
 4. Require the interior of parking lots to be planted with landscaped islands and shade trees to provide visual and climatic relief and break up large expanses of paved areas.
- E. Establish access management regulations to enable the township to review access and circulation within projects and evaluate impacts to the public street system. Regulations would include a maximum number of curb cuts per development and minimum spacing between driveways.
- F. Establish riparian setback regulations that restrict the placement of buildings and pavement in the vicinity of the riparian corridor and that prohibits the introduction of nonnative plants. These setback regulations are to be included in the Township's Zoning Resolution in order for the township to retain the authority to review any variance requests in the context of all the other development regulations.
- G. Consider establishing regulations that govern development on steep slopes to protect adjacent property owners.

Zoning Map Amendments

This policy guide includes suggestions for rezoning selected and limited locations from R-1 to another zoning classification. The general manner in which rezoning should take place is in response to a property owners request, and only when it has been demonstrated that expansion of nonresidential zoning is warranted from a market demand standpoint.

Aministrative Recommendations

Additional strategies include a variety of administrative actions the Township can pursue to accomplish the policies in this *Master Policy Plan Update*.

- A. Conduct a natural resources inventory so that the Trustees and Zoning Commission can prioritize areas for preservation and protection, determine areas where steep hillsides should be regulated and understand the applicability of a scenic corridor management program.
- B. Work with Cleveland Metroparks, Medina County Parks and the Cuyahoga County Planning Commission to more specifically plan the location of a trail along banks of the East Branch of Rocky River to ultimately connect to trails leading to the Mill Stream Run Metropark.
- C. Pursue grants for the implementation of trail system and the purchase of critical natural areas identified in A above.
- D. Develop educational literature for residents about the importance of protecting the natural environment. Topics to be include, but are not limited to:
 - 1. Maintaining the natural landscape instead of converting to manmade “lawn” area.
 - 2. Planting native vegetation, preferred species.
 - 3. Proper maintenance of septic systems and wells.
 - 4. The private and public benefit of donating land to a land conservancy, establishing a conservation easement or otherwise preserving large areas of open space.
- E. Encourage residents to replace septic systems that have been poorly maintained. Residents in the Rocky River Watershed are eligible to apply for a portion of the \$624,000 federal grant money that has been allocated to install 50 demonstration, advanced household septic systems that have been successfully utilized in other states. The grant will cover 55% of the estimated \$14,000 cost to replace an existing septic system. Hinckley has been designated as one of five communities where improvements to septic systems are most critical.²¹

²¹ *Program Urges New Sewage Systems*. Kuehner, John. Plain Dealer Article July 1, 2003.

Appendix of Background Data

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Appendix A: Population & Housing Trends

- ▶ **Table A-1:** Total Persons 1980, 1990 & 2000
- ▶ **Table A-2:** Characteristics of Population: 1980, 1990 & 2000
- ▶ **Table A-3:** School Age Children 2000
- ▶ **Table A-4:** Total Housing Units: 1980, 1990 & 2000
- ▶ **Table A-5:** Characteristics of Housing 2000
- ▶ **Table A-6:** Characteristics of Housing 1990
- ▶ **Table A-7:** Housing Unit Construction Rates 1998 - 2002
- ▶ **Table A-8:** Housing & Occupancy Characteristics 1980, 1990 & 2000
- ▶ **Table A-9:** Median Value of Owner Occupied Housing Units 1990 & 2000
- ▶ **Table A-10:** Median Household Income 1989 & 1999

TABLE A-1
TOTAL PERSONS: 1980, 1990 & 2000¹
Hinckley Township and Adjacent Jurisdictions

(Sorted highest to lowest by % change 1990-2000)

	1980	1990	Change 1980 - 1990		2000	Change 1990 - 2000	
			#	%		#	%
Medina Township, MC	3,561	4,864	1,303	36.6%	7,783	2,919	60.0%
Granger Township, MC	2,660	2,932	272	10.2%	3,928	996	34.0%
Broadview Heights, CC	10,920	12,219	1,299	11.9%	15,967	3,748	30.7%
Medina City, MC	15,268	19,231	3,963	26.0%	25,139	5,908	30.7%
Brunswick Hills Twp, MC	3,324	4,328	1,004	30.2%	5,469	1,141	26.4%
Strongsville, CC	28,577	35,308	6,731	23.6%	43,858	8,550	24.2%
North Royalton, CC	17,671	23,197	5,526	31.3%	28,648	5,451	23.5%
Brunswick, MC	28,104	28,230	126	0.4%	33,388	5,158	18.3%
Hinckley Township, MC	5,174	5,845	671	13.0%	6,753	908	15.5%
Richfield Township, SC	4,941	5,010	69	1.4%	5,424	414	8.3%
Bath Township, SC	8,467	9,015	548	6.5%	9,635	620	6.9%
Richfield Village, SC	3,437	3,117	(320)	(9.3%)	3,286	169	5.4%
County Summary							
Cuyahoga County (CC)	1,721,300	1,412,140	(309,160)	(18.0%)	1,393,978	(18,162)	(1.3%)
Medina County (MC)	113,150	122,354	9,204	8.1%	151,095	28,741	23.5%
Summit County (SC)	524,472	514,990	(9,482)	(1.8%)	542,899	27,909	5.4%

¹ Source: U.S. Census – 1980, 1990 and 2000 Census of Population and Housing Reports

**TABLE A-2
CHARACTERISTICS OF POPULATION: 1980, 1990 & 2000¹
Hinckley Township and Medina County**

	Under 18 years	18 & 19 year olds	20 to 24 year olds	25 to 54 year olds	55 to 64 year olds	65 years & older	Total Population	Median Age
Hinckley Township								
1980	--	--	285	--	510	335	5,174	31.7
%	--	--	5.5%	--	9.9%	6.5%	100%	
1990	1,597	134	307	2,745	506	556	5,845	35.9
%	27.3%	2.3%	5.3%	47.0%	8.7%	9.5%	100%	
2000	1,721	165	262	3,042	844	719	6,753	41.0
%	25.5%	2.4%	3.9%	45.1%	12.5%	10.7%	100%	
Medina County								
1980	--	--	8,327	--	8,525	8,086	113,150	28.8
%	--	--	7.4%	--	7.5%	7.1%	100%	
1990	34,920	3,484	6,988	55,375	9,754	11,833	122,354	33.3
%	28.5%	2.9%	5.7%	45.3%	8.0%	9.7%	100%	
2000	41,531	3,506	7,045	69,195	13,905	15,913	151,095	37.8
%	27.5%	2.3%	4.7%	45.8%	9.2%	10.5%	100%	

**TABLE A-3
SCHOOL AGE CHILDREN 2000
Hinckley Township**

	Total	Public School	Private School
Kindergarten	76	68 89%	8
Grade 1 Through 8	847	650 77%	197
Grade 9 Through 12	466	386 83%	80
Total	1,389	1,104 79%	285

Source: US Census Bureau

¹ Source: 1980, 1990 and 2000 U.S. Census

TABLE A-4
TOTAL HOUSING UNITS: 1980, 1990 & 2000¹
Hinckley Township and Adjacent Jurisdictions
(Sorted biggest to lowest by % change 1990-2000)

	1980	1990	Change 1980 - 1990		2000	Change 1990 - 2000	
			#	%		#	%
Medina Township, MC	1,114	1,607	493	44.3%	2,940	1,333	82.9%
Broadview Heights, CC	4,023	5,010	987	24.5%	6,803	1,793	35.8%
Medina City, MC	5,984	7,354	1,370	22.9%	9,924	2,570	34.9%
Brunswick Hills Twp, MC	1,088	1,463	375	34.5%	1,971	508	34.7%
Granger Township, MC	906	1,065	159	17.5%	1,428	363	34.1%
Brunswick, MC	8,460	9,444	984	11.6%	12,251	2,807	29.7%
North Royalton, CC	6,537	9,109	2,572	39.3%	11,754	2,645	29.0%
Strongsville, CC	9,756	13,099	3,343	34.3%	16,863	3,764	28.7%
Hinckley Township, MC	1,621	1,953	332	20.5%	2,398	445	22.8%
Richfield Township, SC	1,620	1,747	127	7.8%	2,032	285	16.3%
Bath Township, SC	2,765	3,200	435	15.7%	3,648	448	14.0%
Richfield Village, SC	1,125	1,162	37	3.3%	1,272	110	9.5%
County Summary							
Cuyahoga County (CC)	577,483	604,538	27,055	4.7%	616,903	12,365	2.0%
Medina County (MC)	38,201	43,330	5,129	13.4%	56,793	13,463	31.1%
Summit County (SC)	200,366	211,477	11,111	5.5%	230,880	19,403	9.2%

¹ Source: U.S. Census – 1980, 1990 and 2000 Census of Population and Housing Reports

TABLE A-5
CHARACTERISTICS OF HOUSING: 2000¹
Hinckley Township and Adjacent Jurisdictions

(Sorted highest to lowest by % of 1 unit detached)

	1-unit detached		1-unit attached ²		2-4 units per building		5 or more units per building		mobile home, other	
	#	%	#	%	#	%	#	%	#	%
Hinckley Township, MC	2,347	97.9%	8	0.3%	36	1.5%	7	0.3%	0	0.0%
Richfield Township, SC	1,922	94.6%	40	2.0%	52	2.6%	18	0.9%	0	0.0%
Bath Township, SC	3,370	92.0%	104	2.8%	16	0.4%	172	4.7%	0	0.0%
Granger Township, MC	1,271	89.0%	91	6.4%	44	3.1%	11	0.8%	11	0.8%
Richfield Village, SC (1990)	997	85.8%	26	2.2%	81	7.0%	15	1.3%	43	3.7%
Medina Township, MC	2,483	80.9%	353	11.5%	70	2.3%	157	5.1%	5	0.2%
Brunswick Hills Twp, MC	1,569	80.1%	245	12.5%	97	5.0%	6	0.3%	42	2.1%
Strongsville, CC	13,050	77.4%	1,136	6.7%	238	1.4%	2,434	14.4%	0	0.0%
Brunswick, MC	9,224	75.2%	867	7.1%	291	2.4%	1,863	15.2%	18	0.1%
North Royalton, CC	7,467	63.5%	913	7.8%	296	2.5%	3,078	26.2%	0	0.0%
Broadview Heights, CC	4,242	62.4%	719	10.6%	115	1.7%	1,673	24.6%	0	0.0%
Medina City, MC	5,938	60.7%	814	8.3%	754	7.7%	2,072	21.2%	210	2.1%
County Summary										
Cuyahoga County (CC)	354,973	57.5%	37,591	6.1%	85,038	13.8%	136,032	22.1%	3,269	0.5%
Medina County (MC)	44,594	78.5%	3,396	6.0%	2,756	4.9%	5,342	9.4%	705	1.2%
Summit County (SC)	163,984	71.0%	10156	4.4%	21,041	9.1%	33,153	14.4%	2,546	1.1%

¹ Source: 2000 U.S. Census

² A unit where the walls separating the unit from another unit extend from the ground to the roof.

TABLE A-6
CHARACTERISTICS OF HOUSING: 1990¹
Hinckley Township and Adjacent Jurisdictions
(Sorted highest to lowest by % of 1 unit detached)

	1-unit detached		1-unit attached ²		2-4 units per building		5 or more units per building		mobile home, other	
	#	%	#	%	#	%	#	%	#	%
Hinckley Township, MC	1,913	98.0%	11	0.6%	14	0.7%	0	0.0%	15	0.8%
Bath Township, SC	3,093	96.7%	56	1.8%	22	0.7%	16	0.5%	13	0.4%
Medina Township, MC	1,449	90.2%	79	4.9%	53	3.3%	18	1.1%	8	0.5%
Richfield Township, SC	1,538	88.0%	33	1.9%	97	5.6%	15	0.9%	43	2.5%
Richfield Village, SC	997	85.8%	26	2.2%	81	7.0%	15	1.3%	43	3.7%
Granger Township, MC	882	82.8%	110	10.3%	61	5.7%	0	0.0%	12	1.1%
Strongsville, CC	10,235	78.1%	571	4.4%	204	1.6%	2,057	15.7%	32	0.2%
Brunswick, MC	7,228	76.5%	447	4.7%	141	1.5%	1,555	16.5%	73	0.8%
Brunswick Hills Twp, MC	1,096	74.9%	148	10.1%	125	8.5%	9	0.6%	85	5.8%
Broadview Heights, CC	3,005	60.0%	429	8.6%	114	2.3%	1,384	27.6%	78	1.6%
North Royalton, CC	5,438	59.7%	884	9.7%	306	3.4%	2,355	25.9%	126	1.4%
Medina City, MC	4,181	56.9%	531	7.2%	603	8.2%	1,732	23.6%	307	4.2%
County Summary										
Cuyahoga County (CC)	335,743	55.5%	33,826	5.6%	86,887	14.4%	136,205	22.5%	11,877	2.0%
Medina County (MC)	33,820	78.1%	1,897	4.4%	2,472	5.7%	4,116	9.5%	1,025	2.4%
Summit County (SC)	149,078	70.5%	6,766	3.2%	22,386	10.6%	28,938	13.7%	4,309	2.0%

¹ Source: 1990 U.S. Census

² A unit where the walls separating the unit from another unit extend from the ground to the roof.

TABLE A-7
HOUSING UNIT CONSTRUCTION RATES: 1998-2002¹
Hinckley Township and Adjacent Jurisdictions

(Sorted highest to lowest by annual average permits issued)

	1998	1999	2000	2001	2002²	Total 1998 - 2002	Annual Average
Brunswick, MC	310	270	227	254	69	1130	265
Strongsville, CC	291	224	177	276	130	1098	242
Medina City, MC	282	281	221	n/a	n/a	784	196
North Royalton, CC	169	165	138	209	79	760	170
Broadview Heights, CC	162	190	120	108	134	714	145
Brunswick Hills Twp, MC	37	55	114	149	81	436	89
Medina Township, MC	110	87	74	61	38	370	83
Richfield Township, SC	32	48	45	49	17	191	44
Granger Township, MC	34	32	58	34	29	187	40
Hinckley Township, MC	27	33	39	43	25	167	36
Bath Township, SC	28	29	31	48	30	166	34
Richfield Village, SC	11	8	19	14	11	67	13

¹ Based on the number of single-family residential building permits issued in each community. Sources: Summit County Building Standards Department, Medina County Building Department, the City Building Departments of: North Royalton, Strongsville, Brunswick, Broadview Heights, and Medina.

² Figures reported through June 2002 for all communities except North Royalton, Brunswick, Bath Twp., Richfield Twp., and Richfield Village.

**TABLE A-8
HOUSING AND OCCUPANCY CHARACTERISTICS: 1980, 1990 & 2000¹
Hinckley Township**

	Housing Units			% of Total			Average Persons per Unit		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Owner-occupied	1,424	1,804	2,218	89%	92%	92%	n/a	3.09	2.92
Rental	125	111	112	8%	6%	5%	n/a	2.51	2.38
Total Occupied Units ²	1,549	1,915	2,330	97%	98%	97%	3.34	3.05	2.90
Vacant	58	38	68	3%	2%	3%	-	-	-
TOTAL UNITS³	1,607	1,953	2,398	100%	100%	100%	3.22	2.99	2.82

**TABLE A-9
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS 1990 & 2000
Hinckley Township and Adjacent Jurisdictions**

(Sorted highest to lowest by % change)

	1990 Median Value	2000 Median Value	% Change 1990 - 2000
Granger township	\$108,700	\$228,800	110%
Hinckley township	\$115,100	\$214,700	87%
Richfield Twp	\$106,000	\$191,400	81%
Brunswick Hills township	\$87,400	\$154,000	76%
Richfield Village	\$96,200	\$163,300	70%
Brunswick city	\$83,200	\$135,300	63%
Medina city	\$85,700	\$138,600	62%
Medina township	\$110,700	\$176,600	60%
North Royalton city	\$107,400	\$169,900	58%
Bath Township	\$154,000	\$241,800	57%
Broadview Heights city	\$112,500	\$171,000	52%
Strongsville city	\$117,000	\$170,300	46%

¹ Source: 1980, 1990 and 2000 U.S. Census

² Persons per occupied unit is the same as persons per household; does not include persons living in group quarters.

³ Persons per unit is based on both occupied and vacant units. This figure therefore contains a realistic vacancy factor that is necessary when estimating future population based on projected housing units.

TABLE A-10
MEDIAN HOUSEHOLD INCOME 1989 & 1999
Hinckley Township and Adjacent Jurisdictions

(Sorted highest to lowest by % change between 1989 and 1999)

	1989 MHI	1999 MHI	% Change 1989 - 1999	% of Ohio Median 1999
Richfield village	\$44,280	\$70,703	60%	173%
Hinckley township	\$45,455	\$70,805	56%	173%
Richfield township	\$45,591	\$71,336	56%	174%
Medina city	\$32,952	\$50,226	52%	123%
Broadview Heights city	\$38,856	\$56,989	47%	139%
Brunswick Hills township	\$41,465	\$59,784	44%	146%
North Royalton city	\$40,952	\$57,398	40%	140%
Granger township	\$45,187	\$62,756	39%	153%
Brunswick city	\$40,950	\$56,288	37%	137%
Strongsville city	\$50,916	\$68,660	35%	168%
Medina township	\$53,189	\$71,048	34%	173%
Bath township	\$68,588	\$88,899	30%	217%
Cuyahoga County, Ohio		\$39,168		96%
Medina County, Ohio		\$55,811		136%
Summit County, Ohio		\$42,304		103%
Ohio		\$40,956		

SOURCES: U.S. Census Bureau.

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Appendix B: Land Use & Development Capacity

- ▶ **Table B-11:** Land Area by Zoning District
- ▶ **Table B-12:** Projected Increase in Dwelling Units & Population
- ▶ **Table B-13:** Residential Development Potential at Build-Out
- ▶ **Table B-14:** Value of New Construction: Commercial & Industrial Development
- ▶ **Table B-15:** Projected Increase in Commercial & Industrial Development
- ▶ **Table B-16:** Trip Generation By Land Use

TABLE B-11
LAND AREA BY ZONING DISTRICT ¹
Hinckley Township

ZONING DISTRICT	Acres Developed			Acres Undeveloped ²		Total Acres By District	
	Acres	Urban	Rural/ Open Use	Acres	% of District	Acres	% of Twp
<u>Parks</u>							
Kobak Park	16		16	--	--	16	
Rising Valley	225		225	--	--	225	
Hinckley Reservation	2,275		2,275	--	--	2,275	
Total Parks	2,516		2,516	--	--	2,516	14.6%
<u>Residential</u>							
R-1	7,044		7,044	6,314 ³	47%	13,358	
R-2	635	635		367 ⁴	37%	1,002	
Total Residential	7,679	635	7,044	6,681	47%	14,360	83.2%
<u>Business</u>							
B-1	29	29		28	49%	57	
B-2	29	29		40	58%	69	
Total Business	58	58		68	58%	126	0.8%
<u>Industrial</u>							
I-A	118	118		24	17%	142	
I-B	82	82		12	13%	94	
Total Industrial	200	200		36	15%	236	1.4%
TOTAL ACRES	10,453	893	9,560	6,785		17,238	
<i>% of Township</i>	<i>60%</i>	<i>5%</i>	<i>55%</i>	<i>40%</i>		<i>100%</i>	

¹ Figures based on calculations by D.B. Hartt using 2000 aerial photos & base maps from Medina County. Although there are conflicting calculations from different sources, all calculations in this and other tables in this report are based upon these figures to ensure consistency and to allow comparison of figures.

² And underdeveloped.

³ Includes four golf courses that total approximately 601 acres or 4.4% of the R-1 acres.

⁴ Includes one golf course that totals approximately 311 acres.

TABLE B-12
PROJECTED INCREASE IN DWELLING UNITS & POPULATION
Hinckley Township

(based on current zoning)

ZONING DISTRICT	Vacant or Underdeveloped Acres ¹		Zoned Density (units/acre) ²	Potential Dwelling Units		Projected Population ³	
	High	Low		High	Low	High	Low
R-1	6,314	5,701	0.47	2,967	2,685	8,600	7,780
R-2	367	56	1.01	371	57	1,075	160
Total	6,669	5,757		3,338	2,742	9,675	7,940

TABLE B-13
RESIDENTIAL DEVELOPMENT POTENTIAL AT BUILD-OUT
Hinckley Township

(based on current zoning)

	Total Dwelling Units		Total Population	
2000 Census	2,398		6,753	
Additional Units/Population through June 2002 (estimated)	68		197	
Recently Approved Subdivision (total lots)	61		177	
Additional Development Potential (estimated in Table 8)	<i>High</i>	<i>Low</i>	<i>High</i>	<i>Low</i>
	3,338	2,742	9,681	7,951
Total Residential Development Potential at Build-Out⁴	5,865	5,269	16,808	15,078
Estimated % Growth at Build-Out	132%	108%	136%	112%

¹ Includes significant backlands of large parcels and land devoted to farming. High figure includes all vacant and underdeveloped land including the golf courses, Low figure excludes golf courses.

² Effective density takes into account land area devoted to streets.

³ Based on average household size of 2.9 persons as reported by the 2000 Census.

⁴ Based on current zoning.

TABLE B-14
VALUE OF NEW CONSTRUCTION
COMMERCIAL & INDUSTRIAL DEVELOPMENT
(typical for Greater Cleveland Area)

	Value per square foot	Square feet of floor area/ acre	Total Value per acre
Business Districts	\$80	9,000	\$720,000
Industrial Districts	\$50	7,000	\$350,000

TABLE B-15
PROJECTED INCREASE IN COMMERCIAL & INDUSTRIAL DEVELOPMENT
Hinckley Township
(based on current zoning)

	Vacant or Underdeveloped Acres	Floor Area per Acre (square feet)	Potential Total Square Feet
Business Districts	68	9,000	612,000
Industrial Districts	36	7,000	252,000

**TABLE B-16
TRIP GENERATION BY LAND USE**

USE	TIME					Unit of Measure
	Week day	A.M. Peak	P.M. Peak	Sat.	Sun.	
Industrial						
Light Industrial	6.97	1.03	1.13			1,000 SF GFA
Industrial Park	6.97	0.08	0.89			1,000 SF GFA
Warehousing	4.88		0.60			1,000 SF GFA
Residential						
Single Family Detached	10.06	0.77	1.01	10.15	8.73	Per DU
Apartment	6.10	0.57	0.70	6.29	5.66	Per DU
Residential Condominium	5.86	0.45	0.54	5.67	4.85	Per DU
Planned Unit Development	7.44	0.58	7.24	6.43	5.09	Per DU
Recreational						
General Recreation (i.e. Sea World)	3.64				2.68	Per Ac
County Park	5.89			2.17	25.96	Per Ac
Golf Course	8.33			7.54	8.06	Per Ac
Tennis Courts	32.93			20.87	26.73	Per Ac
Racquet Club	15.94			25.55	22.15	Per Ac
Special Uses						
Church/Synagogue	7.70			1.29	31.46	1,000 SF GFA
Day Care Center	67.00					1,000 SF GFA
Library	45.50					1,000 SF GFA
Offices Business Park	12.42			2.51	1.29	1,000 SF GFA
Retail						
Specialty Retail Center	40.68			42.04	20.43	1,000 SF GFA
Shopping Center	166.40					1,000 SF GFA
High Quality Restaurant	95.62			91.80	71.96	1,000 SF GFA
High Turnover Restaurant	200.90			222.57	203.29	1,000 SF GFA
Fast Food/ w Drive Thru	632.13			720.83	550.00	1,000 SF GFA

Source: Trip Generation, 6th Edition. Institute of Traffic Engineers, 1997.

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Appendix C: Tax Comparisons

- ▶ **Table C-17** Comparison of Assessed Tax Valuations: Tax Year 2001
- ▶ **Table C-18** Comparison of Tax Rates: Tax Year 2001
- ▶ **Table C-19:** Effective Property Tax Rates By Taxing Jurisdiction: Tax Year 2001
- ▶ **Table C-20:** Projected Property Tax Collected by Zoning District/Land Use
- ▶ **Table C-21:** Projected Property Valuation at Build-Out

TABLE C-17
COMPARISON OF ASSESSED TAX VALUATIONS: TAX YEAR 2001¹
Hinckley Township and Adjacent Jurisdictions

(Sorted highest to lowest by % agricultural/residential valuation)

	REAL PROPERTY				TOTAL ²
	Agricultural/ Residential		Commercial/Industrial Public Utility/Other		
Richfield Township, MC	\$82,582,110	97%	\$2,653,050	3%	\$85,235,160
Hinckley Township, MC	\$190,648,440	95%	\$9,404,680	5%	\$200,053,120
Granger Township, MC	\$117,352,220	93%	\$8,340,140	7%	\$125,692,360
Brunswick Hills Twp, MC	\$111,744,450	92%	\$9,863,130	8%	\$121,607,580
Bath Township, MC	\$331,949,710	85%	\$58,348,940	15%	\$390,298,650
North Royalton, CC	\$531,884,840	83%	\$110,339,010	17%	\$642,223,850
Brunswick, MC	\$474,073,130	83%	\$95,357,390	17%	\$569,430,520
Broadview Heights, CC	\$359,790,080	82%	\$78,073,750	18%	\$437,863,830
Strongsville, CC	\$865,453,530	76%	\$268,907,040	24%	\$1,134,360,570
Medina Township, MC	\$200,759,480	75%	\$ 66,350,610	25%	\$267,110,090
Medina City, MC	\$349,191,450	72%	\$138,553,190	28%	\$487,744,640
Richfield Village, MC	\$82,296,080	65%	\$44,595,880	35%	\$126,891,960
County Summary					
Cuyahoga County	\$17,148,545,100	69%	\$7,541,050,740	31%	\$24,689,595,840
Medina County	\$2,704,578,140	83%	\$538,659,110	17%	\$3,243,237,250
Summit County	\$7,043,669,900	77%	\$2,069,882,540	23%	\$9,113,552,440

¹ Sources: Cuyahoga, Medina and Summit County Auditors.

² Total equals 100%

TABLE C-18
COMPARISON OF TAX RATES: TAX YEAR 2001¹
Hinckley Township and Adjacent Jurisdictions
(Sorted highest to lowest by residential effective rate)

Taxing Jurisdiction ²	Full Tax Rate	Taxes for each \$100,000 home value	Effective Rate	
			Residential/ Agricultural	Other
Richfield Township (Revere LSD), SC	86.98	\$1,921	54.89	61.47
Brunswick Hills Township (HLSD), MC	96.78	\$1,905	54.42	49.49
Hinckley Township (HLSD), MC	98.28	\$1,882	53.77	48.97
Medina (MCSD), MC	102.64	\$1,877	53.64	54.67
Medina Township (MCSD), MC	102.54	\$1,831	52.30	53.41
Granger Township (MCSD), MC	101.04	\$1,824	52.10	53.21
Richfield Township (Woodridge LSD), SC	74.13	\$1,821	52.03	53.69
Broadview Heights, CC	100.50	\$1,788	51.09	58.86
North Royalton (Brecksville SD), CC	99.30	\$1,786	51.04	58.68
Brunswick Hills Township (BCSD), MC	87.38	\$1,749	49.96	49.14
Hinckley Township (BCSD), MC	88.88	\$1,726	49.31	48.63
Broadview Heights(North Royalton SD), CC	87.20	\$1,698	48.50	50.96
North Royalton, CC	86.00	\$1,696	48.45	50.79
Medina Township (HLSD), MC	89.78	\$1,693	48.36	43.71
Bath Township, SC	83.34	\$1,686	48.17	51.28
Granger Township (HLSD), MC	88.28	\$1,685	48.15	43.51
Strongsville, CC	100.40	\$1,594	45.55	53.10
Richfield Village, SC	78.73	\$1,529	43.69	50.20
Brunswick, MC	78.13	\$1,511	43.17	42.77
Medina (BLSD), MC	79.26	\$1,477	42.19	43.55
Medina (CLSD), MC	74.16	\$1,376	39.30	42.12

SD School District

¹ Sources: Cuyahoga County Treasurers' Office, Summit and Medina County Auditors' Offices

²BCSD-Brunswick City SD, HLSD-Highland LSD, MCSD-Medina City SD

TABLE C-19
EFFECTIVE PROPERTY TAX RATES BY TAXING JURISDICTION: TAX YEAR 2001¹
Hinckley Township

	Residential		Non-Residential	
	Rate	%	Rate	%
Total Taxes	53.77	100%	48.97	100%
Schools	34.66	64%	30.46	62%
Township	8.62	16%	8.26	17%
Other	10.49	20%	10.25	21%
County	6.51		6.24	
Library	1.97		2.01	
Vocational School	1.99		2.00	

TABLE C-20
Projected PROPERTY TAX COLLECTED BY ZONING DISTRICT/LAND USE
Hinckley Township

	Unit Value	Effective Density	Value Per Acre	Assessed value per acre	School Tax Per Acre	Township Tax Per Acre
Residential					<i>tax rate</i> 34.66	<i>tax rate</i> 8.62
R-1	\$500,000	0.47	\$235,000	\$82,250	\$2,850	\$709
R-2	\$250,000	1.01	\$252,500	\$88,375	\$3,063	\$761
Non-Residential					<i>tax rate</i> 30.46	<i>tax rate</i> 8.26
Commercial			\$720,000	\$252,000	\$7,675	\$2,081
Industrial			\$350,000	\$122,500	\$3,731	\$1,011

¹ Calculation based on tax rates for the Highland Local School District. Source – Rates of Taxation for the Tax Year 2001 – Medina County Auditor’s Office.

TABLE C-21
PROJECTED PROPERTY VALUATION AT BUILD-OUT
Hinckley Township
(\$ in 000s)

	2002 Valuation		Based on Current Zoning		Based on 20 acres of economic development along Center Street and 130 acres along W. 130th Street.	
Residential						
Residential acres to be developed			6,001		5,851	
# of Acres rezoned from R-1 to Nonresidential					150	
Additional residential units ¹			3,034		2,964	
Residential value added			\$512,225		\$499,888	
Total Residential/Agriculture	\$190,648	95.3%	\$702,873	95.8%	\$690,536	93.9
NonResidential						
Business acres to be developed			68		68	
Business value added ²			\$17,136		\$17,136	
Industrial acres to be developed ³			36		150	
Industrial value added			\$4,410		\$18,375	
Total business & industrial value added			\$21,546		\$35,511	
Total Business & Industrial Value	\$9,405	4.7%	\$30,951	4.2%	\$44,916	6.1%
Total	\$200,053	100%	\$733,824	100%	\$735,452	100%

Factor for every 100 acres rezoned from R-1 to Industrial	
-100	
-47 units	
-\$8,225	
\$682,311	92.3%
+100	
+12,250	1.5%+/-
\$57,166	7.7%
\$739,477	100%
+4,025	

¹ Based on \$500,000 average value for new dwelling unit in the R-1 District and \$250,000 in the R-2 District (times .35 assessed value.)

² Based on \$720,000 value per acre for commercial development (9,000 sq ft of building per acre at \$80/sq ft times .35 assessed value.)

³ Based on \$350,000 value per acre for industrial development (7,000 sq ft of building per acre at \$50/sq ft times .35 assessed value.)

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Appendix D: Zoning District Regulations Summary

- ▶ **Table D-22:** Permitted Uses in Residential Districts
- ▶ **Table D-23:** Conservation Development Regulations
- ▶ **Table D-24:** Permitted Uses in Business Districts
- ▶ **Table D-25:** Permitted Uses in Industrial Districts
- ▶ **Table D-26:** Summary of Development Standards in Business and Industrial Districts

**TABLE D-22
PERMITTED USES/DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS**

	R-1 Residential	R-2 Residential
USES		
(a) Residential		
(1) Single-family dwellings	P	P
(2) Conservation development according to regulations	P	
(3) Rear lot development	P	
(4) Home occupations	P & C	P & C
(b) Community Facilities/Institutions		
(1) Cemeteries	C	C
(2) Churches and other places of worship	C	C
(3) Institutions for human care	C	C
(4) Public & private schools	C	C
(5) Public buildings or facilities	C	C
(c) Open Space, Recreation		
(1) Agricultural uses ¹	P	P
(2) Parks, playgrounds, recreational facilities (non-com)	C	C
(3) Golf courses	C	
(d) Commercial, Other		
(1) Funeral homes and mortuaries	C	
(2) Oil and gas wells	P	P
DEVELOPMENT STANDARDS		
(a) Lot Requirements		
(1) Minimum lot size	2 acres	33,000sf
(2) Minimum lot width at building line	175 feet	100 feet
(3) Minimum lot width at street ²	175 feet	100 feet
(b) Minimum Yard Depth		
(1) Front yard (from R-O-W)	90 feet	75 feet
(2) Side yard	30 feet	15 feet
(3) Rear yard	50 feet	15 feet
(c) Maximum Building Height		
	35 feet	35 feet

¹ According to the Ohio Revised Code, agriculture is permitted in all districts.

² Reduction allowed for lots fronting on a cul-de-sac turnaround.

D-23

CONSERVATION DEVELOPMENT REGULATIONS

(a) Permitted Uses	Detached Single-family dwelling; Recreation areas and facilities for use by residents; Restricted open space as required in the regulations; Common areas; Accessory buildings.
(b) Development Standards	
(1) Minimum project area	100 acres
(2) Maximum density:	0.5 dwelling units per acre
(3) Maximum number of units on any one acre:	3
(4) Minimum restricted open space:	50% of the total project area, protected by a conservation easement
(5) Perimeter buffers:	
A. Building setback from existing street:	90 feet (same as for standard lot)
B. From all other project boundaries:	50 feet
(6) Interior building spacing requirements:	
A. Setback from interior street:	30 feet
B. Minimum separation between buildings:	30 feet
(7) Maximum building height:	35 feet
(8) Private streets permitted when constructed according to the construction standards in the Medina County Subdivision regulations.	
(c) Resource Protections Standards:	
(1) Floodway protection:	Only “open uses” permitted, buildings not permitted
(2) Wetlands protection:	
A. Buffer width around wetlands perimeter:	20 feet
B. Building and pavement setback:	35 feet

**TABLE D-24
PERMITTED USES IN BUSINESS DISTRICTS**

	B-1 General Business	B-2 Hinckley Center
(a) Residential		
(1) Dwelling unit(s) above the first floor of a building		C
(2) Senior citizen residential facilities	C	C
(b) Offices/Retail/Services		
(1) Professional offices	P	P
(2) Retail in completely enclosed buildings	P	P
(3) Personal services	P	P
(4) Automobile sales (new)	C	
(5) Banks	P	P
(6) Lawn, garden and nursery sales/service	C	C
(7) Drive-up/drive thru windows (or similar facility)	C	C
(8) Outdoor display	C	C
(9) Outdoor storage	C	
(10) Restaurants	P	P
(11) Taverns/bars/night clubs	C	C
(10) Funeral homes	P	
(c) Automotive Uses		
(1) Automobile service stations	C	
(2) Small power equipment repair	C	
(d) Community Facilities		
(1) Churches and other places of worship	C	C
(2) Daycare center, child or adult	C	C
(3) Hospitals	C	
(4) Library	C	C
(5) Lodge hall	C	C
(6) Post office	C	C
(7) Schools, private or public	C	
(e) Recreation		
(1) Indoor recreation	P	
(2) Outdoor recreation	C	

P = Use permitted by right C = Conditional use

**TABLE D-25
PERMITTED USES IN INDUSTRIAL DISTRICTS**

	I-A Light Industrial	I-B Light Industrial
(a) Industrial Uses		
(1) Light manufacturing, assembly, repair and sales of selected materials. ¹	P	
(2) Research laboratories and offices	P	P
(3) Building construction contractors	P	
(4) Printing, publishing or engraving plant	P	
(5) Equipment repair services	P	
(6) Repair and sales of commercial vehicles	P	
(7) Intracompany distribution warehouse		P
(8) Industrial parks, with reduced lot requirements	P	
(b) Other Uses		
(1) Oil and gas wells	P	P
(2) Government owned/operated recreation areas	C	
(3) Parks and recreation areas	C	

P = Use permitted by right C = Conditional use

¹ The materials shall include wood products, canvas products, glass and optical products, jewelry, clocks, scientific and other precision instruments, sporting goods, toys and novelties, plastics, electric and electronic equipment, machine shop products, paper products, plastic products, and textile products.

TABLE D-26
SUMMARY OF DEVELOPMENT STANDARDS
IN BUSINESS AND INDUSTRIAL ZONING DISTRICTS

	B-1 General Business	B-2 Hinckley Center	I-A Light Industrial ¹	I-B Light Industrial
Lot Requirements				
(a) Minimum lot size	30,000 sf	None	3 acres ²	10 acres ³
(b) Minimum lot width (at building line & street)	125 feet	None	200 feet	600 feet ⁴
(c) Maximum site coverage				
(1) Buildings only	30%	--		
(2) Buildings and parking	60%	80%		
Minimum Building Setbacks				
(a) Setback from street R-O-W	75 feet	75 feet ⁵	150 feet	250 feet
(b) Side and rear yard				
(1) Adjacent to non-residential district	30 feet	10 feet	30 feet	100 feet
(2) Adjacent to a residential district	100 feet	50 feet	200 feet	250 feet
Minimum Parking Setbacks				
(a) Setback from street R-O-W	25 feet w/ landscaping	Not permitted in front yard	50 feet w/ landscaping	50 feet w/ landscaping
(b) Side and rear yard				
(1) Adjacent to non-residential district	15 feet	5 feet	30 feet	100 feet
(2) Adjacent to a residential district	25 feet	25 feet	50 feet	200 feet
Maximum Building Height				
	35 feet	35 feet	35 feet	35 feet

¹ Regulations provide for smaller lots and setbacks for interior lots in an industrial park development

² Where a side yard abuts a residential district the minimum lot area is 4 acres.

³ When adjacent to a residential district the minimum lot size is 15 acres.

⁴ When adjacent to a residential district the minimum side yard width or rear yard depth is 700 ft.

⁵ Buildings may be located 30 ft. from ROW when width of building occupies more than 50% of lot width.

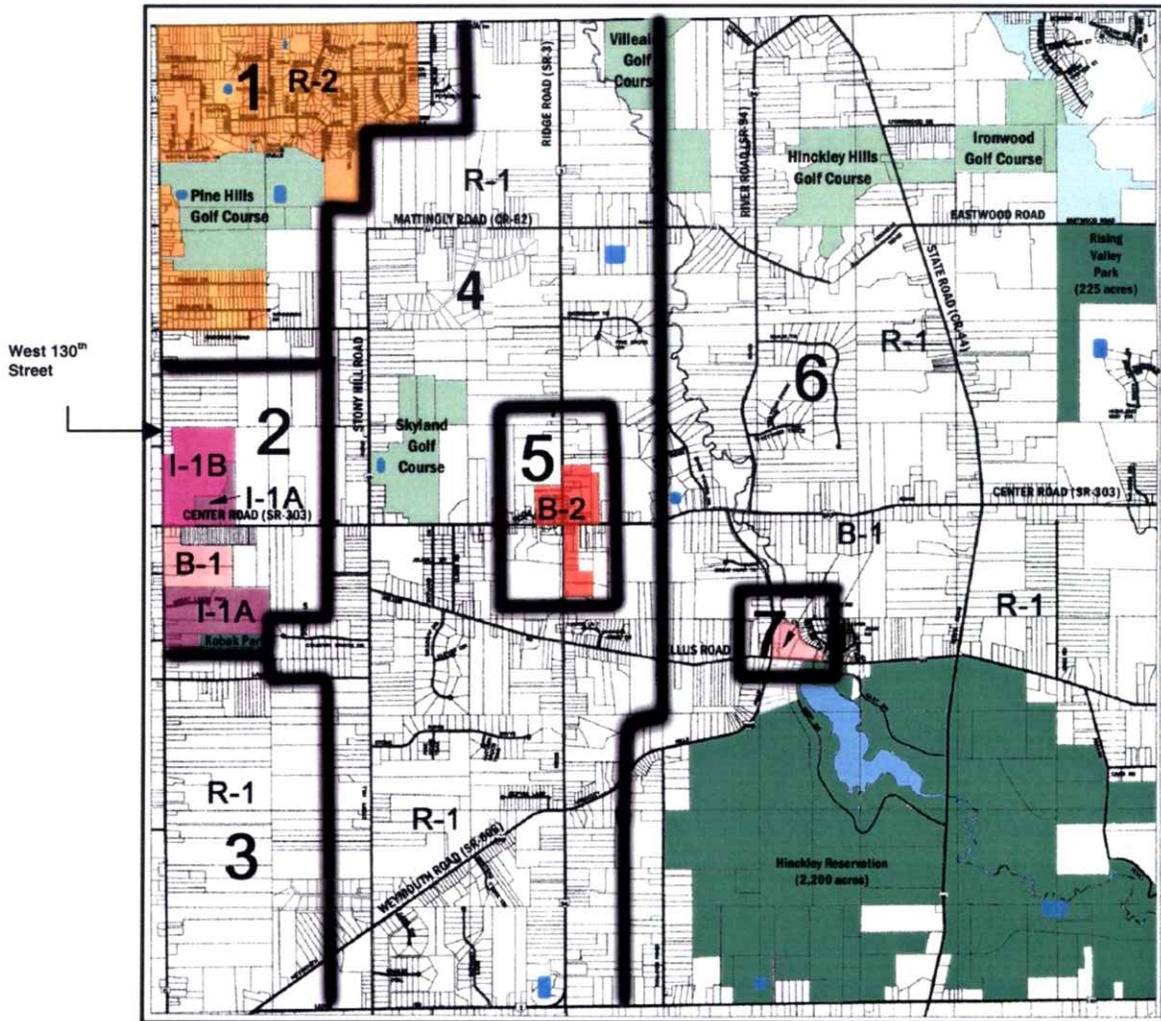
	I-A Light Industrial ¹	I-B Light Industrial
Requirements for Industrial Parks		
(a) Minimum lot size	1.5 acres	5 acres
(b) Minimum lot width (at building line & street)		
(1) Abutting nonresidential lots	150 feet	200 feet
(2) Abutting residential districts	250 feet	500 feet
(c) Minimum front building setback	50 feet	100 feet
(d) Minimum building setback from side & rear yard		
(1) Abutting nonresidential lots	25 feet	75 feet
(2) Abutting residential districts	200 feet	250 feet

¹ Regulations provide for smaller lots and setbacks for interior lots in an industrial park development

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Appendix E: Community Survey Responses

- ▶ **Map of Areas Referenced in Survey**
- ▶ **Responses**



Hinckley Township
Medina County, Ohio



The Township has been divided into areas **1** thru **7** based on the patterns of land use and lot size. Please refer to these areas for questions 7 through 9 and question 36 on the survey.

The zoning districts are designated with the official symbol identified below:

- R-1** Single Family Residential, 2 acre minimum lot size
- R-2** Single Family Residential, ¾ acre minimum lot size
- B-1** General Business
- B-2** Hinckley Town Center
- I-1A** Light Industrial, 3 acre minimum lot size
- I-1B** Light Industrial, 10 acre minimum lot size

Hinckley Township
Master Policy Plan Community Survey
 Conducted Winter 2003

Section I: General Assessment

1. How would you rate your satisfaction with the following:		Highly Satisfied	Satisfied	Neutral	Dissatisfied	Highly Dissatisfied	No Opinion	No Response	Satisfied/Highly Satisfied
a)	The overall quality of life in Hinckley	42%	49%	5%	1%	1%	0%	1%	91%
		486	560	62	16	7	1	15	1046
	region 1	40%	51%	5%	3%	1%	0%	1%	90%
	region 2	50%	39%	9%	0%	3%	0%	0%	89%
	region 3	42%	45%	8%	0%	3%	0%	3%	86%
	region 4	41%	52%	6%	1%	0%	0%	1%	93%
	region 5	40%	52%	6%	0%	0%	0%	2%	92%
	region 6	48%	45%	3%	1%	0%	0%	1%	94%
	region 7	46%	45%	8%	1%	0%	0%	0%	91%
b)	The mix of residential, retail and industrial development in the Township	18%	42%	18%	13%	4%	1%	4%	60%
		208	480	208	151	42	10	48	688
	region 1	22%	37%	21%	13%	3%	1%	2%	59%
	region 2	11%	48%	17%	14%	9%	0%	3%	58%
	region 3	23%	37%	29%	3%	8%	0%	0%	60%
	region 4	15%	46%	19%	15%	2%	1%	3%	61%
	region 5	19%	33%	25%	10%	4%	2%	6%	52%
	region 6	20%	44%	13%	14%	2%	1%	6%	64%
	region 7	16%	45%	22%	9%	5%	0%	3%	61%

2. Considering the amount of development in the Township over the past 10 years, how would you describe:		Too Much	Appropriate	Too Little	No Opinion	No Response
a)	Residential development	50%	46%	1%	2%	1%
		569	529	16	19	14
	region 1	33%	62%	2%	2%	0%
	region 2	39%	55%	6%	0%	0%
	region 3	50%	47%	0%	0%	3%
	region 4	59%	39%	1%	0%	1%
	region 5	60%	35%	0%	4%	0%
	region 6	52%	44%	2%	1%	1%
	region 7	54%	40%	3%	3%	1%
b)	Retail development	13%	52%	30%	4%	2%
		144	591	341	44	27
	region 1	9%	54%	32%	3%	2%
	region 2	22%	28%	45%	3%	3%
	region 3	16%	63%	21%	0%	0%
	region 4	13%	54%	28%	3%	2%
	region 5	13%	60%	23%	4%	0%
	region 6	12%	50%	33%	5%	2%
	region 7	12%	56%	27%	3%	1%
c)	Industrial development	26%	48%	18%	7%	2%
		293	547	205	79	23
	region 1	21%	51%	21%	6%	1%
	region 2	42%	28%	22%	6%	3%
	region 3	37%	50%	14%	0%	0%
	region 4	28%	43%	20%	7%	2%
	region 5	27%	48%	19%	6%	0%
	region 6	21%	52%	16%	8%	1%
	region 7	23%	54%	15%	8%	1%

3. In general, do you feel there needs to be a greater variety of housing in the Township in terms of:		Yes	No	Don't Know	No Opinion	No Response
a)	Price	25%	68%	3%	3%	2%
		283	775	34	37	18
	region 1	27%	68%	1%	4%	0%
	region 2	45%	55%	0%	0%	0%
	region 3	26%	63%	5%	5%	0%
	region 4	26%	67%	2%	3%	1%
	region 5	27%	65%	4%	2%	2%
	region 6	18%	73%	5%	2%	1%
	region 7	20%	73%	1%	5%	1%

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b)	Size of houses	24%	67%	3%	4%	2%
		280	766	30	44	27
	region 1	27%	67%	1%	4%	1%
	region 2	36%	61%	0%	3%	0%
	region 3	29%	60%	8%	0%	3%
	region 4	25%	68%	1%	4%	2%
	region 5	23%	67%	8%	0%	2%
	region 6	21%	70%	3%	4%	1%
	region 7	23%	69%	1%	4%	3%
c)	Type of ownership (i.e., rental, condo, etc.)	12%	81%	3%	2%	2%
		137	931	29	23	27
	region 1	17%	79%	1%	1%	1%
	region 2	22%	67%	3%	6%	3%
	region 3	16%	82%	0%	0%	3%
	region 4	10%	85%	1%	2%	2%
	region 5	6%	88%	4%	2%	0%
	region 6	9%	84%	4%	1%	2%
	region 7	12%	81%	3%	3%	3%

Section II: Business Land Uses									
4. Do you support expanding the business and industrial zoning districts to attract new development in the following locations?			Do not expand	Expand for retail uses	Expand for industrial uses	Expand for retail or industrial	No Opinion	No Response	Total Expand with retail and/or industrial
a)	North of Aldi on W. 130th Street		41%	11%	13%	29%	4%	2%	53%
			468	130	147	336	46	20	613
	region 1		54%	11%	17%	16%	1%	1%	43%
	region 2		58%	6%	19%	17%	0%	0%	42%
	region 3		43%	19%	11%	21%	5%	3%	51%
	region 4		41%	10%	12%	33%	3%	1%	55%
	region 5		38%	15%	4%	35%	6%	2%	54%
	region 6		30%	10%	15%	40%	5%	0%	64%
	region 7		31%	18%	13%	36%	1%	1%	66%
b)	South of the industrial park on W. 130th Street		38%	8%	18%	28%	5%	2%	54%
			441	89	210	327	57	25	626
	region 1		31%	9%	33%	25%	2%	2%	67%
	region 2		48%	11%	17%	22%	3%	0%	50%
	region 3		55%	11%	11%	16%	5%	3%	37%
	region 4		42%	7%	16%	28%	4%	2%	51%
	region 5		44%	8%	4%	31%	10%	2%	43%
	region 6		34%	6%	17%	36%	6%	1%	59%
	region 7		40%	12%	17%	31%	1%	0%	59%
c)	East of the cemetery on SR 303		70%	11%	3%	9%	5%	2%	23%
			804	125	32	106	54	26	263
	region 1		55%	17%	6%	16%	6%	1%	39%
	region 2		61%	9%	13%	11%	6%	0%	33%
	region 3		69%	11%	3%	14%	3%	3%	27%
	region 4		74%	12%	2%	9%	2%	2%	23%
	region 5		81%	6%	0%	6%	4%	2%	12%
	region 6		76%	7%	2%	8%	5%	2%	17%
	region 7		80%	6%	3%	6%	4%	1%	15%
d)	In the Hinckley Town Center area		40%	52%	1%	5%	2%	1%	57%
			457	594	6	53	22	15	653
	region 1		30%	58%	1%	8%	2%	1%	66%
	region 2		42%	52%	3%	3%	0%	0%	58%
	region 3		40%	52%	0%	5%	3%	0%	57%
	region 4		40%	55%	1%	2%	2%	1%	58%
	region 5		63%	25%	0%	10%	0%	2%	35%
	region 6		40%	55%	0%	5%	1%	0%	60%
	region 7		48%	44%	0%	5%	1%	1%	49%
e)	At Hinckley Hills/Bellus Road corner		77%	12%	1%	2%	6%	2%	15%
			886	134	11	27	71	18	172
	region 1		69%	9%	3%	6%	13%	2%	18%
	region 2		70%	11%	0%	3%	17%	0%	14%
	region 3		82%	11%	0%	3%	5%	0%	14%
	region 4		78%	15%	1%	2%	3%	1%	18%
	region 5		83%	4%	0%	4%	8%	0%	8%
	region 6		82%	13%	0%	1%	3%	1%	14%
	region 7		88%	9%	0%	0%	1%	1%	9%

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5. What type(s) of retail, services, offices or industry do you wish would locate in the Township?						
		Number of Responses	Percent of Response			
	Restaurant	144	13%			
	Industry	41	4%			
	Drug Store	38	3%			
	Office	32	3%			
	Hardware/Lawn Equipment	23	2%			
	Doctor/Dentist	14	1%			
	Gas Station	13	1%			
	Coffee Shop	13	1%			
6. Do you think the Township should control the design of buildings in downtown Hinckley?						
		Yes	No	Undecided	No Opinion	No Response
		78%	11%	8%	1%	1%
		900	131	90	15	11
	region 1	84%	7%	7%	2%	0%
	region 2	71%	20%	9%	0%	0%
	region 3	78%	14%	8%	0%	0%
	region 4	80%	11%	8%	1%	1%
	region 5	65%	17%	15%	4%	0%
	region 6	79%	11%	9%	1%	1%
	region 7	72%	19%	6%	3%	0%

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Section III: Residential Land Uses *See the map on page 2 for the existing zoning districts*

Hinckley Township's zoning requires a minimum lot size of 2 acres in the R-1 District and a minimum lot size of 3/4 acres in the R-2 District.

The map on page 2 divides the Township into numbered areas. For each of the housing types listed below, please circle the number(s) corresponding to the map location(s) where you believe such housing should be permitted.

		Only In Area(s) Circled Below,							No Where	Response
		1	2	3	4	5	6	7		
7.	Single-family homes at one house for every two acres	40% 457	36% 413	51% 590	57% 656	36% 408	56% 644	40% 457	12% 137	16% 184
	region 1	43% 437	35% 357	46% 467	52% 527	32% 327	51% 517	34% 347	10% 107	20% 207
	region 2	39% 397	25% 257	31% 317	33% 337	28% 287	39% 397	22% 227	19% 197	22% 227
	region 3	47% 477	26% 267	45% 457	48% 487	26% 267	48% 487	29% 297	14% 147	11% 117
	region 4	41% 417	38% 387	60% 607	69% 697	37% 377	64% 647	42% 427	11% 117	10% 107
	region 5	33% 337	33% 337	44% 447	48% 487	44% 447	50% 507	44% 447	23% 237	23% 237
	region 6	38% 387	38% 387	59% 597	64% 647	38% 387	65% 657	46% 467	12% 127	11% 117
	region 7	41% 417	41% 417	45% 457	49% 497	44% 447	53% 537	53% 537	9% 97	20% 207
8.	Single-family homes on lots larger than two acres	34% 393	32% 365	45% 518	50% 573	29% 335	56% 638	37% 424	16% 186	20% 227
	region 1	36% 367	29% 297	37% 377	43% 437	25% 257	47% 477	33% 337	14% 147	27% 277
	region 2	28% 287	19% 197	22% 227	28% 287	22% 227	30% 307	22% 227	28% 287	28% 287
	region 3	32% 327	34% 347	48% 487	40% 407	29% 297	50% 507	37% 377	16% 167	8% 87
	region 4	36% 367	35% 357	52% 527	59% 597	31% 317	64% 647	38% 387	17% 177	14% 147
	region 5	35% 357	38% 387	44% 447	48% 487	42% 427	54% 547	42% 427	23% 237	19% 197
	region 6	33% 337	34% 347	53% 537	57% 577	31% 317	66% 667	40% 407	13% 137	17% 177
	region 7	38% 387	31% 317	44% 447	49% 497	37% 377	56% 567	56% 567	14% 147	19% 197
9.	Higher density residential development:									
a)	Where lots are at least 3/4 acre	25% 292	13% 144	8% 94	8% 89	9% 103	6% 70	7% 76	48% 547	17% 191
	region 1	33% 337	17% 177	15% 157	14% 147	14% 147	11% 117	9% 97	38% 387	20% 207
	region 2	16% 167	22% 227	9% 97	6% 67	3% 37	11% 117	3% 37	39% 397	22% 227
	region 3	26% 267	8% 87	0% 07	3% 37	11% 117	0% 07	0% 07	57% 577	8% 87
	region 4	26% 267	14% 147	7% 77	7% 77	9% 97	5% 57	6% 67	53% 537	12% 127
	region 5	21% 217	8% 87	6% 67	4% 47	2% 27	4% 47	6% 67	63% 637	10% 107
	region 6	25% 257	10% 107	8% 87	6% 67	10% 107	4% 47	8% 87	48% 487	16% 167
	region 7	19% 197	13% 137	8% 87	9% 97	9% 97	6% 67	5% 57	44% 447	23% 237
b)	Where lots range from 1/2 acre up to 3/4 acre	9% 105	6% 73	4% 46	4% 42	4% 44	3% 37	3% 31	68% 776	16% 188
	region 1	8% 87	8% 87	5% 57	6% 67	6% 67	6% 67	5% 57	65% 657	19% 197
	region 2	9% 97	14% 147	11% 117	11% 117	6% 67	9% 97	6% 67	58% 587	19% 197
	region 3	10% 107	3% 37	3% 37	3% 37	3% 37	5% 57	0% 07	71% 717	8% 87
	region 4	9% 97	6% 67	3% 37	2% 27	3% 37	3% 37	2% 27	74% 747	13% 137
	region 5	8% 87	6% 67	4% 47	4% 47	4% 47	2% 27	2% 27	75% 757	13% 137
	region 6	11% 117	6% 67	3% 37	2% 27	4% 47	1% 17	1% 17	68% 687	15% 157
	region 7	10% 107	4% 47	5% 57	3% 37	1% 17	3% 37	4% 47	61% 617	19% 197
c)	Where lots range from 1/4 acre up to 1/2 acre	4% 51	4% 44	2% 21	2% 22	3% 31	2% 20	2% 18	75% 855	16% 178
	region 1	1% 17	3% 37	2% 27	2% 27	4% 47	3% 37	3% 37	72% 727	18% 187
	region 2	3% 37	11% 117	6% 67	3% 37	3% 37	3% 37	3% 37	61% 617	19% 197
	region 3	8% 87	8% 87	0% 07	3% 37	5% 57	3% 37	0% 07	79% 797	5% 57
	region 4	4% 47	3% 37	2% 27	1% 17	1% 17	1% 17	0% 07	83% 837	11% 117
	region 5	6% 67	4% 47	4% 47	4% 47	2% 27	2% 27	4% 47	79% 797	13% 137
	region 6	7% 77	4% 47	1% 17	2% 27	3% 37	1% 17	1% 17	75% 757	14% 147
	region 7	4% 47	6% 67	1% 17	3% 37	3% 37	4% 47	3% 37	68% 687	19% 197

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Section III: Residential Land Uses <i>See the map on page 2 for the existing zoning districts</i>										
d)	Townhouses	7%	8%	4%	4%	6%	3%	3%	68%	14%
		83	88	49	48	69	39	32	785	160
	region 1	6%	9%	5%	8%	8%	7%	4%	62%	17%
	region 2	6%	11%	3%	9%	3%	3%	0%	58%	19%
	region 3	10%	14%	3%	5%	5%	0%	0%	71%	5%
	region 4	8%	8%	5%	2%	7%	3%	4%	71%	11%
	region 5	13%	10%	10%	6%	4%	2%	2%	71%	13%
	region 6	7%	5%	3%	2%	6%	2%	2%	72%	12%
	region 7	3%	5%	0%	3%	3%	1%	0%	75%	14%
e)	Two story garden-style apartments	5%	6%	3%	3%	5%	2%	2%	73%	13%
		63	74	37	30	56	24	28	833	154
	region 1	4%	6%	3%	4%	7%	4%	3%	69%	16%
	region 2	3%	9%	3%	6%	3%	3%	6%	64%	19%
	region 3	8%	11%	3%	5%	5%	3%	0%	74%	5%
	region 4	6%	7%	4%	2%	6%	2%	3%	78%	9%
	region 5	13%	8%	10%	4%	4%	2%	2%	69%	15%
	region 6	6%	5%	1%	2%	4%	0%	1%	74%	13%
	region 7	1%	6%	0%	0%	3%	0%	3%	77%	14%

10. If a higher density residential project were restricted only to people aged 55 years and older, would you be in favor of such development when:		Yes	No	Unsure	No Opinion	No Response
a)	Located near community facilities	33%	50%	8%	4%	5%
		376	575	92	46	58
b)	Located near stores, banks, and other services	36%	48%	7%	4%	5%
		415	556	81	42	53
c)	Limited to not more than 2 houses per acre	25%	56%	9%	5%	6%
		283	641	100	56	67
d)	Limited to not more than 4 houses per acre	11%	70%	7%	5%	7%
		125	808	80	52	82

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Section IV: Natural Resource and Rural Character Preservation

Please keep the following definition of *rural character* in mind when answering Questions 11 through 17. Rural character is defined by the presence of wide-open views of fields, woods and other natural features, with ditches and fences alongside roads, and the absence of manmade structures such as concrete curbs, sidewalks and roadside lighting.

11. On a scale of 1 to 5, how important is it for the Township to:	1 Very Important		3	4	5 Not Important		No Opinion	No Response	Responses with a 1 or 2
	1	2			5	6			
b) Protect the natural environment & wildlife habitat	81%	10%	4%	1%	1%	0%	2%	91%	
	933	116	45	13	16	3	21	1049	
a) Preserve open space areas in the Township	81%	10%	4%	1%	2%	0%	2%	91%	
	929	114	47	15	20	2	20	1043	
e) Protect and preserve groundwater resources	80%	11%	4%	1%	1%	1%	2%	91%	
	916	125	46	12	17	12	19	1041	
d) Create a connected network of trails and paths	29%	18%	17%	8%	24%	2%	2%	47%	
	327	209	195	94	274	20	28	536	
c) Create space for recreational, passive and/or active	33%	17%	17%	7%	22%	2%	3%	50%	
	377	192	194	84	253	18	29	569	

12. On a scale of 1 to 5, how important is it to preserve each of the following features:	1 Very Important		3	4	5 Not Important		No Opinion	No Response	Responses with a 1 or 2
	1	2			5	6			
b) Rivers, streams and their adjacent land	83%	9%	4%	1%	1%	0%	2%	93%	
	956	108	42	11	8	2	20	1064	
a) Woodlands	82%	11%	3%	1%	1%	0%	2%	93%	
	938	124	39	14	11	2	19	1062	
f) Rural roads and scenic views (scenic corridors)	71%	15%	8%	2%	2%	0%	2%	86%	
	815	177	92	19	21	2	21	992	
c) Wetlands and floodplains	69%	13%	8%	3%	3%	0%	2%	83%	
	797	153	95	38	35	5	24	950	
e) Fields, meadows and hedgerows	67%	15%	11%	3%	2%	0%	2%	82%	
	770	170	123	34	20	2	28	940	
d) Steep slopes and hillside areas	64%	16%	10%	4%	3%	1%	2%	80%	
	739	181	117	41	33	8	28	920	
g) Rural structures (i.e. barns, fences, stone walls)	58%	17%	12%	4%	5%	1%	2%	75%	
	661	198	143	50	63	6	26	859	

13. How would you rate the following types of housing subdivisions as a way of preserving rural character and natural features?	Excellent		Fair	Poor	No Opinion	No Response	Good or Excellent
	1	2					
a) Subdivision A, which is a traditional subdivision divided into 2-acre lots.	37%	29%	16%	12%	1%	5%	66%
	425	327	188	136	13	59	752
b) Subdivision B, which has the same number of lots as Subdivision A, but the lots are only 1-acre in size and the "extra" land is prohibited from further development.	18%	20%	18%	37%	2%	5%	38%
	205	226	208	427	22	60	431

14. Do you think the Township should encourage Subdivision B type developments?	Yes		No (skip to 16)		4. No Opinion (skip to 16)		No Response
	1	2	3	4	5	6	
	26%	58%	11%	11%	1%	4%	
	300	667	125	125	12	43	

15. Would you still think the Township should encourage Subdivision B type developments if they required the extension of public water and/or sewer lines?	Yes		No		Unsure	No Opinion	No Response
	1	2	3	4			
	20%	19%	11%	11%	1%	50%	
	227	214	124	124	11	571	
% of those who answered yes or unsure	53%		29%				

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Section IV: Natural Resource and Rural Character Preservation						
16. There are various ways in which open spaces and natural resources can be preserved. Do you think the Township should:						
	Yes	No	Unsure	Other	No Opinion	No Response
a) Encourage developers to design subdivisions in ways that protect large areas of open space?	72% 830	14% 156	8% 94		2% 19	4% 48
b) Use incentives to encourage property owners to donate land for preservation?	61% 696	18% 207	14% 160		4% 45	3% 39
c) Encourage public entities such as Medina County or the Metroparks to purchase land in the Township for public parkland?	60% 685	24% 271	12% 136		2% 19	3% 36
d) Use Township funds to purchase land and/or development rights?	33% 384	39% 450	21% 240		2% 24	4% 49
17. Should the preserved areas be accessible to the public for walking, biking, hiking trails?						
	Yes	No	Unsure		No Opinion	No Response
	63% 725	14% 165	15% 176		2% 22	5% 59

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Section V: Utilities and Infrastructure						
18. Please circle the type of water system you have at your residence.						
	Well	Cistern	Public Water (skip to 22)	No Response	total 1 & 2	
	70%	7%	21%	2%	880	
	799	81	244	23		
19. Do you have any problems with the quantity (supply) of water?						
	Yes	No	No Opinion	No Response	total 1 & 2	
	10%	69%	1%	21%	907	
	110	787	10	240		
% of people with well or cistern	12%	87%	1%		100%	
region 1	2%	23%	0%	74%		
region 2	9%	58%	0%	33%		
region 3	13%	82%	0%	5%		
region 4	12%	82%	1%	4%		
region 5	10%	88%	0%	2%		
region 6	10%	82%	0%	7%		
region 7	14%	85%	1%	0%		
20. How would you rate your water quality?						
	Excellent	Fair	Poor	No Opinion	No Response	total 1 & 2
	39%	30%	10%	0%	21%	906
	444	347	113	2	241	100%
% of people with well or cistern	49%	38%	12%	0%		
21. Do you want to be tied into the public water system?						
	Yes	No	Unsure	No Opinion	No Response	total 1 & 2
	19%	47%	12%	1%	22%	893
	215	534	133	11	254	100%
% of people with well or cistern	24%	60%	15%	1%		
region 1	9%	11%	3%	2%	75%	
region 2	9%	48%	14%	0%	31%	
region 3	21%	63%	14%	0%	3%	
region 4	28%	53%	14%	0%	5%	
region 5	21%	50%	25%	0%	4%	
region 6	15%	63%	12%	1%	9%	
region 7	22%	61%	15%	1%	0%	
22. Recognizing that public water service is now generally located in the northwest portion of the Township, do you think public water service should be further extended in:						
	Yes	No	Undecided	No Opinion	No Response	
a) All areas of the Township?	25%	55%	14%	3%	4%	
	292	626	155	33	41	
region 1	35%	38%	15%	7%	5%	
region 2	33%	58%	9%	0%	0%	
region 3	21%	63%	11%	3%	3%	
region 4	25%	59%	14%	2%	1%	
region 5	25%	56%	13%	4%	2%	
region 6	19%	65%	12%	2%	3%	
region 7	20%	60%	18%	0%	3%	
b) Areas where well water supplies are insufficient to support existing development?	55%	25%	11%	3%	6%	
	630	286	126	38	67	
region 1	62%	15%	9%	6%	8%	
region 2	70%	22%	3%	3%	3%	
region 3	52%	23%	8%	5%	11%	
region 4	58%	25%	12%	2%	4%	
region 5	50%	19%	23%	2%	6%	
region 6	52%	32%	9%	3%	4%	
region 7	48%	35%	13%	1%	3%	

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Section V: Utilities and Infrastructure						
c) Areas where well water supplies are insufficient to support new development?						
	31%	49%	11%	3%	6%	
	353	565	121	36	72	
region 1	38%	38%	11%	7%	8%	
region 2	36%	50%	6%	3%	6%	
region 3	40%	40%	11%	3%	8%	
region 4	31%	53%	11%	2%	4%	
region 5	21%	50%	23%	2%	4%	
region 6	24%	59%	11%	2%	4%	
region 7	34%	56%	5%	1%	4%	
23. Please circle the type of sewage system you have at your residence.						
	On-site septic		Public sewer (Sk to 26)		No Response	
	77%		21%		2%	
	885		239		23	
24. Do you have any problems with your septic system?						
	Yes	No	Unsure	No Opinion	No Response	total 1 & 2
	4%	73%	1%	1%	21%	
	46	836	16	8	241	906
% of people with septic system	5%	92%	2%	1%		100%
25. Do you want to be tied into the public sewer system?						
	Yes	No	Unsure	No Opinion	No Response	total 1 & 2
	13%	55%	9%	1%	22%	
	146	636	100	16	249	898
% of people with septic system	16%	71%	11%	2%		100%
region 1	7%	18%	1%	3%	71%	
region 2	14%	52%	14%	0%	19%	
region 3	16%	79%	5%	0%	0%	
region 4	16%	62%	11%	2%	10%	
region 5	19%	65%	13%	0%	4%	
region 6	9%	74%	8%	0%	8%	
region 7	19%	65%	15%	0%	1%	
26. Recognizing that public sewer service is now generally located along the northern and western boundaries of the Township, do you think public sewer service should be further extended in:						
	Yes	No	Undecided	No Opinion	No Response	
a) All areas of the Township?	20%	62%	13%	2%	3%	
	229	715	147	26	30	
region 1	29%	47%	14%	5%	4%	
region 2	19%	61%	13%	0%	6%	
region 3	8%	79%	11%	0%	3%	
region 4	21%	65%	12%	2%	1%	
region 5	19%	67%	13%	0%	2%	
region 6	15%	73%	10%	1%	1%	
region 7	13%	72%	12%	1%	4%	
b) Areas where private septic systems are failing and public health issues arise?	57%	25%	12%	2%	4%	
	657	282	133	28	47	
region 1	66%	15%	10%	3%	6%	
region 2	61%	25%	9%	0%	6%	
region 3	47%	29%	19%	3%	3%	
region 4	60%	22%	13%	2%	2%	
region 5	60%	21%	13%	0%	6%	
region 6	51%	32%	11%	3%	3%	
region 7	46%	38%	12%	1%	3%	

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Section VI: Township Services and Taxes								
27. Please rate the following services, as they now exist:								
		Excellent	Good	Fair	Poor	No Opinion	No Response	Good or Excellent
		492	510	83	22	27	13	1002
a)	Police protection	43%	44%	7%	2%	2%	1%	87%
		468	489	98	10	67	15	957
b)	Fire protection	41%	43%	9%	1%	6%	1%	83%
		402	524	103	32	68	18	926
d)	Township parks and recreation	35%	46%	9%	3%	6%	2%	81%
		329	598	170	33	7	10	927
c)	Maintenance of Township roads	29%	52%	15%	3%	1%	1%	81%
		411	507	105	11	98	16	918
h)	Town Hall facilities	36%	44%	9%	1%	9%	1%	80%
		553	320	51	21	182	20	873
e)	Highland Schools	48%	28%	4%	2%	16%	2%	76%
	% of respondents with an opinion							92%
	By region:							
	region 1	38%	20%	4%	1%	33%	4%	58%
	region 2	23%	34%	3%	3%	34%	3%	57%
	region 3	62%	24%	3%	3%	8%	0%	86%
	region 4	55%	31%	4%	2%	8%	0%	86%
	region 5	54%	29%	2%	2%	10%	2%	83%
	region 6	51%	29%	6%	1%	13%	0%	80%
	region 7	46%	27%	6%	4%	15%	1%	73%
		323	444	190	55	123	12	767
g)	Hinckley Branch Library	28%	39%	17%	5%	11%	1%	67%
		169	435	230	100	180	33	604
i)	Zoning enforcement	15%	38%	20%	9%	16%	3%	53%
		70	251	176	81	508	61	321
f)	Brunswick Schools	6%	22%	15%	7%	44%	5%	28%
	% of respondents with an opinion							56%
	By region:							
	region 1	8%	32%	20%	14%	23%	4%	40%
	region 2	14%	40%	17%	9%	20%	0%	54%
	region 3	8%	16%	19%	11%	46%	0%	24%
	region 4	5%	19%	14%	5%	50%	7%	24%
	region 5	8%	21%	4%	8%	54%	4%	29%
	region 6	4%	17%	15%	6%	55%	4%	21%
	region 7	4%	14%	8%	1%	65%	8%	18%

28. How would you rate the level of zoning regulation in Hinckley Township					
	Too high	About right	Too little	No Opinion	No Response
	10%	64%	11%	12%	4%
	113	729	130	134	41

Currently, most Hinckley Township homeowners pay approximately \$1,646 per year in real estate taxes for every \$100,000 of their home's market value. Of that amount, approximately 64% (\$1,054) goes to the Highland School District and 16% (\$264) goes to the Township; the rest is for county services (residents in the Brunswick School District pay slightly less).

29. Given the quality of Township services, do you think the amount of money you pay in Township taxes is:						
	Too high	About right	Too little	No Opinion	No Response	
%	31%	58%	3%	3%	5%	
#	357	666	34	30	60	
30. Would you be willing to pay taxes to:						
	Yes	No	Undecided	No Opinion	No Response	
a)						
	Purchase additional land for playgrounds, sports fields and picnic areas?	16%	70%	10%	1%	2%
		189	807	115	12	24
b)						
	Create walking/bike/hike trails?	22%	65%	9%	1%	2%
		255	745	106	13	28
c)						
	Purchase land for permanent open space?	32%	50%	15%	1%	2%
		366	574	173	12	22
d)						
	Purchase the development rights from farmland or open land?	25%	53%	17%	2%	2%
		285	613	199	24	26

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31. Approximately how much in additional taxes would you be willing to pay for the above activities?	\$100 to						
	\$0	\$1 to \$99	\$499	\$500+	Unsure	Other	No Response
	36%	6%	18%	4%	6%	4%	25%
	408	70	211	50	67	51	282
% will to pay additional taxes	29%						

32. Given the quality of the Highland Schools and the Brunswick Schools, what do you think about the amount of money you pay in school taxes?					
	Too high	About right	Too little	No Opinion	No Response
	45%	46%	1%	6%	1%
	515	533	9	73	17

33. Please circle one of the following statements that comes closest to your view of the future balance of land use/zoning choices and taxes:	Maintain current zoning and land use, and would pay higher taxes if needed to maintain current Township services.				Accept somewhat higher intensity land use and traffic in selected areas to maintain current taxes and improve Township services.		No Response
	Maintain current zoning and land use, and would accept fewer Township services to maintain current tax levels.						
	35%		29%		29%		7%
	403		333		333		78

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Section VII: Comments		
34. Please list the 4 BEST things about living in Hinckley Township.		
Rural	486	42%
Schools	197	17%
Quiet	178	16%
Parks	126	11%
Open Space	98	9%
Location	96	8%
Lot Size	76	7%
Police Protection	53	5%
Fire Protection	48	4%
Friendly Neighbors	40	3%

35. Are there any other planning/zoning issues that you feel should be addressed in the Master Policy Plan?		
No Response	522	45.5%
Town Center Improvement	26	2.3%
Public Water	16	1.4%
Public Sewer	13	1.1%
Speed Limit Reductions	12	1.0%
School Districting Issues/Concerns	11	1.0%
New Recreation Center	9	0.8%
Library	8	0.7%
Sidewalks	7	0.6%

Section VIII: Tell Us About Yourself

36. Please circle the number that corresponds to the area on the map on page 2 that includes your house?	1	2	3	4	5	6	7	No Response
	20%	3%	3%	29%	4%	25%	7%	9%
	229	36	38	328	48	290	80	98

37. How long have you lived at your current residence?	> 2 up to 5 yrs	> 5 up to 10 yrs	> 10 up to 20 yrs	> 20 up to 30 yrs	> 30 up to 40 yrs	> 40 yrs	No Response	
	8%	13%	18%	27%	17%	9%	6%	2%
	97	148	208	312	197	99	66	20

38. How long have you lived in Hinckley Township?	> 2 up to 5 yrs	> 5 up to 9 yrs	10 - 19 yrs	20 - 29 yrs	30 - 39 yrs	40 + yrs	No Response	
	7%	11%	15%	26%	19%	11%	10%	2%
	75	121	167	296	216	131	118	23

39. How large is the lot on which your house is located?	Less than 1 acre	Between 1 and 2 acres	Between 2 and 5 acres	Larger than 5 acres	Don't know	No Response
	21%	24%	35%	19%	0%	2%
	238	273	397	215	4	20
region 1	50%	34%	8%	6%	0%	1%
region 2	36%	30%	13%	17%	0%	3%
region 3	3%	21%	43%	34%	0%	0%
region 4	16%	23%	37%	22%	0%	1%
region 5	8%	25%	38%	29%	0%	0%
region 6	9%	18%	47%	25%	1%	0%
region 7	15%	14%	54%	15%	0%	3%

40. Why did you move to Hinckley Township (circle all that apply)?	Total Responses	% of Total
Always lived here	104	9%
Rural character	948	83%
Close to family	174	15%
Land values	450	39%
Schools	292	25%
Close to work	158	14%
Quality of houses	317	28%
Other	172	15%
No Response	24	2%

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Section VIII: Tell Us About Yourself					
41. Before moving to Hinckley, where did you live?					
Description of Location	Total Responses	% of Total			
Cuyahoga County Suburb	574	56%			
Parma	143	14%			
North Royalton	84	8%			
Strongsville	73	7%			
Broadview Heights	27	3%			
Parma Heights	23	2%			
Middleburgh Heights	26	3%			
Lakewood	24	2%			
North Olmsted	21	2%			
Medina County	162	16%			
Brunswick City	102	10%			
Cleveland City	159	16%			
Northeast Ohio	65	6%			
Outside Northeast Ohio	63	6%			
Total	1023	100%			
42. Do you expect to stay in this house for at least the next two years?					
	Yes	No	Unsure	No Response	
	90%	3%	6%	1%	
	1028	32	73	14	
43. Please circle your age category.					
	18-24	25-44	45-64	65+	No Response
	0%	28%	52%	18%	1%
	4	320	601	209	13

