Land Use Workshop
8/18/2021

Arnie Oliver opened the meeting with introductions. Poggemeyer Design Group reviewed a power point on the Comprehensive Plan and specifically land use. Key elements of planning and land use were reviewed, along with challenges and opportunities. Existing conditions in the county and visioning themes related to land use from the visioning session were reviewed. Participants filled out visioning cards.

Water/ Sewer: Water and sewer are an issue related to development. Some developers do their own water/sewer with development of private on-site systems. Note from County Engineer: The County does have a sewer district. There are private non-profit water companies in the county in the rural areas in addition to the village systems.

Note from County Engineer: The County has made upgrades and extensive improvements to all six of our County owned sewage treatment plants both in the eastern and western parts of the County since 2008. Two further upgrades at the Berlin and Winesburg WWTPS are currently in process to accommodate projected growth in these locations.

Additional note from Holmes County General Health District (HCGHD): Private Septic Items per Sewage Treatment System (STS) rules:
1. HCGHD must check for accessibility to public sewer before permitting any residential or Small Flow STS's.
2. If an STS is in a state of failure, and has access to sanitary sewer, their only mode of correction would be to connect.
3. In a subdivision-review situation, if there were greater than 25 lots being created, it would trigger an OEPA consultation for sanitary sewer access.
4. If it was commercial STS territory, the EPA would do the same things noted above.

Zoning/Property Maintenance: Zoning may be a good idea, but not sure will work practically. It will be a tough sell county-wide, maybe go by incorporated municipalities or township by township? Amish won't go for it; they want to have their commercial businesses at their homes. How could we get message across regarding those benefits to zoning and residents can still do what they need to do for most part. Maybe start with incorporated areas, show success story of Killbuck and zoning implemented there. Can't zone a portion of the township and not sure starting with zoning in townships will be well received. Zoning has a negative connotation in some places.

Property owners are going in together to purchase adjacent land to protect their property from conflicting uses. They are also putting deed restrictions in "No commercial dog operations." High land prices are protecting against junkyards or other undesirable uses. How keep puppy mills from popping up? 1/3rd of economy is manufacturing. Need an existing land use map for the County, work with Chris Young and GIS to get that. Plan will include a future land use map, too, showing what areas proposed for industrial/commercial/residential. After that, communities typically work on their zoning to update or enhance depending on comp plan process. Berlin has been talking about zoning for 15 years, but within Berlin Twp. Registering Air B&B's is becoming the trend in larger cities and naming a local contact person, due to people renting out properties for large scale parties. Figure out how to make sure all are paying the bed tax.

Economic Development: ED Workshop talked a lot about county-owned industrial park. Manufacturing is popping up all over the county, think industries would prefer to be located in an industrial park. Also, there is need for distribution/warehousing/trucking location. No one wants semis near housing.

Agriculture: Look to Lancaster, PA, they are probably a generation ahead of Holmes County with their planning as relates to Amish and Agricultural issues. What has happened in Wayne Co? Has it worked? Amish doubling in population every 20 years, selling lots to kids and then removing land from farming. Growth boundaries, 201 Plan dictates where put sewer. Additional challenges listed include own population (doubling), hard to move farming equipment on high traffic roads, handling manure, etc. Holmes County does have an easement program for agriculture, about 4 farms have taken advantage of it. Additional opportunities include preserve land by updating subdivision regs, allow multiple buildings on one driveway- "Amish Subdivision" with 1 driveway for 3-4 lots. Current driveway requirements are eating up land. Where draw limit? May need

to re-examine subdivision regs, last updated 15 years ago. Review traffic, driveway access and maybe issues with private drives and dead-end streets.

Housing: Housing will only develop where water/sewer is available, most likely with in municipalities. Could annex to get additional land for housing. Millersburg could annex 300 acres, 241 to Methodist Church plus 40 acres. Another logical place could be golf course if it changes use. Nationally there is a decline in golf with many courses being converted to housing. Add to challenges: moderate cost housing has to be in incorporated areas. Going to happen, pick up trailer parks, old housing, and redo into housing developments. Millersburg is built out. Their tap in fees is $5k. Developers usually pay, fees mean they are actually buying capacity in the existing plant. Cheaper to go outside Village with no tap ins. What about incentives for developers to create moderate cost housing, like did in Holmesville, under $200k? Holmesville project had 12 lots, all wells, sold within 30 days, demand is there. What about a county-wide CRA? A Holmes County developer is doing a 42-lot subdivision in City of Ashland, not to exceed $200,000. Still money to be made here at this price point. Orrville also has 2 subdivisions like this, small lots, senior villas, allowing people to age in place. Orrville's development is in R-4 zoning, added PUD to reduce front/side setbacks.

Transportation: Talked about bypass of Millersburg since 1970s. In old plan, talked about an I-270 type, create a Columbus to Akron to Cleveland route. Topography is a challenge for a bypass. Complicated, not sure how to do it. Additional challenges: need money to put into widening roads, 2 deaths in last month of pedestrians. Mt. Hope/ 241 is an obstacle course with different road uses. Additional opportunities: renewal of road improvement tax levy, formal education for those using the roads (Amish do not have formal education of rules of the road, maybe driver license for e-bikes and kids driving who are under 12). Tax levy has worked, Amish and English people both love it. See the improvements for ¼% levy and see as tourists paying for it. ODOT has a lot of money for safety and Holmes County has taken advantage of funding. Zoning can require traffic studies paid for by developers and overlay districts can as well.

Natural & Cultural Resources: Amish really like the parks, do a lot of birdwatching. Additional challenges: need greenspace to the east, would be incredible to get landfill opened as a park. View there is 360 degrees. Additional opportunities: County Park District, Wilderness Center owns land in the east.

Historic Preservation/ Downtown: Traffic is immediate challenge, semi-truck recently flipped over and dumped load on county courthouse lawn, it was operator error. Noise from the semis is also a challenge. Parking is also a challenge, however there are lots of parking spaces, may just need better signage and education. Group members felt that parking challenges may just be perceived as people want to park right outside of their destinations. There is a lot of off-street parking available. Business owners are also parking in front of their businesses, so better education needed here. Group member asked why county has permitted parking. Millersburg has one new lot and may have another new lot soon. Can on street parking be reserved and direct people to other lots? Used to have parking in front of Courthouse and it went away without public outcry. The State of Ohio built a parking lot ($600k) because with widening of 62 took out on-street parking. What about removing on street parking in Millersburg, move parking to somewhere else? Tried in the 80s. Additional opportunities included property owners making improvements and this encourages other property owners to improve their properties ("rising tide raises all ships"). Alcohol sales are allowed in Millersburg, but Charm voted itself dry when found out not actually a dry town.

Economic Development: Additional challenges include workforce availability, infrastructure (water/sewer/electric/road/storm sewer), and price of land. Opportunities include the positive brand of Holmes County, people want to have their businesses here, not jump to another county when need to expand or for better deal. ProVia is the largest county employer at about 1200 employees. They just added a 100,000-sf facility.

Infrastructure/Capital Improvements/Safety Services: Response times vary where located in the county, a challenge. Future development is a challenge with narrow roads. Availability of gas is an issue in places, if not near a municipality, no gas. Spotty internet is an issue. Water/sewer is the biggest issue (private vs public), where putting in infrastructure is driving where development is going. Loudonville Industrial Park recently had last lot sold and vacancies are now occupied. Opportunities include new funding sources for infrastructure (EDA, ODOD, ARPA).

Other: Doctors are retiring or leaving and not being replaced. National issue attracting medical professionals to rural areas. Group members felt must continue to have hospital to service existing residents, businesses, and attract additional population.

Land Use: Conflicts with land use include new kennels vs. existing property owners, rendering plant vs. existing property owners, although rendering plant was prior non-conforming use and has been there 50 years, smaller chicken farms vs. existing

property owners. Also, issues related to water pollution from rendering plant. Changes to existing land use could be golf course and vacant land to manufacturing or residential.

Next Steps
- Consultant to create existing land use map
- County to provide water/sewer locations mapped