

Plan Update:

Carlisle Township Comprehensive Plan

September 2006

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Introduction

This document updates the Carlisle Township Comprehensive Plan prepared in August 2000.

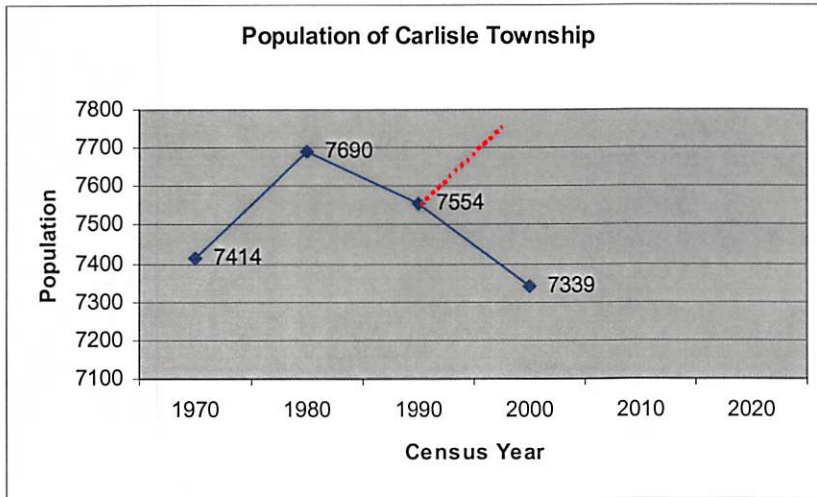
This update has been prepared in response to continued change in available data (notably the results of the 2000 Census), change in the development trends affecting this community, and evolution of the community's thinking about its future. The Township Trustees and Zoning Commission have authorized this update as a means of keeping the community's planning program current.

Periodic re-examination and update of the Township Plan is encouraged to ensure that Carlisle Township is prepared to take timely advantage of opportunities, to address foreseeable challenges, and to continue to plan for and develop as an attractive and functional community.

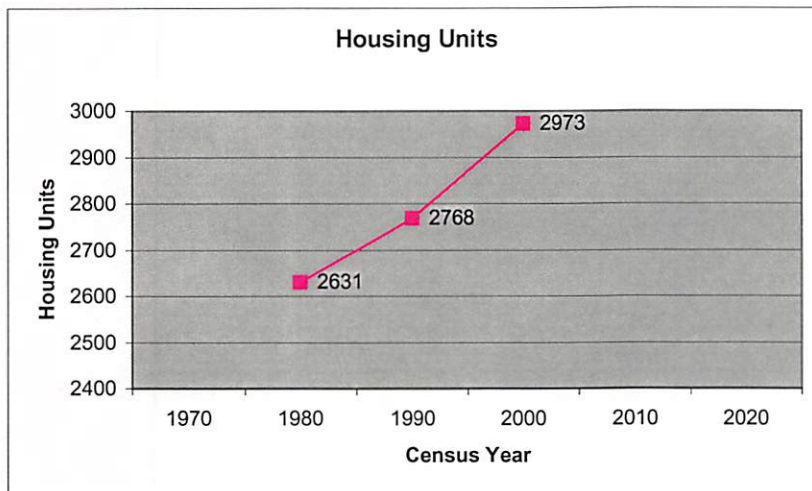
This Update builds upon the 2000 Plan and sets forth only the amendments necessary to ensure fit with current conditions. It does not repeat those elements of the 2000 Plan text which remain in effect.

2000 Census: Population Growth Rate

The US Census Bureau conducted the Census in April 2000. Data became available over the subsequent two years. Given that the Plan was prepared on the basis of 1990 Census data and projections from the Ohio Department of Development (ODOD) Office of Strategic Research, an update of this data is appropriate.



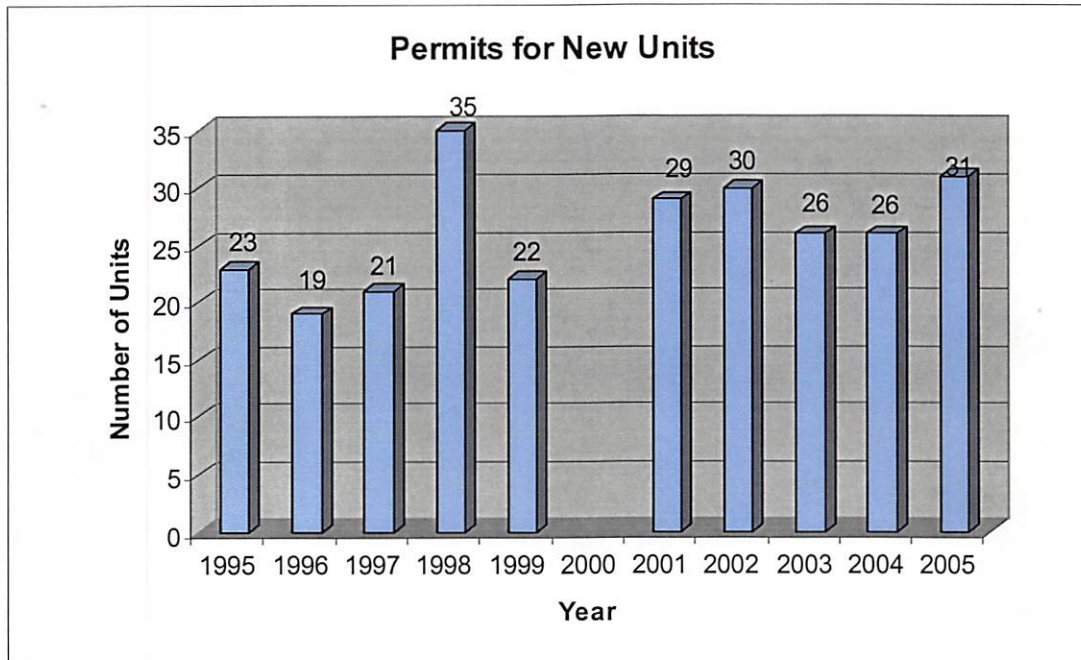
In contrast to the 1998 ODOT projection of population increase, the 2000 Census reported that the population of Carlisle Township declined in the decade 1990-2000. The outdated 1998 estimate (dashed red line) and the 2000 Census data (solid blue line) are illustrated in the chart at left.



Note that while the population has declined, the number of housing units has increased steadily (chart at left). This same trend has occurred throughout the country as smaller households have become more common. In Carlisle Township, 57% of all households contain only one person (18.5%) or two persons (38.7%). Only 43% of the households in the township have 3 or more persons.

Building Permits in Carlisle Township

The rate of new construction in the Township has remained relatively steady over the past ten years, as illustrated in the chart below. The average for the most recent five years reported on the chart is 28.4 units.



Trends in Future Population and Housing

The population and housing trends described above, if extended as straight line trends, would suggest that short-term growth in the Township is unlikely. There are, however, several indicators which strongly suggest that significant growth is likely in the coming years and that a simple straight line projection is inadequate.

Specifically, we note these three indicators:

1. **Increase in Full, Non-frontage Subdivisions.** In recent years, developers have created several new “full subdivisions” with new public roads. Several are located in the south central area of the Township. The increase in this full development format, which requires greater up-front investment and risk by developers, suggests that housing market demand in this area is increasing. The sublots in these new subdivisions appear to be selling.
2. **Potential for Sanitary Sewer Service.** The 2000 Plan noted the existence of LORCO (the Lorain County Rural Wastewater District) and its plan to establish sanitary sewers in parts of Carlisle and other townships. While no facilities have yet been constructed, the likelihood of construction has increased as the organization has pursued funding and local support. As noted in the 2000 Plan, this potential makes it imperative for the Township to make decisions about managing the impacts of the planned infrastructure. This issue is discussed further in the next section.
3. **Housing Development in Nearby Areas with Sanitary Sewers.** Significant volumes of new housing construction are occurring in two nearby communities where sanitary sewers are available. These are the City of North Ridgeville, located to the northeast of Carlisle, and Lagrange Village, located south of Carlisle. The proximity of these communities with rapid housing development is a strong indicator of the potential for housing development in areas with sanitary sewers in Carlisle.

It should be noted that Chapter Four of the 2000 Plan is titled “Residential Demand Analysis” and includes several tables which are also labeled as “Projected Residential Development Demand”. These titles may be misinterpreted given that they are not “projections”, but are “buildout analyses” of potential development. The Chapter contents primarily address the potential amounts of development which may occur in the Township under several scenarios - including with and without sanitary sewer development. Limited attention is given to the probability or timing of such development, that is, the likelihood that regional housing market demand will support such a volume of development and at what rate. The 2000 Plan does note, however, that regional trends are likely to continue to increase housing demand in the Township over the long term and that, if and when sanitary sewers are available, greater volumes of development are likely.

Planned Sanitary Sewer Districts

Sanitary Sewers in the 2000 Plan

The 2000 Plan includes numerous references to the LORCO plan for sanitary sewers. These include:

- Page 10: General discussion of the home wastewater treatment systems, discussion of the LORCO plan, and of the potential impacts of sanitary sewers
- Pages 16-23: Capacity Analysis, based on current zoning and regulations for home wastewater systems at 2.0 acres minimum per dwelling.
- Pages 24-27: Residential Demand Analysis, including growth scenarios with and without sanitary sewers. The “with sewers” scenarios assume sewers throughout the Township and a density of 2 dwellings per acre (1/2 acre lots).

The 2000 Plan (page 25) discusses the purposes of the ‘with sewers’ and without sewers’ scenarios:

“The purpose of creating these various development scenarios is to merely highlight the potential effects of different approaches to development and the possible effects of growing regional demand. It does not represent the preferred vision of Carlisle Township, but rather what may occur if Comprehensive Land Use Policies and ensuing zoning implementation are not adopted.”

The 2000 Plan does not, therefore, make any judgment regarding the potential impacts, costs or benefits of the installation of sanitary sewers in all or any part of the Township, but simply estimates the potential number of households which could be supported if sanitary sewers were extended throughout all undeveloped properties. The 2000 Plan did not recommend any particular configuration of sanitary sewer service.

Current Situation

From a community planning standpoint, little has changed in the sanitary sewer situation since the 2000 Plan and many issues are still unresolved.

- Some sewer extensions and annexations have been pursued in the Elyria FPA, with one significant annexation recently approved.
- No sewers have been constructed in the LORCO service area, although Phase I construction now appears more certain.
- The Township has requested that LORCO pursue an amendment to its FPA boundaries and to the boundaries of the Elyria FPA so that LORCO could serve more of the northerly areas of the Township. Consideration of this request is in process.

Thus, while some changes have occurred, neither system has advanced in a direction which supports or gives clear direction for land use planning in the Township.

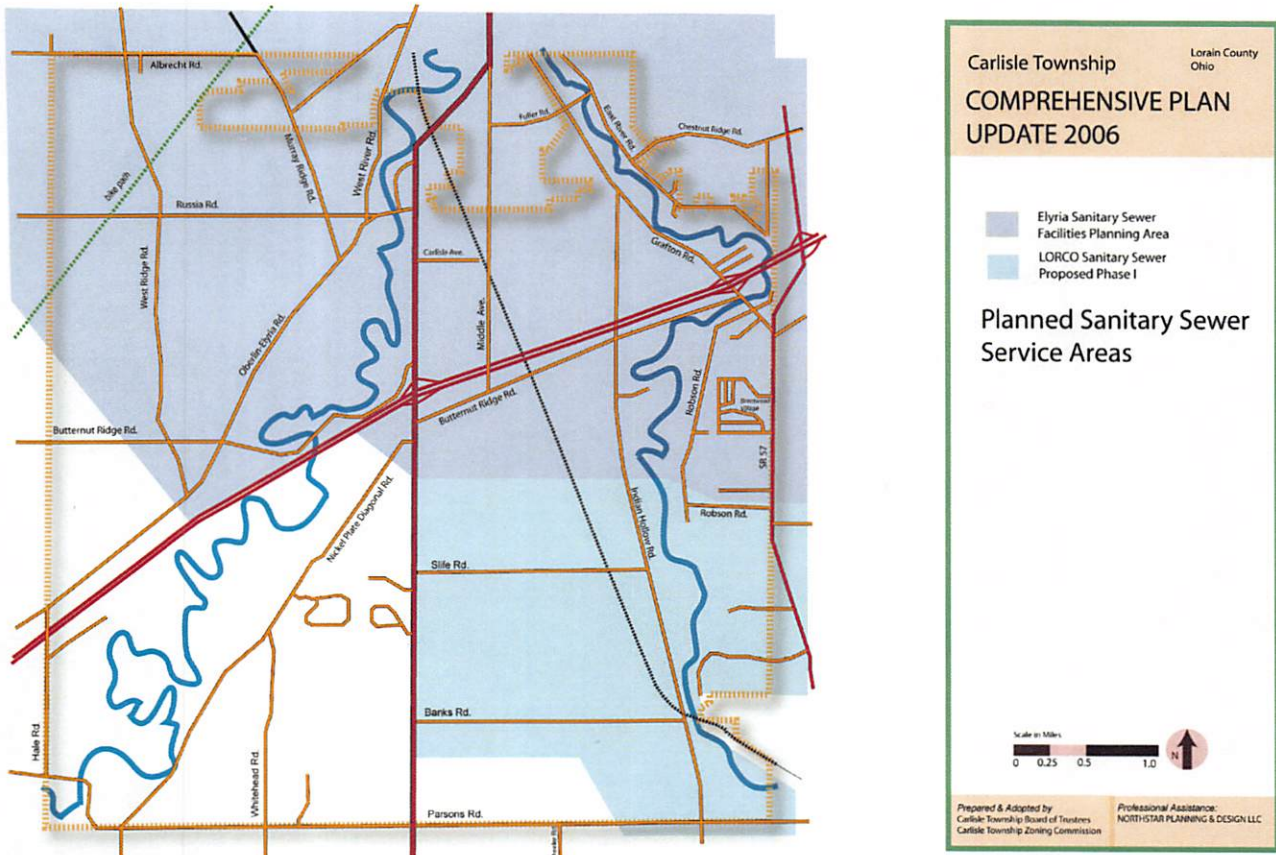
The locations, configurations, and probable extension patterns of the two potential major sanitary sewer providers (Elyria and LORCO) are not ideal to support traditional patterns of planned community development. Their configurations have not been planned as part of a comprehensive township development concept and are not easily coordinated with other critical infrastructure and community features such as roads, public facilities and services, and a township center. A very broad assessment of the planning implications of the two systems is as follows:

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Elyria FPA – The configuration and policies of this system support an unplanned, incremental expansion into the northerly edges of the Township, driven in large part by the circumstances of individual properties and not by a coordinated plan of development. The Elyria FPA includes much of the area of the planned township center, but this area is on the southerly edge of the FPA and is not likely to be served in the near term.

LORCO Phase I – This system is an extension of sanitary sewers into the southeast quadrant of the township which is largely undeveloped farmland which the 2000 Plan recommended for agricultural preservation. While sewers may resolve wastewater-related environmental problems in some parts of the proposed service area, they will also create the potential for significant residential development and increase pressure from developers for zoning changes to allow higher densities. Phase I reaches the edge of the planned township center, but LORCO does not have authority to serve the township center area itself.

The map below illustrates the areas proposed to be served by the two sanitary sewer districts having claims to service most of the areas within Carlisle Township. The area indicated for service by LORCO is the boundary of the proposed Phase I project. The areas indicated for service by the City of Elyria (*and by Grafton Village - not shown*) are the Facility Planning Areas established under regional sewer planning programs.



Environmental Policy Considerations

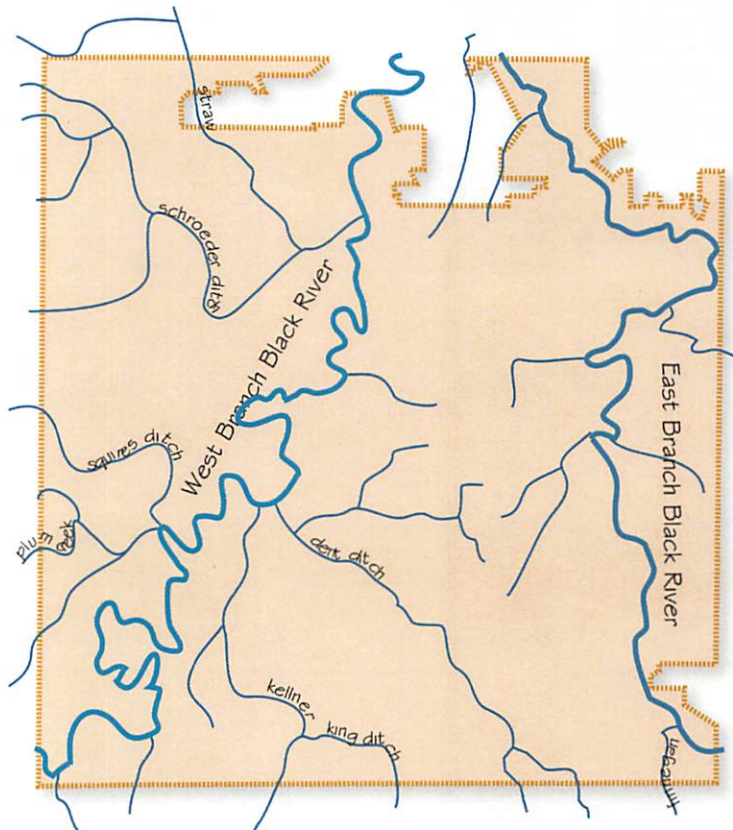
The 2000 Plan was accompanied by a report of environmental data titled the “Carlisle Township Natural Resource and Agricultural Lands Analysis”. The report addressed surface waters; groundwater resources; soils; unique, rare, threatened and endangered species; environmental constraints; and parklands.

Among the many recommendations for implementing the 2000 Plan are several relating to the protection of streams and tributaries in the Township, yet these watercourses are not indicated on the Land Use Plan.

This Plan Update recommends that all of these watercourses be illustrated and named on the Land Use Plan in order to encourage their protection and restoration as environmental resources. Clearly identifying these water resources will help to:

- Promote environmental education by identifying them as valuable resources
- Encourage participation in agricultural easement programs
- Require riparian setbacks in subdivisions and other developments which affect these watercourses
- Encourage acquisition of key watercourse areas for public use and protection in coordination with other public facilities such as walk/bike corridors
- Encourage Best Management Practices (BMPs) in areas abutting and tributary to these watercourses

The Plan Update also incorporates the Carlisle Township Storm Water Management Plan which is administered by the Township in response to NPDES regulations. The Township collects a storm water management fee with each building permit to finance and maintain storm water facilities.



Update:
Land Use Concept Plan

The 2000 Plan sets forth a Land Use Concept Plan, described in Chapter Six and illustrated on Map 4.

Update of the Land Use Concept Plan should be made in light of the preceding comments in this Update and the following considerations regarding the recommendations of the 2000 Plan:

- Some of the areas recommended for “Traditional Suburban Development” include deep back lots which are likely to be resubdivided into new residential developments. There is potential for these properties to be developed in a manner consistent with other undeveloped properties and in a manner compatible with the existing developed residential frontages. The 2000 Plan does not provide recommendations for density or zoning standards in these areas.
- The areas designated for “Open Space Conservation Development”, while documented as having some sensitive environmental features (such as scattered wetlands and watercourses), are not documented as having any greater concentration or value of environmentally sensitive resources than other parts of the Township – and, in some cases, have less. The boundaries of these areas appear to simply include some of the undeveloped properties on the east side of the Township and an area which fills in between the proposed township center and the proposed agricultural preservation areas. The protection of environmental resources should be a requirement of developments and land use in all areas of the Township. Again, the 2000 Plan does not provide recommendations for density or zoning standards in these areas.
- The Township Center/Neighborhood Business District is well-located for its described purpose. The approximate area of the proposed district should be adjusted to reflect a more detailed plan for the Center. (*A detailed township center plan is reported to have been presented, but it was not included in the 2000 Plan.*) The section north of the freeway may be suitable for business use, but may have different functions from the south section.
- The areas designated as “Agricultural Preservation Districts” warrant reconsideration due to the limited State and County resources available to support such districts (and the farmland preservation programs suggested in the 2000 Plan), the lack of property owner interest in creating such districts, and the planned extension of sanitary sewers in the southeasterly “agricultural preservation” area. The Phase I sanitary sewer service area planned by LORCO includes almost all of the proposed southeasterly “agricultural preservation” area and will, if constructed, radically alter the development dynamic of this area.
- Parts of the future road pattern recommended in the 2000 Plan, notably the extension of Slife Road west of Lagrange Road, together with a north-south road extending to a proposed Banks extension, have been precluded by approval and construction of new cul-de-sac subdivisions in these locations.

The graphic style of the Land Use Concept Plan as illustrated in the 2000 Plan may be misinterpreted. Map 4 of that document illustrates the proposed land use categories with boundaries which strictly correspond to property lines and road rights-of-way. This manner of illustration implies that planned land uses, and perhaps zoning boundaries, will correspond with those lines. In actual practice, areas of land uses and zoning boundaries are determined through interpretation of the land use plan, in conjunction with other considerations, and may vary from the lines illustrated on the Land Use Plan. Property owners may be misled by a property line-based land use illustration. For these reasons, the Updated Land Use Plan illustrates recommended land use areas with more general boundaries.

Update Recommendations

The draft update concepts recognize the temporary and tentative circumstances which result from:

- The regulations of the Health Department/Ohio EPA which currently require minimum 2-acre lots for on-site septic disposal systems. These regulations exceed – and thus moot - the current ½ acre minimum lot size in the township zoning regulations. These regulations may be subject to change (i.e., smaller lot requirements) as approved technologies change. Such changes would be outside of the control of the Township and could have significant impacts on the density of un-sewered development.
- The uncertain future of sanitary sewer systems in the Township.
 - a. In the time since the Elyria FPA was established, relatively little progress has been made to extend sanitary sewer service to the full area and there are apparently no plans to do so in the near term, only incremental system extensions via annexations. The Elyria FPA includes the area planned for the Township Center, and thus the timing and probability of service to the Center is also uncertain.
 - b. The LORCO Phase I plan, while younger than the Elyria FPA, has also not proceeded to construction in its 7-8 year existence, although recent efforts at implementation make it appear more promising. The Phase I sewer plan is supported by the Township, however, and is now closer to implementation. It should be reflected in land use planning for the Township.

The following draft concepts for amending the land use plan are presented for discussion and consideration for the final form of this plan update. The Township should continue to refine the land use categories adopted in this Plan Update as development occurs and as the actual pattern of sanitary sewer service is established.

See attached map for suggested locations of the following areas:

1. Residential I: Low Density Un-Sewered Residential Areas. These are areas in which no sanitary sewer construction is anticipated in the near term.

It is recommended that un-sewered residential development areas continue to be planned for ½ -acre density consistent with current Township zoning standards. In the foreseeable future, areas which are not served by sanitary sewers will continue to require Health Dept/EPA approval of on-site disposal systems on minimum 2-acre lots.

2. Residential II: Future Sewered Residential Areas. Where sewers are constructed and there is no precedent set by existing development, permit development at a density of approximately 3.0 - 3.5 units per acre.

(The current density precedents are the township zoning requirement for ½ -acre per dwelling unit (and approximately 1/5 -acre per dwelling unit in the limited areas zoned R-1-2) and the Health Department/EPA requirement for 2-acres per dwelling unit. The 2000 Plan includes calculations of "Projected Residential Development Demand" at 2-acres per dwelling without sanitary sewers and at 2 units per acre with sewers.)

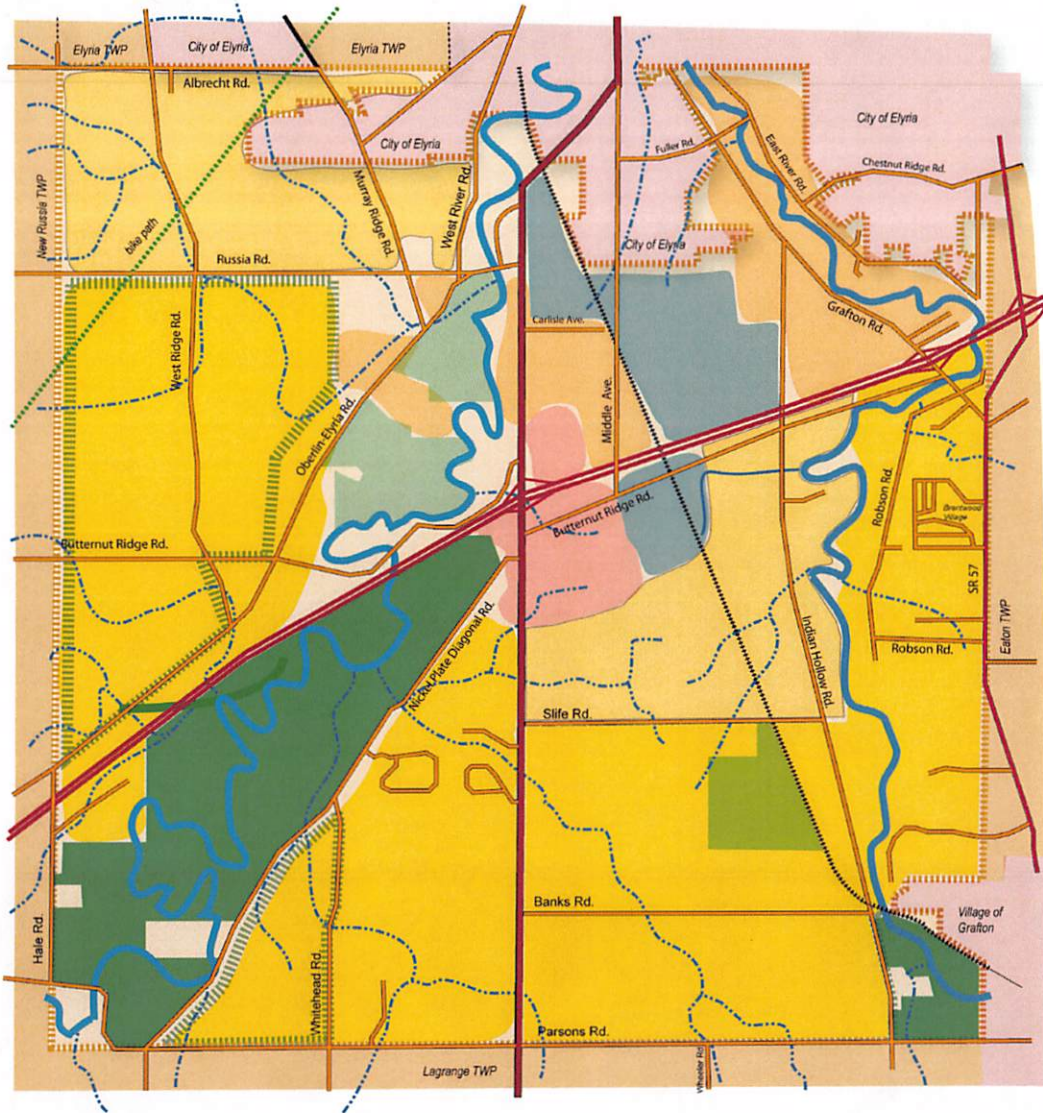
Until sanitary sewers are assured for a particular property or area, the area should remain in the Un-Sewered Residential category.

3. Residential III: Existing Developed Areas. These areas approximate the developed areas of the township.

Establishing a zoning district (or districts) which more closely matches the current development patterns of these areas may promote compatible infill, may place more of the existing lots and structures in conformity with the zoning regulations, and may thus decrease the need for variances. The district boundaries and regulations for these new districts will require detailed study to create them accurately, but are most likely to be justified in the developed areas near the East Branch, on Lagrange Road north of SR 10/US 20, and on some parts of Oberlin-Elyria Road.

If and when sanitary sewers are installed in an area where a significant amount of existing development is already established at a density which exceeds one unit per acre, then the precedent of existing development may justify infill at the same or similar density.

4. Town Center. While some of the proposed uses have already been developed, developing this area as planned will require sanitary sewer service from one provider or another. Creation of a township center, including public services and facilities and commercial retail and service uses, together with access facilities such as coordinated roads and walk/bikeways, also justifies construction of abutting residential uses at a higher density.
5. Office-Industrial Areas. These areas are illustrated consistent with the 2000 Plan.



Lorain County
Ohio

Carlisle Township COMPREHENSIVE PLAN UPDATE 2006

As recommended by the
Carlisle Township Zoning Commission
13 September 2006

Land Use Plan Update

- Residential I
- Residential II
- Residential III
- Town Center:
Various Uses Including Residential
- Office-Industrial Areas
- Agricultural Preservation Areas

Scale in Miles

0 0.25 0.5 1.0

N

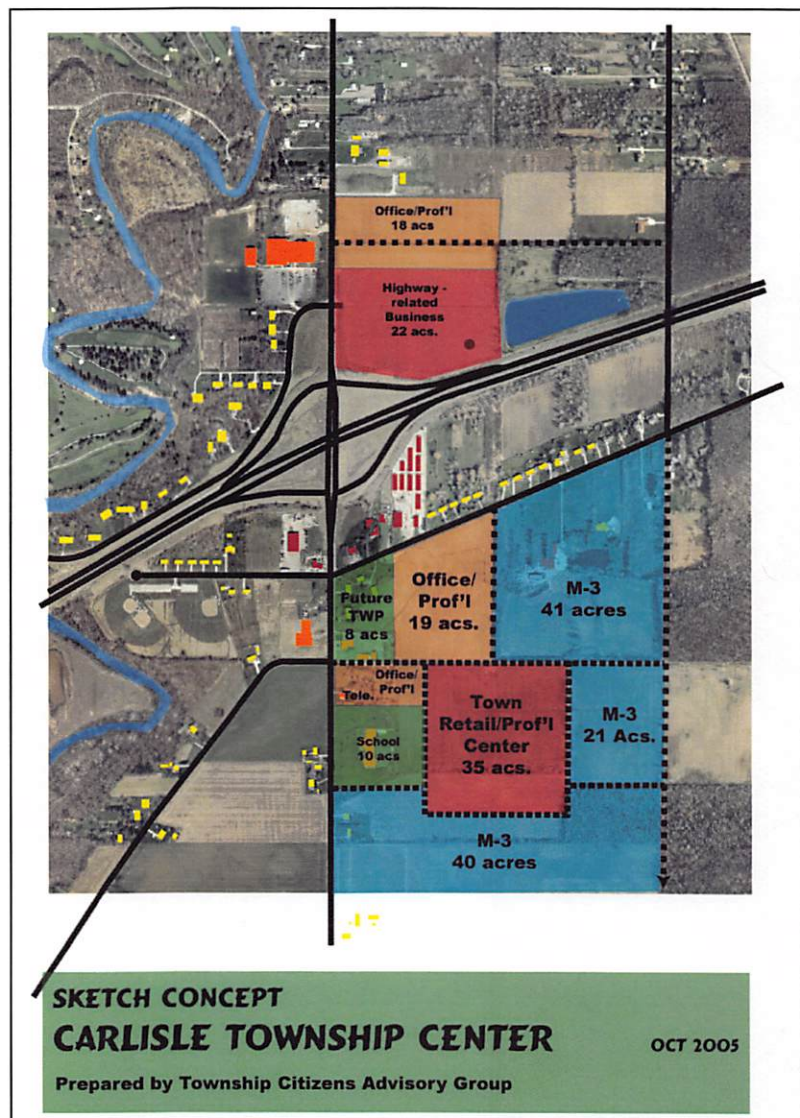
Prepared & Adopted by
Carlisle Township Board of Trustees
Carlisle Township Zoning Commission

Professional Assistance:
NORTHSTAR PLANNING & DESIGN LLC

Township Center Concept Plan

Attached is the first draft of a Township Center Concept Plan, presented for discussion at the Zoning commission meeting on June 22. It has not yet been amended pursuant to that discussion. Our notes indicate the following comments from that meeting.

- A Township Center concept was presented with the 2000 Plan, although not adopted or included in the Plan
- Shown at right is a Township Center concept prepared by the Township Citizens Advisory Group. Key features include offsetting commercial development from the SR 301 (Lagrange Road) frontage, surrounding the center with residential development, and expanding township uses in the area on the east side of SR 301 across from the Fire Station and up to the intersection at Butternut Ridge Road.



Update:		
Goals and Implementation Policies		
2000 Plan	Plan Update	Commentary
I. Community Character	I. Community Character	
<p>A. Enhance and retain the existing rural character. Evaluate the use of agricultural preservation concepts such as the following: voluntary agricultural zoning districts; purchase of development rights (PDR) programs; designated setbacks from agricultural areas, and open space conservation development zoning.</p>	<p>A. Enhance and retain the existing rural character. Evaluate the use of agricultural preservation concepts such as the following: voluntary agricultural zoning districts; purchase of development rights (PDR) programs; designated setbacks from agricultural areas, and Residential Planned Development Zoning.</p>	<p>A. Rural Character. While the Township is still predominantly rural, continued development of new housing, with or without sanitary sewers, will affect the rural character.</p> <p>Since 2000, only limited resources have been made available for agricultural preservation. Local farmers reportedly prefer to retain the right to sell their property (for development or other use) if and when land values make it attractive to do so.</p> <p>While local policies should not discourage the abandonment of local farms, there do not appear to be practical means or the local will to aggressively encourage their continuation. The Township will continue to maintain the agricultural preservation areas of the prior plan.</p>
<p>B. Enhance a sense of community character and sense of place. Create a Township Center at the SR 20/301 interchange to include new commercial development and existing and expanded public uses.</p>	<p>B. Enhance a sense of community character and sense of place. Create a Town Center at the US Route 20/State Route 301 (Lagrange Road) interchange to include new commercial development, existing and expanded public uses, a public open space, and residential developments. Coordinate local roads to connect with and</p>	<p>B. Township Center. A township center concept plan (generalized land use and road patterns) is added with this Update. The Township should take action to acquire properties recommended for future public use and coordinate land planning and zoning</p>

Update:		
Goals and Implementation Policies		
2000 Plan	Plan Update	Commentary
	complement the Township Center.	with other owners in the town center area.
C. Guide new development and redevelopment through adoption of the Land Use Concept Plan.	C. Guide new development and redevelopment through adoption of the Land Use Concept Plan.	
D. Create zoning districts and language that reflect the desired character, design, density and use of future development in the township. Develop zoning categories to represent conservation development concepts.	D. Create zoning districts and language that reflect the desired character, design, density and use of future development in the township. Develop zoning categories to represent conservation development concepts.	<p>D. Zoning Districts</p> <p>The Township has recently adopted a new residential district, RPD Residential Planned Development, which provides for open space developments with lots suitable for properties served by sanitary sewers.</p> <p>Additional districts may be required for:</p> <ul style="list-style-type: none"> • Town Center uses (moderate density housing with sewers and other uses) • New Residential Areas with Sewers • Established residential areas • Maintain R1-2 zoning north of US 20 and east of Lagrange Road • Establish a new M-3 district for the Town Center area
	E. Take action to prevent annexations in all areas of the Township, to allow it to continue and develop as a complete and functional community.	E. Annexations The potential for annexations – and the control of sewer districts – complicates township government and planning from many perspectives. This is particularly true where the township plan anticipates creation of a future township center – which may or may not be a “center” depending on the availability of sewers and the configuration of future

Update:		
Goals and Implementation Policies		
2000 Plan	Plan Update	Commentary
		annexations. A more predictable pattern of future development would benefit the community and property owners.
II. Housing	II. Housing	
<p>Allow for future housing development in keeping with the rural character of the Township and the agricultural preservation concepts of the Carlisle Township Comprehensive Plan.</p> <ol style="list-style-type: none"> 1. Provide for a variety of lower-density, single family housing types in order to build a sound, long-term, financially viable community while protecting the character of the Township. 2. Develop infill housing in existing developed areas and open space conservation developments in rural preservation areas. 3. Discourage frontage development as the primary development option. 4. Work with the County, municipal corporations and LORCO to establish public sewer areas designations. 5. Investigate uniform building codes. 	<p>Allow for future housing development in keeping with the rural character of the Township and the agricultural preservation concepts of the Carlisle Township Comprehensive Plan in concert with Township sponsored general development plan.</p> <ol style="list-style-type: none"> 1. Provide for a variety of lower-density, single family housing types in order to build a sound, long-term, financially viable community while protecting the character of the Township. 2. Develop infill housing in existing developed areas and encourage Residential Planned Development in all areas including rural preservation areas. 3. Discourage frontage development as the primary development option. 4. Work with the County, municipal corporations and LORCO to establish public sewer areas designations. Promote planning of trunk sewer routes and rough scheduling of extensions, particularly to serve the Town Center area. 5. Investigate uniform building codes. 6. Develop higher density housing in areas of the Town Center, 	<p>As above, the rural character and agricultural preservation concepts of the <u>2000 Plan</u> appear to be untenable over the long term. While relatively low density housing is appropriate for much of the township, some higher density housing (which is probably not rural in character) may be planned for the township center area.</p> <ol style="list-style-type: none"> 2. Open space conservation development should be encouraged in all areas, including rural conservation areas, particularly in concert with township-sponsored general development plans.

Update:		
Goals and Implementation Policies		
2000 Plan	Plan Update	Commentary
	<p>including M-3 housing suitable for senior residents.</p> <p>7. Prepare a general development plan for the Sanitary Sewers illustrating proposed roads, utilities, major drainage courses, public use areas (such as parks and walk/bikeways). Prepare the plan in coordination with property owners.</p>	<p>7. Planning for large blocks of land or quadrants of the Township (road patterns, utilities, storm water facilities, environmental protection, open space, walk/bike ways, etc.) and coordinated development among property owners can yield better residential neighborhoods and development efficiencies.</p>
III. Commercial Opportunities	III. Commercial Opportunities	
<p>Create a balanced tax base approach for long-term development in Carlisle Township.</p> <p>1. Create a township center at the SR 20/301 interchange to accommodate new highway-oriented and local commercial development and existing public uses.</p> <p>2. Create Office/Light Industrial Zoning District to encourage development of high employment generating land uses in designated areas of the Township.</p> <p>3. Pursue negotiations with municipal corporations to establish joint income tax sharing development areas.</p>	<p>Create a balanced tax base approach for long-term development in Carlisle Township.</p> <p>1. Create a Town Center at the US 20/SR301 (Lagrange Road) interchange to accommodate new highway-oriented and local commercial development and existing public uses.</p> <p>2. Create Office/Light Industrial Zoning District to encourage development of high employment generating land uses in designated areas of the Township.</p> <p>3. Establish with municipal corporations and/or Lorain County through a Joint Economic Development District (JEDD) or other negotiated agreement a mutually beneficial approach to future utility extensions.</p>	
IV. Environmental Enhancements	IV. Environmental Enhancements	
Recognize the intrinsic role that	Recognize the intrinsic role that	

Update:		
Goals and Implementation Policies		
2000 Plan	Plan Update	Commentary
<p>Carlisle Township plays in improving the quality of the Black River watershed.</p> <ol style="list-style-type: none"> 1. Continue to work with the Lorain County Soil and Water Conservation District to utilize Best Management Practices. 2. Utilize the Conservation Reserve Enhancement Program (CREP) to pursue allocation of funds to create filter strips, riparian buffers, and wind breaks to reduce sedimentation and nutrient runoff. 3. Review guidelines from the Audubon Cooperative Sanctuaries for Golf Course Management to minimize pesticide and herbicide runoff into the Black River watershed. 4. Preserve and protect environmentally sensitive areas such as riparian corridors, woodlands, wetlands, and floodplain areas from development through site plan reviews. 5. Incorporate environmental policy guidelines into the zoning regulations. 6. Encourage Lorain County through the County Planning Commission to adopt a Storm Water Quality Management Program. 7. Require Storm Water Pollution Protection Permits (SWPPS) to be maintained at the Township for all projects in excess of one acre. 8. Pursue standards that protect existing agricultural drainage and tile systems through development review processes. 	<p>Carlisle Township plays in improving the quality of the Black River watershed.</p> <ol style="list-style-type: none"> 1. Continue to work with the Lorain County Soil and Water Conservation District to utilize Best Management Practices. 2. Utilize the Conservation Reserve Enhancement Program (CREP) to pursue allocation of funds to create filter strips, riparian buffers, and wind breaks to reduce sedimentation and nutrient runoff. 3. Review guidelines from the Audubon Cooperative Sanctuaries for Golf Course Management to minimize pesticide and herbicide runoff into the Black River watershed. 4. Preserve and protect environmentally sensitive areas such as riparian corridors, woodlands, wetlands, and floodplain areas from development through site plan reviews. 5. Incorporate environmental policy guidelines into the zoning regulations. 6. Encourage Lorain County through the County Planning Commission to adopt a Storm Water Quality Management Program. 7. Require Storm Water Pollution Protection Permits (SWPPS) to be maintained at the Township for all projects in excess of one acre. 8. Pursue standards that protect existing agricultural drainage and tile systems through 	<p>If properly constructed and maintained, residential development may present important opportunities to restore damaged watercourses by requiring permanent watershed buffers.</p> <p>Also important is requiring and enforcing the use of BMPs (Best Management Practices) for storm water management both during and after construction. Effective BMPs could significantly improve the conditions of the Black River branches through reduction of nutrient and sediment pollution.</p> <p>The ditches which are tributary to the East and West Branches have been highlighted on the updated land use map to increase awareness of their locations relative to proposed new developments.</p>

Update:		
Goals and Implementation Policies		
2000 Plan	Plan Update	Commentary
<p>9. Encourage the Soil and Water Conservation District to participate in the Water Pollution Control Loan Fund Linked Deposit program to control non-point source pollution.</p> <p>10. Support regular inspections of existing on-site septic systems by Lorain County Board of Health.</p> <p>11. Address past environmental degradation in targeted redevelopment areas through site plan review of future development proposals.</p>	<p style="text-align: right;">development review processes.</p> <p>9. Encourage the Soil and Water Conservation District to participate in the Water Pollution Control Loan Fund Linked Deposit program to control non-point source pollution.</p> <p>10. Support regular inspections of existing on-site septic systems by Lorain County Board of Health.</p> <p>11. Address past environmental degradation in targeted redevelopment areas through site plan review of future development proposals.</p>	
V. Agricultural Preservation	V. Agricultural Preservation	
<p>Continue to work with existing agricultural interests to mitigate the adverse effects of suburban development pressures on agricultural interests. Consider the adoption of Agricultural Preservation concepts such as the following:</p> <ol style="list-style-type: none"> 1. voluntary agricultural zoning districts 2. Purchase of development rights 3. Required development setbacks from agricultural areas 4. Open space conservation development zoning concepts 	<p>Continue to work with existing agricultural interests to mitigate the adverse effects of suburban development pressures on agricultural interests. Consider the adoption of Agricultural Preservation concepts such as the following:</p> <ol style="list-style-type: none"> 1. voluntary agricultural zoning districts 2. Purchase of development rights 3. Required development setbacks from agricultural areas 4. Open space conservation development zoning concepts 	
VI. Intergovernmental Relationships	VI. Intergovernmental Relationships	
<p>Gain the assistance of other governmental agencies (local, state, federal) in achieving the goals of the Carlisle Township Comprehensive Plan.</p> <ol style="list-style-type: none"> 1. Establish with municipal corporations and/or Lorain county through a Joint Economic 	<p>Gain the assistance of other governmental agencies (local, state, federal) in achieving the goals of the Carlisle Township Comprehensive Plan.</p> <ol style="list-style-type: none"> 1. Establish with municipal corporations and/or Lorain County through a Joint 	

Update:		
Goals and Implementation Policies		
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<p>Development District (JEDD) or other negotiated agreement a mutually beneficial approach to future annexations, utility extensions, and development density policies.</p> <p>2. Work with Lorain County departments, such as Community Development, Engineering, and Planning, for adoption of County procedures and policies which recognize the Carlisle Township Land Use Concept Plan.</p>	<p>Economic Development District (JEDD) or other negotiated agreement a mutually beneficial approach to future utility extensions.</p> <p>2. Work with Lorain County departments, such as Community Development, Engineering, and Planning, for adoption of County procedures and policies which recognize the Carlisle Township Land Use Concept Plan.</p>	
VII. Infrastructure	VII. Infrastructure	
<p>Systematically address ongoing infrastructure needs to support continued development</p> <p>1. Adopt infrastructure concurrency requirements for new development.</p> <p>2. Discourage frontage development as the primary development option.</p> <p>3. Adopt ODOT State Highway Access Management Guidelines to preserve future roadway capacities.</p> <p>4. Investigate alternative treatment system technologies to supplement the open space conservation development option.</p> <p>5. Proactively plan for the widening of State Route 301.</p> <p>6. Require Traffic Impact Analyses as part of the new development review process.</p>	<p>Systematically address ongoing infrastructure needs to support continued development</p> <p>1. Adopt infrastructure concurrency requirements for new development.</p> <p>2. Discourage frontage development as the primary development option.</p> <p>3. Adopt ODOT State Highway Access Management Guidelines, or similar local guidelines, to preserve future roadway capacities on township-controlled roads. Identify key access management segments of state and county roads and seek cooperation and assistance from ODOT and the County Engineer.</p> <p>4. Proactively plan for the widening of State Route 301 (Lagrange Road).</p> <p>5. Require Traffic Impact Analyses as part of the new development review process.</p>	<p>The Township only controls township roads, but may have a significant impact on access management on state and county roads if specific issues are identified and pressed with the appropriate authorities.</p> <p>While alternative treatment technologies could have significant impacts on development in the Township, it is outside of the township role to "investigate" them.</p>
Time Frame for Implementation	Time Frame for Implementation	
The policies reflected in the above	The policies reflected in the above	

Update:		
Goals and Implementation Policies		
2000 Plan	Plan Update	Commentary
<p>statements are anticipated to be implemented in Phases, as follows:</p> <p>Phase I (Short term, 1-3 Years)</p> <ol style="list-style-type: none"> 1. Update the current zoning code language to address: open space conservation; environmentally-sustainable development standards; infrastructure and adequate public facility standards; and zoning districts that support the land use concept areas. 2. Pursue creation of voluntary agricultural zoning areas. <p>Phase II (Long-Term, 3-5 Years)</p> <ol style="list-style-type: none"> 1. Finalize potential JEDDS and future sanitary sewer plans and storm water management plans. 2. Support the creation of future sanitary sewer and storm water management plans. 	<p>statements are anticipated to be implemented in Phases, as follows:</p> <p>Phase I (Short term, 1-3 Years)</p> <ol style="list-style-type: none"> 1. Update the current zoning code language to address: open space conservation; environmentally-sustainable development standards; infrastructure and adequate public facility standards; and zoning districts that support the land use concept areas. 2. Pursue creation of voluntary agricultural zoning areas. <p>Phase II (Long-Term, 3-5 Years)</p> <ol style="list-style-type: none"> 1. Finalize potential JEDDS and future sanitary sewer plans and storm water management plans. 2. Support the creation of future sanitary sewer and storm water management plans. 	