

# ELCCT

Eastern Lake County Coastal Tributaries

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# Balanced Growth

**25 June 2010**

**NEO Planning and Zoning Workshop**

Jason Boyd  
Director

Lake County Planning Commission

# LOCAL PARTNERS



**Chagrin River  
Watershed Partners, Inc.**

**STATE PARTNERS**

**Ohio**

**Lake Erie  
Commission**

**Ohio**

**Water Resources  
Council**

## OHIO'S BALANCED GROWTH PLAN 101

- A *voluntary, incentive based strategy* to restore Lake Erie, the Ohio River, and Ohio's watersheds to assure long-term economic competitiveness, ecological health, and quality of life.
- Recommendations:
  1. A regional focus on land use and development planning.
  2. The creation of local Watershed Planning Partnerships to designate, Priority Conservation Areas (PCA) and Priority Development Areas (PDA) and Priority Agricultural Areas (PAA).
  3. The alignment of state policies, incentives, funding, and other resources to support watershed balanced growth planning and implementation.
  4. The implementation of recommended model regulations to help promote best local land use practices that minimize impacts on water quality and provide for well planned development efficiently served by infrastructure

*The fundamental principle to guide the actions of state agencies is that if local governments can agree on areas where development is to be encouraged (PDAs) and areas which are to be conserved (PCAs), the State of Ohio will align state programs to support these locally based decisions and conversely will not utilize state programs to violate them.*

## **WATER...what's the big deal?**

- Two-thirds of Ohio's borders are water (Lake Erie and the Ohio River);
- Ohio enjoys more than 61,000 miles of rivers and streams;
- Ohio has more than 125,000 lakes, reservoirs and ponds covering nearly 265,000 acres;
- Ohio has approximately 480,000 acres of wetlands;
- At least 60% of all Ohioans depend on surface water for drinking water while the remainder rely upon ground water;
- Nonpoint sources such as poorly maintained septic systems, animal waste and pesticide runoff, and physical alteration of streams are now among the greatest threats to Ohio's water quality;
- Ohio drains into both the Lake Erie and Ohio River basins

## LAKE ERIE...what's the big deal?

- Tourism delivers direct revenue, local taxes, state taxes and jobs.
- **\$8.7 billion** in direct sales\*
- Employs **146,800 people** in tourism-related businesses\*
- Generates **\$386 million in state tax revenue\***
- Generates another **\$229 million in local tax revenues\***
- **Beach visitors spend approximately \$20 million per year**, with 50% of these dollars spent in local Lake Erie communities \*\*
- Ohio **anglers along Lake Erie spend approximately \$300 million** each year\*\*\*

*\*Lake Erie Tourism Economic Impact Report, Longwoods International/Rovelstad and Associates, 2005, economic impact study of tourism in Ashtabula, Lake, Cuyahoga, Lorain, Erie, Ottawa and Lucas counties.*

*\*\* The Economics of Lake Erie Beach Users 1998, OSU Ohio Sea Grant*

*\*\*\* ODNR Division of Wildlife and American Sportfishing Association*

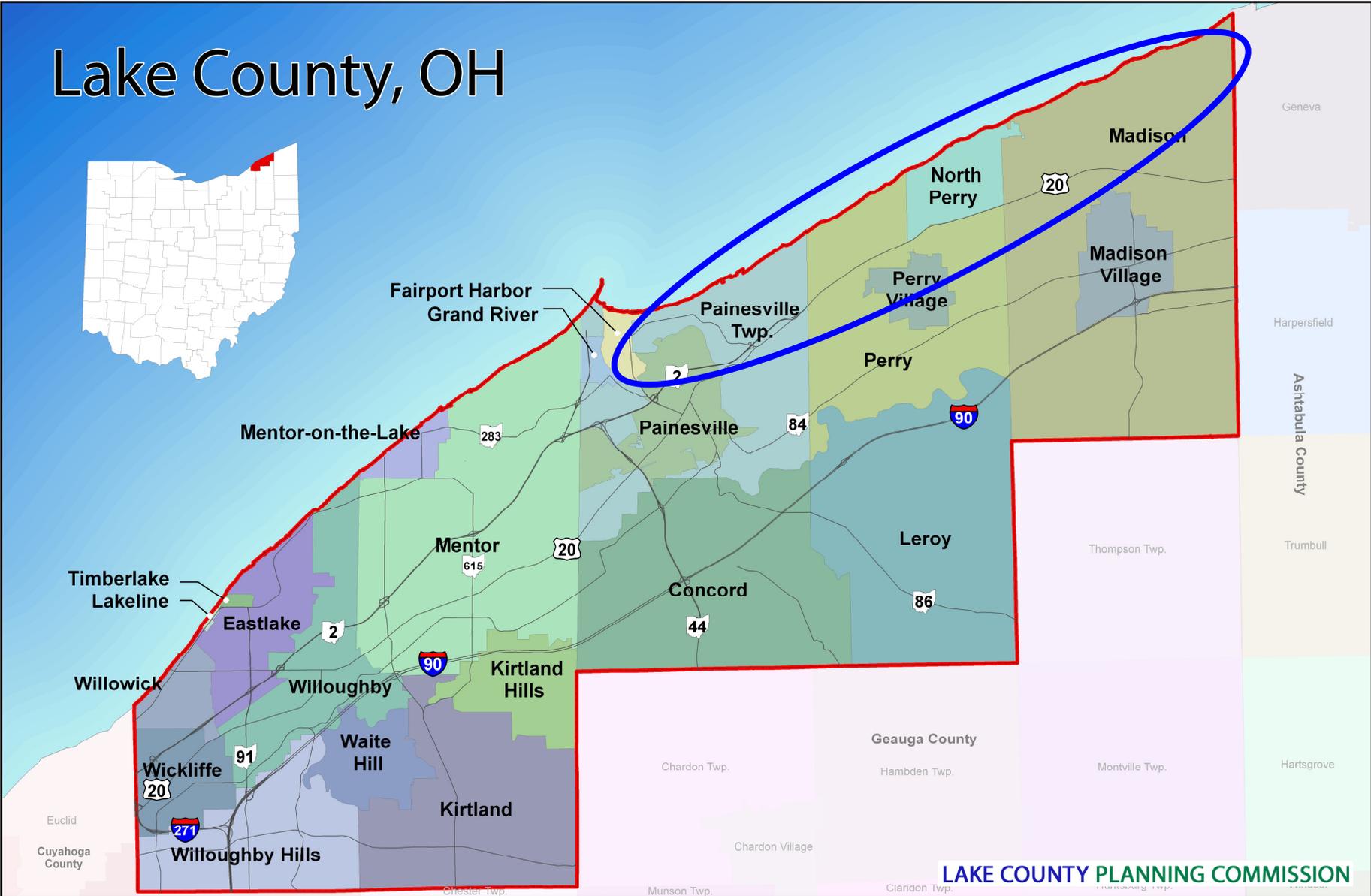
## LAKE COUNTY 101

- *Government:* 9 cities, 9 village, 5 township
- *Population:* 234,000 (2008 estimate, 11<sup>th</sup> in Ohio)
- *Land Area:* 233.25 sq. miles (88<sup>th</sup> in Ohio)
- *Land Use:*

Class	Acres	(%)
Vacant (not developed)	50,547.30	34.20%
Single family residential	37,884.60	25.60%
Agriculture	22,184.60	15.00%
Public	10,789.30	7.30%
Semi-public	7,545.30	5.10%
Transportation	7,373.00	5.00%
Industrial	4,554.00	3.10%
Commercial	3,576.10	2.40%
Multi-family residential	2,026.10	1.40%
Utilities	1,400.40	0.90%
<b>Total</b>	<b>*147,880</b>	<b>100%</b>

- *30 miles of Lake Erie coast*
- *Large nursery industry (unique beach ridge soils)*
- *Large retail and manufacturing base*

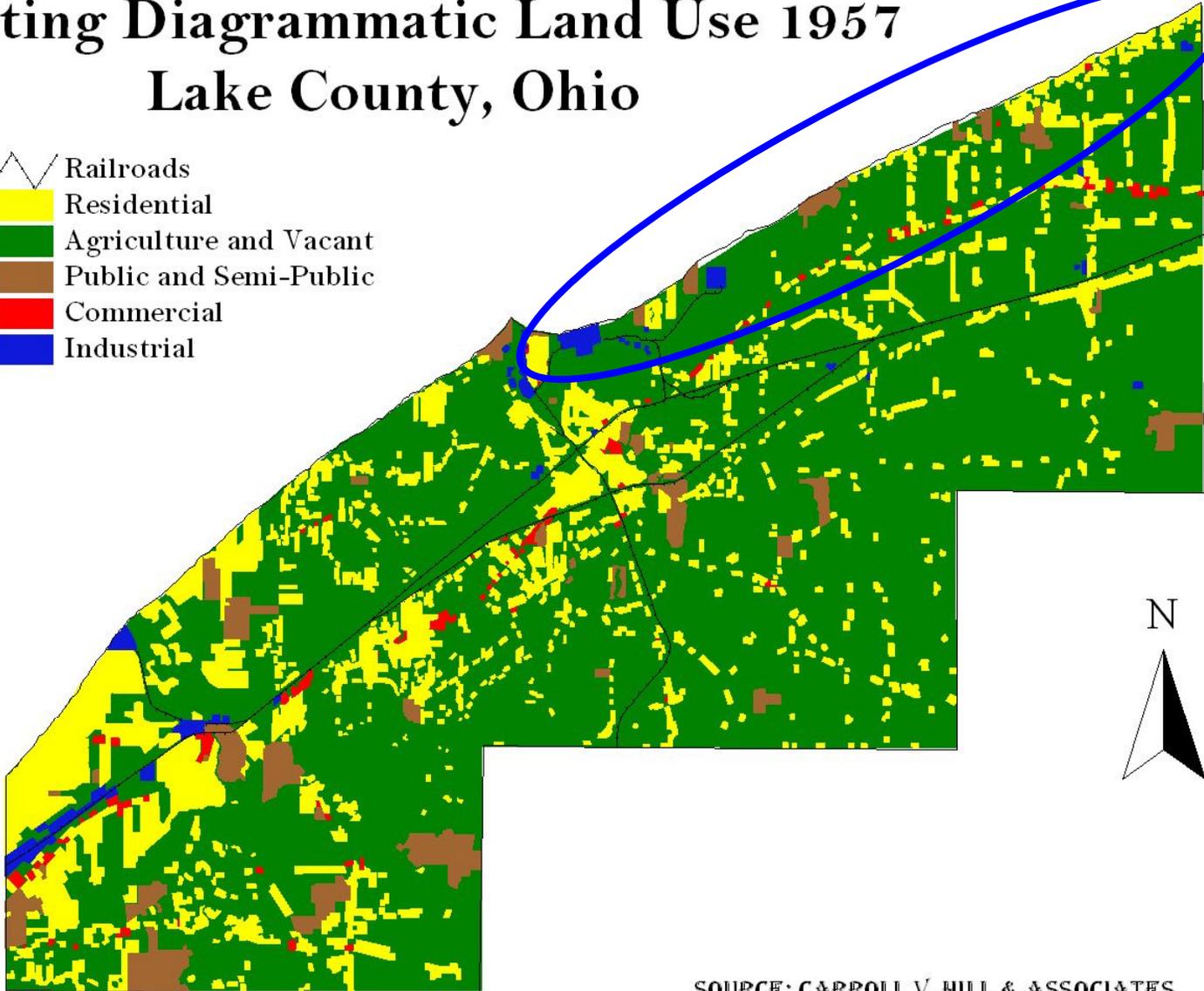
# Lake County, OH



LAKE COUNTY PLANNING COMMISSION

# Existing Diagrammatic Land Use 1957 Lake County, Ohio

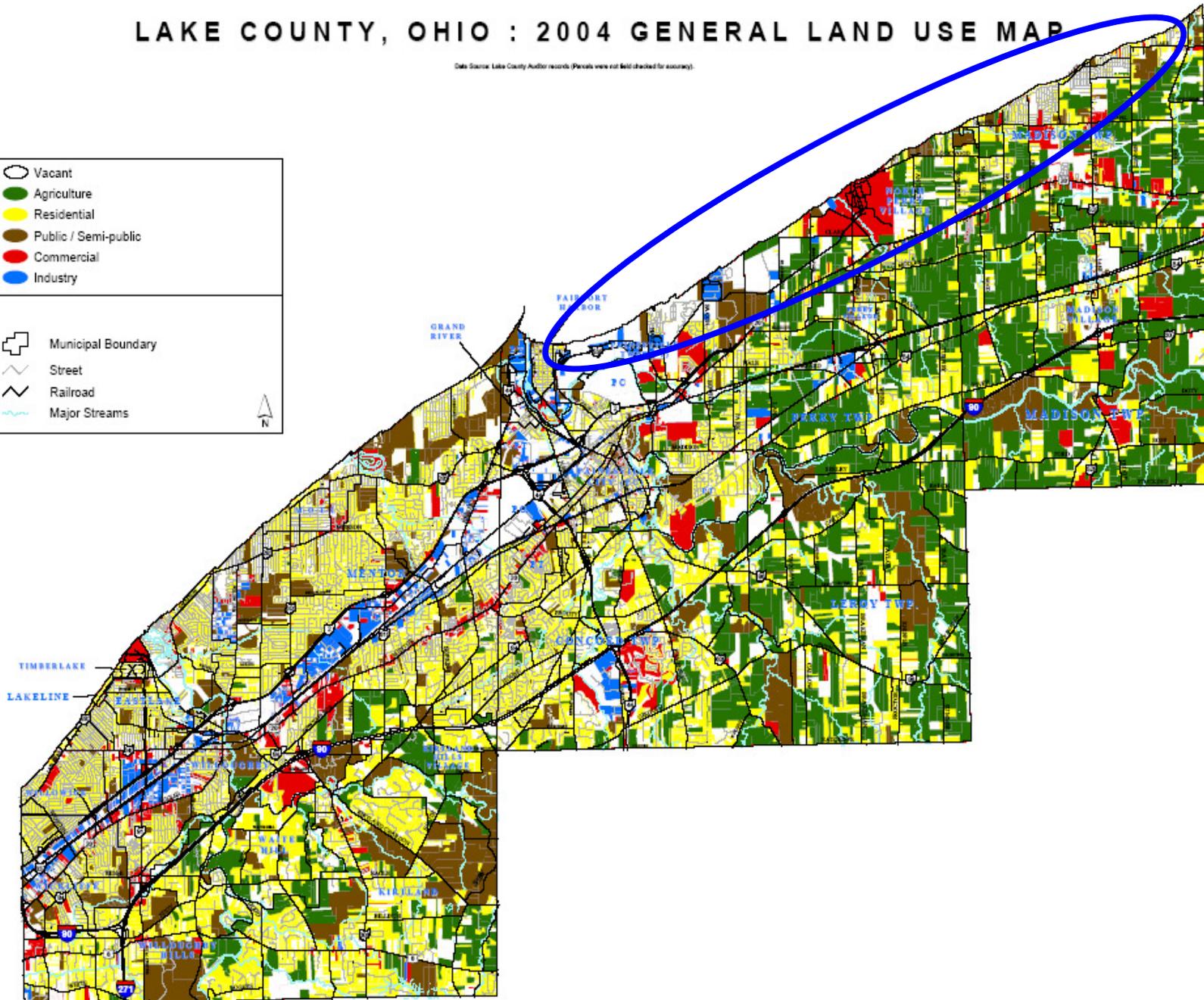
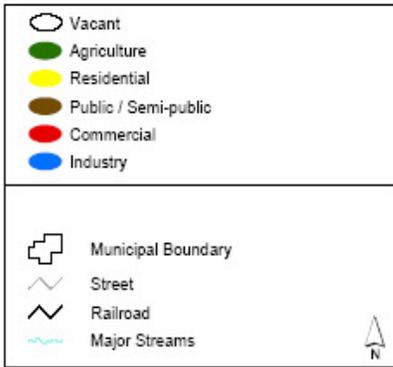
-  Railroads
-  Residential
-  Agriculture and Vacant
-  Public and Semi-Public
-  Commercial
-  Industrial



SOURCE: CARROLL V. HILL & ASSOCIATES  
PREPARED BY: LAKE COUNTY PLANNING COMMISSION, 2001

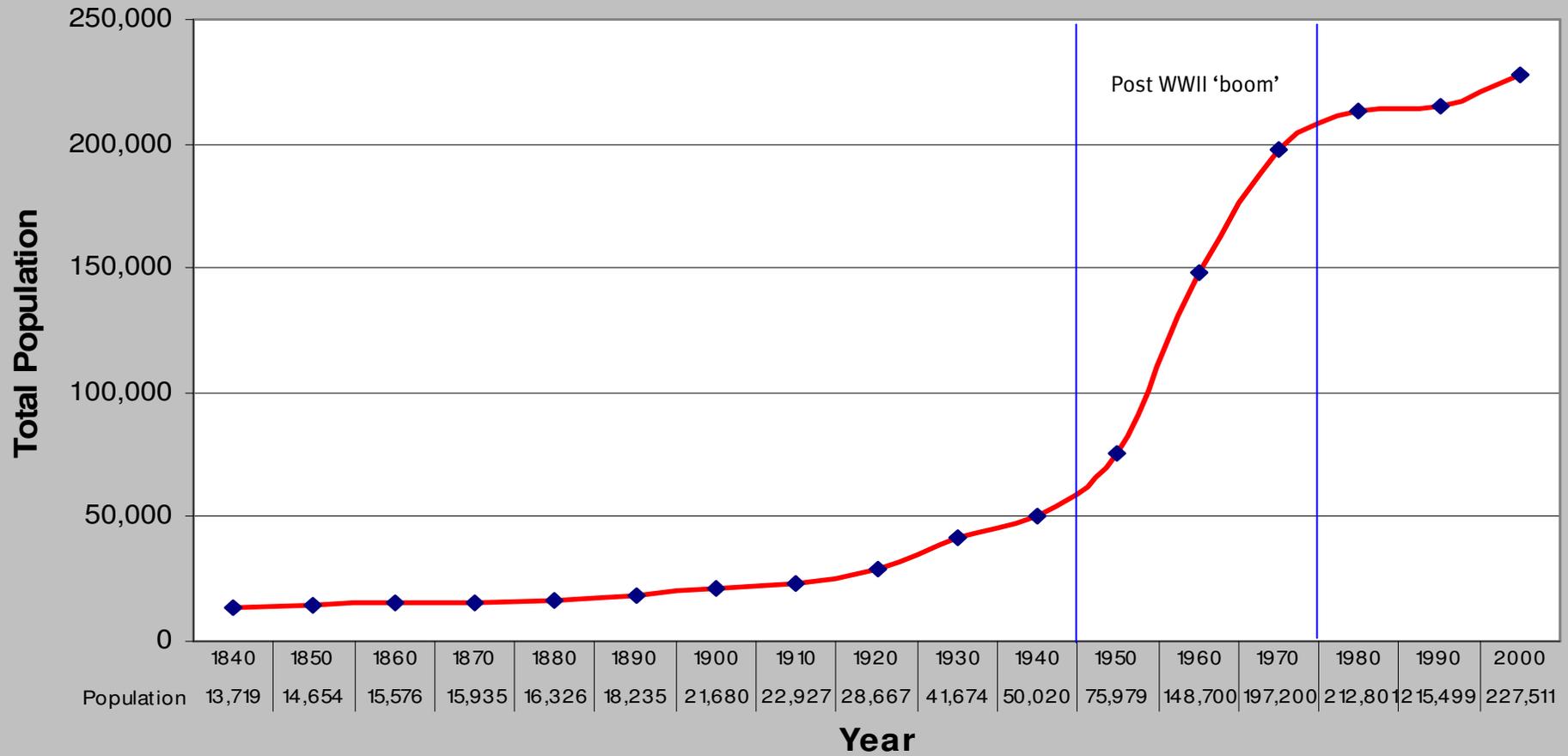
# LAKE COUNTY, OHIO : 2004 GENERAL LAND USE MAP

Date Source: Lake County Auditor records (Parcels were not field checked for accuracy)

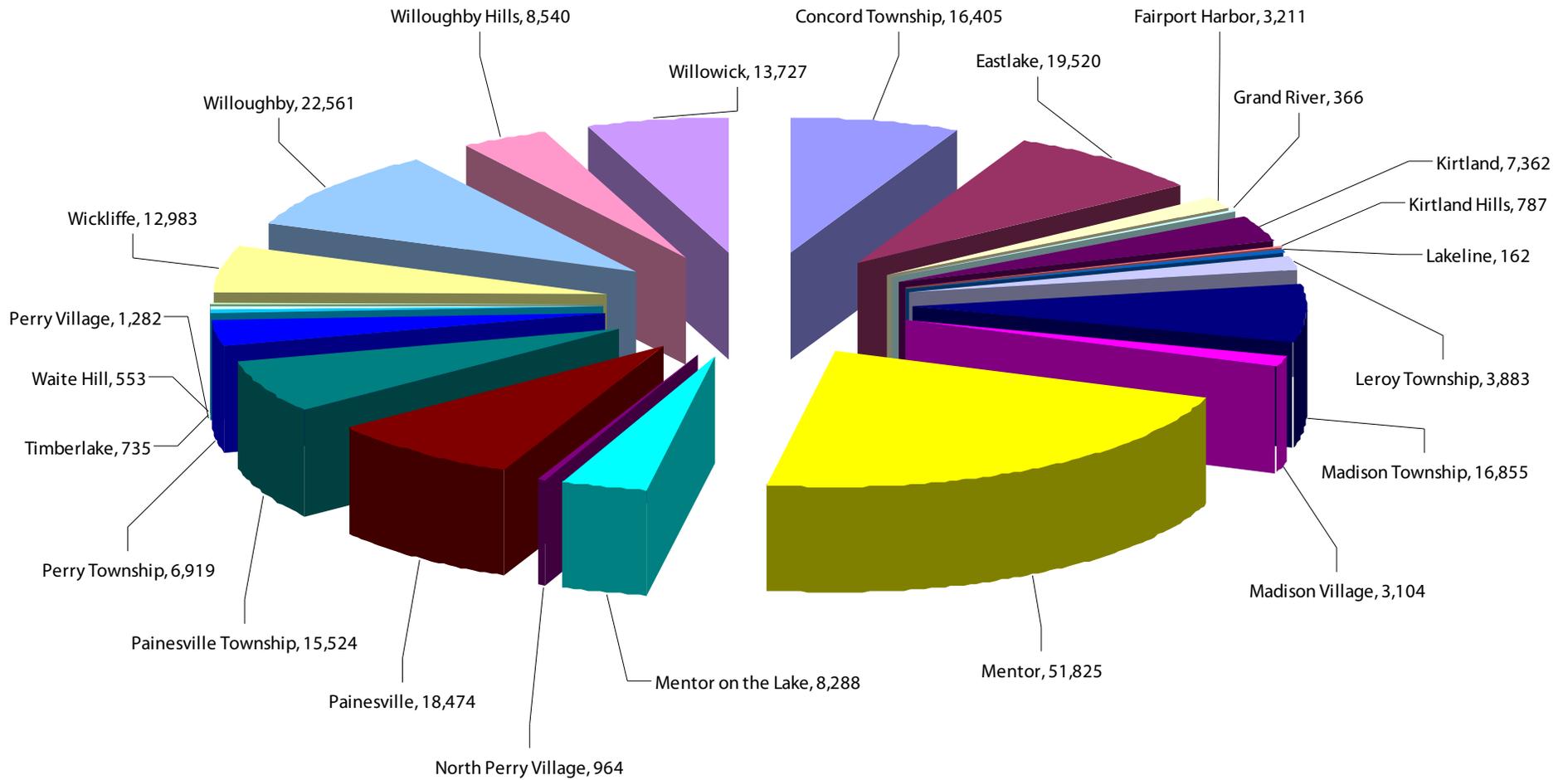


Map prepared by the Lake County Auditor's Office. All rights reserved. No part of this map may be reproduced without the written permission of the Lake County Auditor's Office.

## Population Analysis: 1840-2000



# POPULATION ANALYSIS



## **THE PROJECT: EASTERN LAKE COUNTY COASTAL TRIBUTARIES (ELCCT) 101**

- **Watershed Planning Partnership (technical working group):**

  - Lake County Planning Commission
  - Lake County Soil and Water Conservation District
  - Lake County Stormwater Management Department
  - Lake County GIS Department
  - Chagrin River Watershed Partners, Inc. (consultant role)

- *Community Committees (6):*
  - Fairport Harbor Village
  - Painesville Township
  - Perry Township
  - Perry Village
  - North Perry Village
  - Madison Township- *Other Stakeholders:*
  - Nursery Industry
  - Lake Metroparks

## ELCCT 101

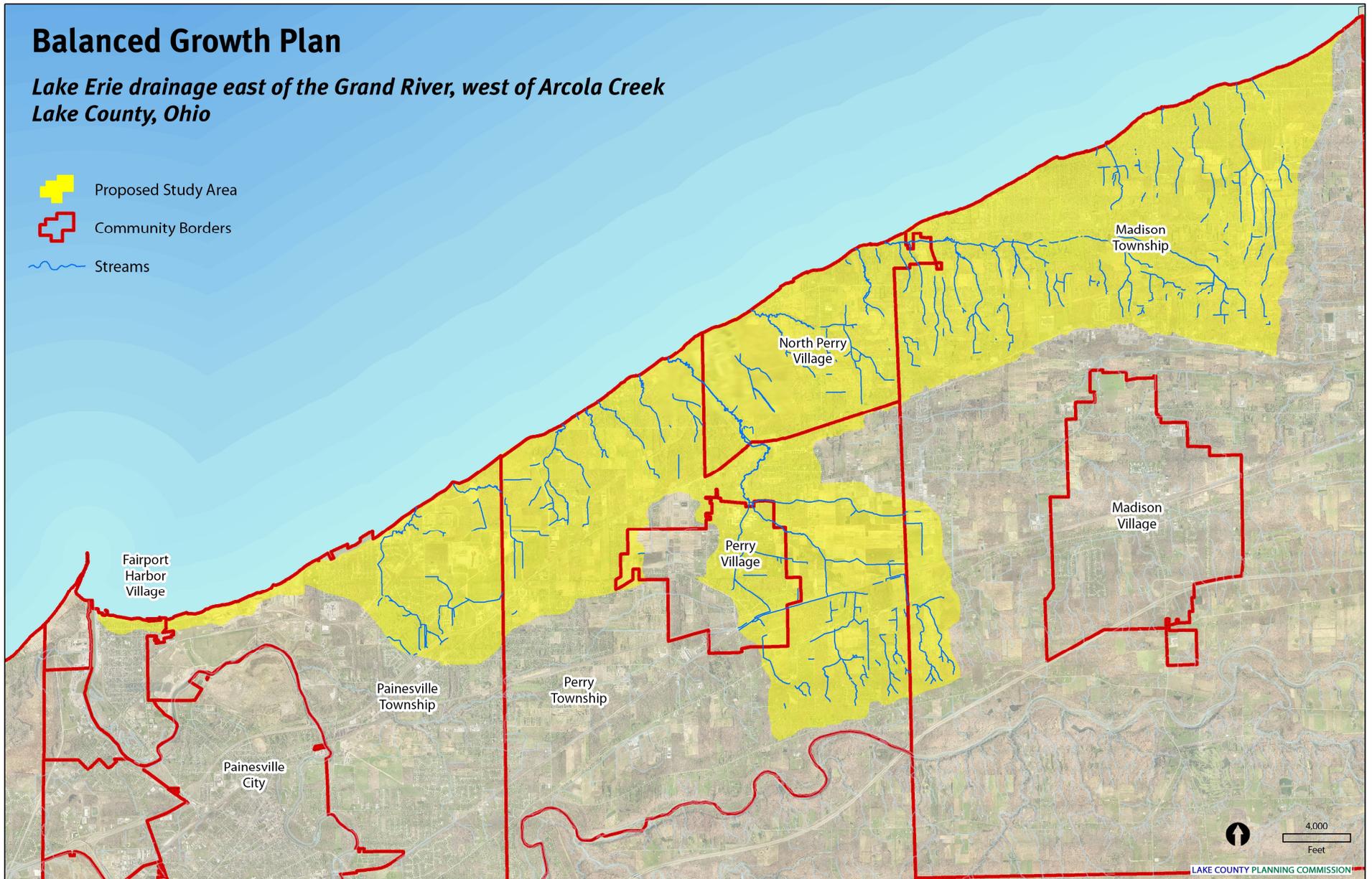
- *Riparian network*

This watershed is locally referred to as the Eastern Lake County Coastal Tributaries Watershed. Numerous small tributaries empty into *Lake Erie* between the Grand River and Arcola Creek Watersheds in northeast Lake County. Most of these tributaries are unnamed; while *McKinley Creek* in Perry Township can be found on 7.5' USGS quadrangle maps. Other locally named tributaries include *Red Mill Creek* in Perry and Madison Townships and *Church Creek* in Madison Township and North Perry Village.

# Balanced Growth Plan

*Lake Erie drainage east of the Grand River, west of Arcola Creek  
Lake County, Ohio*

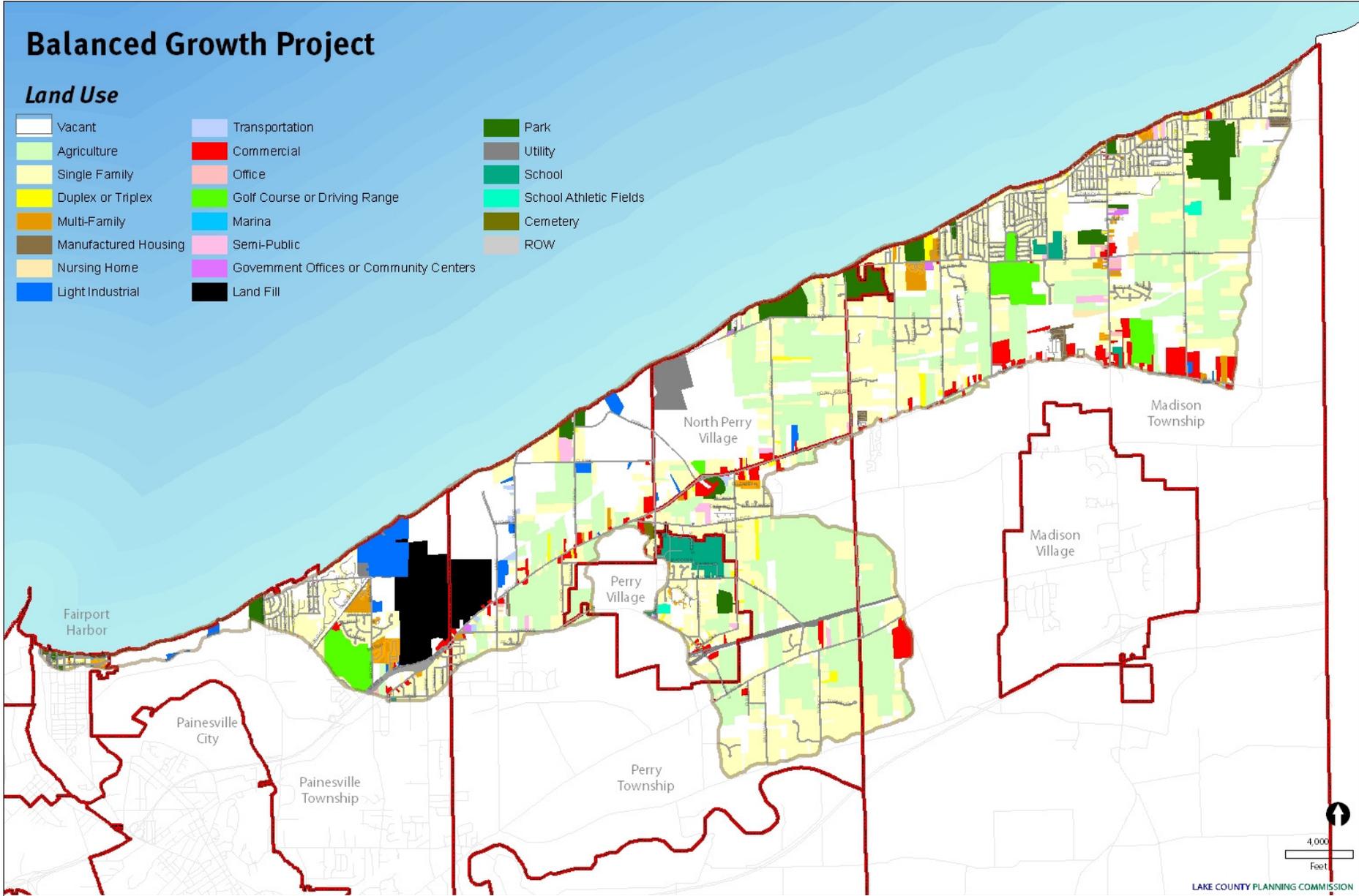
-  Proposed Study Area
-  Community Borders
-  Streams



# Balanced Growth Project

## Land Use

 Vacant	 Transportation	 Park
 Agriculture	 Commercial	 Utility
 Single Family	 Office	 School
 Duplex or Triplex	 Golf Course or Driving Range	 School Athletic Fields
 Multi-Family	 Marina	 Cemetery
 Manufactured Housing	 Semi-Public	 ROW
 Nursing Home	 Government Offices or Community Centers	
 Light Industrial	 Land Fill	



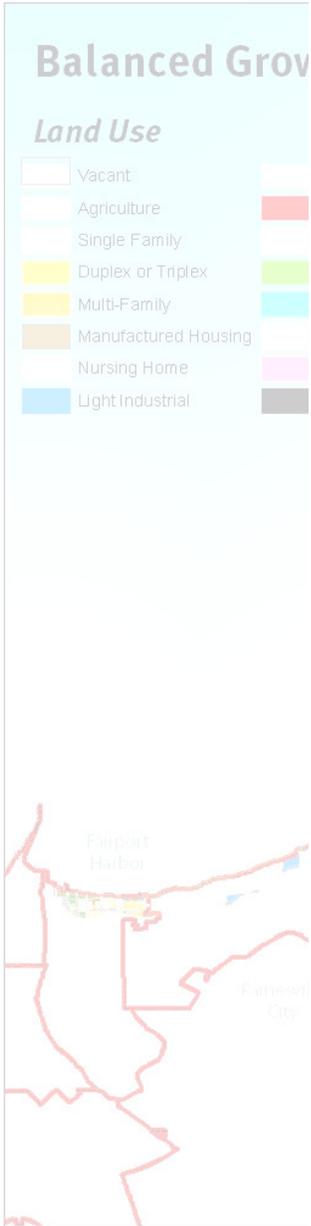


TABLE 1: Land Area Analysis

Community	Acres	Square Miles	Percent
Fairport Harbor Village	49	0.08	0.3%
Madison Township	7,100	11.09	39.4%
North Perry Village	2,448	3.82	13.6%
Painesville Township	1,911	2.99	10.6%
Perry Township	5,690	8.89	31.6%
Perry Village	820	1.28	4.5%
<b>Total Area</b>	<b>18,018</b>	<b>28.15</b>	<b>100.0%</b>

Source: Lake County Auditor, GIS

TABLE 2: Population Analysis

Demographic	Category	Number	Percent
<b>Total population</b>	<b>All residents</b>	<b>20,641</b>	<b>100.0%</b>
Gender	Male	10,252	49.7%
	Female	10,389	50.3%
Community	Fairport Harbor Village	665	3.2%
	Madison Township	11,560	56.0%
	North Perry Village	839	4.1%
	Painesville Township	2,591	12.6%
	Perry Township	3,969	19.2%
	Perry Village	1,017	4.9%

Source: US Census Bureau, block groups (estimates based on watershed area)

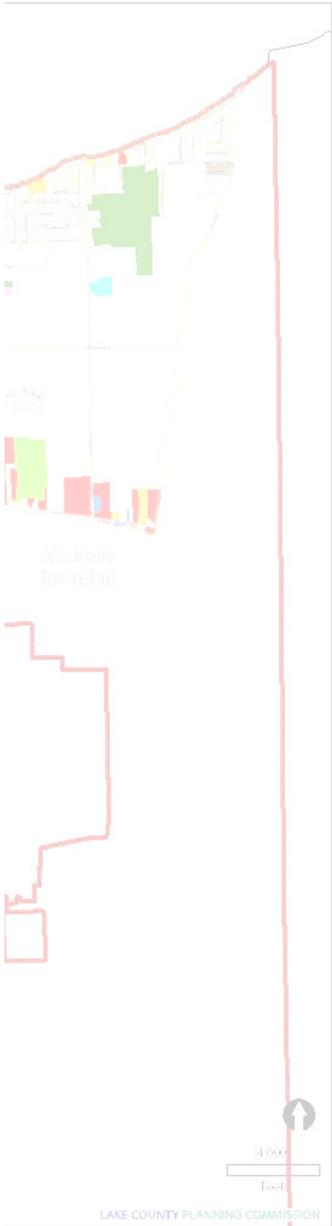


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## “ISSUES” IN THE WATERSHED

- “Suburban expansion” (sprawl) and associated land use conflicts;
- Role of agriculture as a prominent industry in eastern Lake County;
- Ability to get multiple jurisdictions to work collectively on land use and zoning issues;
- Non-point source pollution from stormwater inputs and fertilizers/pesticides from agricultural uses;
- Tax Revenue impact (perceived or real) regarding conservation of openspace;
- What do we want to do with our lakefront?
- What’s the right mix? [Agricultural v. open space v. residential v. commercial?](#)
- ?
- ?

## WHAT SHOULD THE PLAN BE?

- A **locally driven** land use plan;
- A **planning tool** that understands the need for development opportunities and economic growth yet places high value on the natural and environmental characteristics of the site;
- A plan that conforms to the **local comprehensive plans** for the community, or a plan that helps re-evaluate the merits on the current plan based on updated information gathered in the BGI process;
- A plan that uses geographic information systems (GIS) to map natural, structural, and environmental variables in order to **create a “landscape portfolio”** of the watershed. This map will provide the basis for indentifying PCA’s, PDA’s and PAA’s;
- A compilation of maps, statistics and land use strategies available to local decision making board, elected officials, residents, and the private sector to **help guide future land development or conservation activities**;
- A tool to **bring multiple communities together** to address common variables, concerns and strategies associated with **long-term** land use and its impact on the communities, region, and watershed.

## OUR APPROACH

- Methodology
  - Apply mapping and planning principles to the entire county.
  - Stakeholder participation is key (especially with a “new” planning approach)
  - This is the your plan.
- Data, Data, Data
  - 2010 Census info, agricultural economic data, cost of community services, coastal tourism/recreation information, ...
  - Landscape portfolio (here is the hand you’ve been dealt)
- The Power of “Team” and Technology
  - Capitalize on the in-house resources and personnel capabilities of the County and communities.
  - GIS / aerial imagery / LIDAR
- KISS (Keep in Simple Stupid)
  - The project, from start to finish, must be easily understood by the citizenry to be accepted and ultimately implemented.

## PROGRESS (to date)

- PCA, PDA and PAA data criteria has been preliminarily selected.
  - Each variable is ranked from 0-10 in order of importance.  
*(i.e., sanitary sewer availability receives a high score for PDA's and presence of high quality wetlands receives a high score for PCA's)*
- GIS data collection and gap analysis has been completed.
- Stream inventory in progress by LCSWCD.
- Baseline mapping is underway.
  - land use, zoning, soil analysis, topography, hydrology, coastal erosion areas, infrastructure, parks and conserved lands (easements), development patterns, agricultural activity, impervious surface, ...
- Community committees are formed or in the process of forming.
  - Existing PC/ZC, elected officials or new committees

## OUR PCA's

- A locally designated area that exhibits multiple environmental, ecological, historical or natural features thus warranting long-term protection and restoration strategies.

### PCA: Priority Conservation Area

Located within \_\_\_ ' of conserved lands (easements)

Located within \_\_\_ ' of protected lands (parks)

Located within \_\_\_ ' of Lake Erie shoreline

Is part of a larger parcel (20 ac.) or is in top 20% in size of all parcels in study area (*this will be refined during mapping analysis*)

Presence of a Coastal Erosion Area (CEA)

Steep slope (→ 12 %)

Floodplain / floodways

Amount forest via subwatershed (*gis will work with the LIDAR data to examine feasibility*)

Riparian corridor width

Riparian setback present

Wetland characteristics

Stream habitat quality

Watershed quality

Natural heritage database

## PCA MAP (example)

## PCA MAP (example)

## PCA COMPOSITE MAP (example)

## OUR PDA's

- A locally designated area with a pre-existing built environment and land use pattern that includes necessary services, and pertinent infrastructure that is planned for long-term development consistent with the Comprehensive Plan.

PDA: Priority Development Area
Land use
Existing zoning ( <i>this layer will be evaluated during the mapping process for effectiveness</i> )
Comprehensive plan designation
Is part of a larger parcel (20 ac.) or is in top 20% in size of all parcels in study area.
Located within economic development area ( <i>JEDD, CEDA, TIFF, Enterprise zone,...</i> )
Adjacent to Laketran fixed route
Planned for or adjacent to existing development
Served by sanitary sewer
Served by public water
Areas not currently sewered but listed in the 208 plan as "to be sewered within 20 years"
Soils suitable for development ( <i>to be established by SWCD with PC input</i> )

## PDA MAP (example)

## PDA MAP (example)

## PDA COMPOSITE MAP (example)

## OUR PAA's

- A locally designated area that exhibits suitable soil conditions and a uniform land use patterns worthy of long-term agricultural preservation efforts.

### PAA: Priority Agricultural Area

Land use

Located within \_\_\_\_' of conserved lands (easements)

Is part of a larger parcel (20 ac.) or is in top 20% in size of all parcels in study area.

Is within protected lands

Enrolled in Current Agricultural Use Value (CAUV)

Prime Soil

Soil type is unique and locally important

High soil productivity index

## PAA MAP (example)

## PAA MAP (example)

## PAA COMPOSITE MAP (example)

## NOW WHAT?

- Individual community meetings will ramp up this fall as data collection is completed and base mapping is finalized.
- Landscape portfolio of the watershed will be presented to all committees and local stakeholders.
- Using the portfolio, local committees will begin the preliminary identification of PCA, PDA and PAA's.
  - Overall WPP will serve as a technical guidance committee during this process.
  - Multiple meetings may be necessary to form a consensus.
  - Designations should be in conformance with the Comprehensive Plan or provide a rationale as to a necessary change to the Plan based on data discovered during the BGI process.
- Plan preparation (recommendations and strategies) will begin simultaneously with community mapping.
- Plan and PCA, PDA and PAA maps will be presented to the elected officials for adoption.

**QUESTIONS?**

