




INTRODUCTIONS




Staff: Board of Trustees
 President – Charlie Scott
 Dianne Rozak
 Dave Hirt

Cheryl Harmsen, Administrative Assistant

Kathryn A. Dale, AICP, Zoning & Planning Administrator

Who you are, position & who you are representing. How or Why you became interested in participating.

INTRODUCTIONS



<p>Steering Committee Members:</p> <ul style="list-style-type: none"> • Danbury Schools Representative: • Ottawa County Representative: • Zoning Commission Member: • Chamber of Commerce Representative: • BZA Member: • Lakeside Representative: • OCIC Representative: • Village of Marblehead Representative: • Environmental Representative: • Realtor/Builder: • Local Family: • At-Large Members: 	<p>Appointee:</p> <p>Dan Parent Mark Messa Jodi Kopanski Emily Dunfee Carol Robertson Kevin Sibbring Jaime Beier-Grant Bob Hruska Joe Uhnick Sherry Roberts John Englebeck Michael Turinsky Tim Feller Linda Huber June Colvin Charles Rasko</p>	<p>Alternate:</p> <p>Denny Coles Ron Laji John Paul Dress Loretta Grentzer Dan Dudley</p> <p>OCSWCD Staff Tom Dearth Jackie (Guy) Tibbels</p>
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WHAT IS A LAND USE PLAN?



ORC 519.02 "...in the interest of the public health and safety, the board of township trustees may regulate by resolution, **in accordance with a comprehensive plan**, the location, height, bulk, number of stories, and size of buildings and other structures, lot coverage, setbacks, lot area, open space, density, the uses of buildings & land, in the unincorporated territory of the township."

- State Statute doesn't really define what a Comprehensive Plan is or what is required to meet this. Some case-law suggests the zoning resolution is sufficient enough.
- Equivalent to a 5-yr. Business Plan or Capital Improvement Plan
- A guide made up of policy statements, goals, objectives, guidelines & maps
- A vision on what we want to see happen, change or remain the same
- Community based

LAND USE HISTORY



- Danbury Township adopted zoning in November 1975.
- Was under the guidance of the Ottawa County Comprehensive Plan from 1970 at the time zoning was adopted.
- The first Township Land Use Plan was created and adopted in 1985 and used until 2001.
- During that time the County created an updated, County-wide Comprehensive Plan which expired in 1994-95. In 1995 when the County Plan was re-reviewed it was done so on a township-by-township basis.
- In 2001, the Township adopted the County's 1995 plan for Danbury.
- In 2003, the Township created their own committee and adopted a revised version, which served the community until 2010.
- In 2011 the Land Use Plan was updated in order to serve the Township until 2017.

SCOPE & SCHEDULE



Phase & Tasks	Months											
	F	M	A	M	J	J	A	S	O	N	D	2016
Project Mgt.												
1.1 Contract Review/Review & Create												
1.2 Kick-off Meeting												
2. Technical Support & Review/Commitment												
2.1 Registration/Documentation												
2.2 Planning												
2.3 Financing												
2.4 Health, Safety, Environmental												
2.5 Marketing/Communication/Outreach												
3. Policy Development												
3.1 Process for Public Participation												
3.2 Community Outreach/ Public Workshop 02												
3.3 Stakeholder Meetings												
3.4 Stakeholder Meetings												
4. Policy Review and Approval/Policy Review												
4.1 Developing Goals and Objectives												
4.2. Adopted Plan Preparation												
4.3 Stakeholder Meetings												
5. Policy Review and Approval/Policy Review												
5.1 Stakeholder Meetings												
5.2 Community Outreach/ Public Workshop 02												
5.3 Stakeholder Meetings												
6. Policy Review and Approval/Policy Review												
6.1 Stakeholder Meetings/Workshop												
6.2 Zoning Commission Meeting												
6.3 Zoning Action												
6.4 Final Plan Production												

SCOPE & SCHEDULE



- Project Set-Up
- Technical Analysis
 - Data Inventory, Existing Conditions and Projections to 2040
 - Review of the Existing Land Use Plan (*When new goals are formed*)
- Public Involvement
 - The people's comments will be the basis of the plan, what we do, how we formulate the goals, what gets recommended.
 - This will be done through 2 community workshops:
 - 1st. Gather those comments
 - 2nd. Will be taking a draft, in map form, of what we feel they said to affirm we applied and interpreted it correctly.
- Create Vision for the Township by integrating Technical Analysis, incorporating community comments, goals & objectives
- Draft the plan & offer implementation strategies.
- Adopt

FUTURE MEETINGS



Based on responses from Steering Committee letters:

- 2nd Monday
- All Fridays
- Majority prefer business hour meetings
- Best time for most is after 1:00p.m.
- Opens the door to meeting the 2nd & 4th Wednesday afternoons also.

FUTURE MEETINGS



Meeting:	Date:	Time:
SC Mtg. #1 Kick-Off:	Monday, March 13	5:00p.m.
SC Mtg. #2 Economy & Built Environment:	Monday, April 17**	3:00p.m.
SC Mtg. #3 Group Exercise	Monday, May 8	3:00p.m.
Community Workshop Prep:	Monday, June 5	4:00p.m.
Community Workshop:	Friday, June 9 & Sunday, June 11	7:00p.m. / 3:00p.m.
SC Mtg. #4 Results of Workshop & Form Goals:	Monday, July 10	3:00p.m.
SC Mtg. #5 Concept Plan Review & Finish Goals	Monday, August 14	3:00p.m.
Community Workshop Prep:	TBD	
Community Workshop:	TBD (Possibly 9/11/17)	
SC Mtg. #6 Preliminary Draft	Monday, October 9	3:00p.m.
SC Mtg. #7 Final Recommendation:	Monday, November 13	3:00p.m.
SC Mtg. #8 (if Needed)	Monday, December 11	3:00p.m.

ROLES & RESPONSIBILITY



- Selection of Co-Chairs (Sherry Roberts & Jodi Kopanski selected)
- Operating Principles
 - Majority present for quorum
 - Consensus based decisions
 - Open to the Public
- Responsibilities
 - Regularly attend, notify if you can't.
 - Represent the citizens
 - Spread the word
 - Help at public outreach events
 - Disseminate information and share thoughts based on your organizations' perspective
 - Serve as stewards of the plan after adoption
- Communication Team – Public Outreach

EXISTING CONDITIONS - POPULATION



Table 1. Danbury Township Population Change by Decade 1960-2010

	Ottawa County	Village of Marblehead	Danbury Township
1960	35,323	838	2,668
1970	37,099	726	3,034
% Change 60-70	4.8%	-15%	14%
1980	40,076	679	3,735
% Change 70-80	8%	-6%	23%
1990	40,029	745	3,665
% Change 80-90	0%	10%	-2%
2000	40,985	762	3,794
% Change 90-00	2%	2%	4%
2010	41,509	903	4,264
% Change 00-10	1%	19%	12%
% Change 60-10	18%	5%	60%

Source: U.S. Census

- 4,264 Permanent Residents
- 60% increase & change in growth since 1960.
- Danbury Township makes up for 10% of the County's population.

EXISTING CONDITIONS - POPULATION



Table 2. Population Projections

	Ottawa County	Danbury Township
2020	40,269	4,403
2030	39,085	4,523
2040	37,606	4,512
% Growth	-6.6%	2.5%

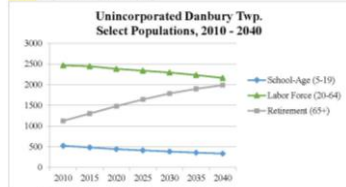
Source: Bill Leonard

- Growth will occur, but at a much slower pace.
- 2010-2040 = 248 new people (nearly 1/2 of what we experienced between 2000-2010).
- Why?
 - Declining household size & smaller families
 - Increase in older adults & retiree households.
 - Lack of jobs

EXISTING CONDITIONS - POPULATION



Table 3: Population Projections by Age



Source: Bill Leonard

- By 2040:
 - 352 School-aged children (7.8% of pop.)
 - 2,126 Labor Force-aged (47% of pop.)
 - 1,932 Retirement-aged (42.8% of pop.)
- By 2040:
 - 33% in School-aged
 - 14% in Labor Force
 - 42% in Retirement aged
 - 42% of County pop. will be 60+ years old.

EXISTING CONDITIONS - HOUSING



Table 4: Danbury Township Housing Units

	Growth: 2000 - 2010				Growth: 2010 - 2020			
	2000	2010	Number	%	2010	Number	%	
Total Population	3,754	4,264	470	12.4%	4,483	120	4.0%	
Persons Per Household	2.17	2.06	-0.12	-5.3%	1.99	-0.06	-2.4%	
Total Housing Units	4,700	6,542	1,842	39.2%	6,678	136	2.0%	
Homes/beds (Occupied Housing Units)	1,746	2,072	326	18.7%	2,208	136	6.6%	
Total Vacant Housing Units	2,954	4,470	1,516	50.7%	4,470	0	0.0%	
Total Vacancy Rate	63.1%	68.4%	+0.053	+8.3%	66.8%	-0.007	-1.2%	
Seasonal Units (counted as vacant)	2,700	3,153	453	16.8%	3,154	0	0.0%	
Total Vacant less Seasonal	226	317	91	40.3%	206	-20	-9.7%	
Non-Seasonal Vacancy Rate	11.6%	13.3%	+0.017	15.3%	11.6%	-0.018	-15.7%	

	Growth: 2010 - 2030				Growth: 2030 - 2040			
	2010	Number	%	2030	Number	%		
Total Population	4,521	120	2.7%	4,912	-11	-0.2%		
Persons Per Household	1.94	-0.06	-2.9%	1.91	-0.03	-1.6%		
Total Housing Units	5,566	158	2.8%	5,962	126	2.2%		
Homes/beds (Occupied Housing Units)	2,305	127	5.5%	2,364	11	0.7%		
Total Vacant Housing Units	3,261	31	0.9%	3,596	95	2.9%		
Total Vacancy Rate	59.0%	-0.014	-0.3%	60.3%	0.003	0.3%		
Seasonal Units (counted as vacant)	3,199	15	0.5%	3,200	0	0.0%		
Total Vacant less Seasonal	962	16	1.7%	396	4	1.3%		
Non-Seasonal Vacancy Rate	11.5%	0.005	0.3%	11.5%	0.000	0.0%		

Source: Bill Leonard

- New housing construction does not always increase population.
- 2000 - 2010 avg. new SF home permits = 65
- 2010 - Current = 23
- 19% (5 structures) on average are torn down and rebuilt each year = 0 effect on population
- 2010 = 5,542 Housing Units
- 2,072 (37.4%) Owner Occ.
- 3,153 (56.8%) Seasonal
- +317 (5.7%) Vacant
- 2040 = 5,962 Housing Units
- +420 New Housing Units

EXISTING CONDITIONS - HOUSING



- Roughly 448 vacant buildable lots existing in the Township
- 5,463 parcels of land in the Township
 - 7 parcels (0.13%) are owned by someone out of the Country
 - 540 parcels (10%) are owned by someone out-of-state
 - 2,769 parcels (51%) from out-of-town
 - 2,147 parcels (39%) owned by someone locally
- Transient Housing
 - 28 Licensed Campgrounds with 2,523 camp sites.
 - 60 Marinas with 2,220 docks (4,440 boat wells). Of these, 1,710 are transient (not deeded to real property).
 - 20 Mobile Home Parks with 1,476 units.
 - 17 Hotel/Motel, Lodges, B & Bs
 - 25 Other permitted transient rental units primarily in Lakeside
- Not including these, projected by 2040 that the Township will have 3,290 seasonal housing units (55% of the housing stock)

SUMMARY



- Recap:
 - 248 additional people
 - 420 new housing units
 - Increase in retirement aged people
 - Decrease in children & labor force
- What does this all mean?
 - There is ample existing property for infill development for new SF homes (Should still plan on where additional development should occur if market demands it.)
 - Lack of jobs could be driving out those in the labor force age bracket
 - May have a demand on activities and affordable housing & alternative housing for the retirement aged population.
- Questions on this information?

WHAT'S NEXT



- Are there any other plans or documents to be aware of?
 - Transportation Plans, Access Management Plans, Infrastructure Improvements or Expansions, Major Developments?
- Next Meeting: Economy & Built Environment
