

***LIVERPOOL
TOWNSHIP
DEVELOPMENT
POLICY PLAN***

Planning for 2015

Original Plan Adopted 4/80
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PREFACE

Liverpool Township was created, organized and named in 1816. The Historical Sketch is designated Appendix A. As prescribed by Ohio Revised Code, Liverpool Township has both a written Development Policy Plan, first adopted in 1980, updated in 1994, and again updated in 2005. The Township adopted a Zoning Resolution and Map in 1983. It has periodically be amended and updated. These documents are necessary for the sound and logical growth and development of Liverpool Township. The Development Policy Plan is a blueprint or guide for community land use decisions. It provides a vision for the future of Liverpool Township for future Township officials to follow. Zoning is a legal method to manage land use, and is but one tool in the comprehensive planning process.

The elements outlined in this Development Policy Plan address every aspect of Liverpool Township – community, environmental and economic. The Plan consists of goals, objectives and recommendations.

- Goals are broad statements of community aspiration related to an element.
- Objectives are recommendations that, if followed, bring the plan to action and help to accomplish the goals.
- Recommendations are specific statements of the position of the community on specific intent to guide future land use and structured means that will be pursued in achieving the goals.

The intent of the authors of this Development Policy Plan is to:

- To put the land in Liverpool Township to the best use for which it is physically suited,
- To accommodate the desires of individuals while taking into consideration the common good for all residents collectively,
- To insure growth and development is orderly and harmonious while, at the same time, guarding the general health, safety, and welfare of the community,
- To protect and maintain property values, so as to encourage neighborhood stability,
- To provide an element of stability and consistency to the planning program. To allow the Township to determine its own destiny, and to manage, rather than react, to change, and
- To provide a long-range context for decisions concerning short range actions.

Presented here, then, is the 2005 edition of the Liverpool Township Development Policy Plan. This is the master planning tool that allows officials to make month-to-month and year-to-year decisions on the basis of a shared vision of what Liverpool Township can and should become in the future.

Chapter 1 Introduction

The preparation of the Development Policy Plan involved two distinct types of activities. The first of these was the collection of information/data to assess the current situation in the Township and to identify trends of how the Township was developing. Both quantitative and qualitative information/data were sought, assembled, and assimilated. The second activity was the difficult process of applying all of the available information/data to define the policies which would be used to shape the Township's future development. This task was completed by the Development Policy Plan Committee and the Medina County Planning Department.

The quantitative information that was collected included some which could be considered relatively constant over time. Examples of this included information such as the distribution of soil types, the Township topography, and the routes of its natural waterways. Due to its static nature, environmental data from the 1994 Development Policy Plan was retained. All of this can be categorized as the Township's physical geography. Other quantitative information was more time dependent and required the collection of up-to-date data. Examples of these data include statistics on the demographics of the Township's population, the current distribution of land uses, the availability of public facilities and utilities, the Township's sources of tax revenues, and a variety of information regarding the status and plans of the communities surrounding Liverpool Township.

The qualitative information used in preparing the plan included the views, opinions, and desires of a wide range of people. These people included various local and Medina County officials, the Township residents, and the Medina County Department of Planning Services (which the township utilized as our professional planning consultant). Much of the information was gathered through formal/informal public participation and discussions, but planning research documents, such as the American Planning Association Smart Growth Policy Guide and the Medina County All Hazard Mitigation Plan, were also studied. Since the most important qualitative data to be considered were the feelings, opinions, and hopes of the Township residents, a formal survey was conducted in an attempt to ascertain if consensus views and desires could be determined.

All of the collected data were studied and analyzed during the process of deriving the final products of this effort. First to be defined was a general vision of how the Township's officials and residents wanted their community to look and be in the next ten to twenty years. Next, a set of general goals and objectives were developed, which, if achieved, would make that vision a reality. A number of specific recommendations were then also defined for each objective. These specific recommendations were felt to be the most logical and effective methods to be adopted and implemented in order to achieve each objective.

Before taking the final step of developing a set of comprehensive policy statements or recommendations, it was necessary to carefully examine the alternative strategies for controlling, regulating, and directing the future development of the Township. Because residential development was a particular concern, specific consideration was given to the

widest set of alternatives available to effect and direct this type of development. Once the effectiveness and the impact of the most promising alternatives were established, the ones most appropriate to achieve our vision were selected and used to craft a Policy for Liverpool Township.

The main body of this document was designed to be quite short. It hopefully contains all of the information necessary for the reader to grasp the essence of the Township's plans for future development and the policies that have or will be implemented to further those plans. The appendices contain some of the more important information/data collected during the preparation of the Plan. Most of these data are presented in an abbreviated or synopsisized format to reduce the size of this document. The full set of data and documents are contained in the Township's official files.

Chapter 2 Community Profile - Regional Perspective and Environmental Resources

The following three chapters reflect the collection of essential data, statistics and facts to be utilized in the analysis of the future development of Liverpool Township. There are conditions and trends in and surrounding Liverpool Township that influence and control development patterns that are relevant to the future vision of the residents.

Geographic Location

Liverpool Township is located in the northwest corner of Medina County, bounded on the north and west sides by Lorain County, on the east by Brunswick Township and to the south by York Township. SR 303 runs west-east and SR 252 intersects with SR 303 in the center of Liverpool Township in Valley City.

Land Uses in Neighboring Communities

The land uses in communities surrounding Liverpool Township will have an effect on its future land use. Neighbors in Lorain County are primarily single family homes and agricultural uses, reflecting the existing Liverpool Township land use. To the east, in Brunswick Hills, the northern boundary consists of a variety of housing types, including single family homes, at a density of one unit for 15,000 sf., condominiums and various kinds of commercial uses. A Conservation Development District, which allows for a single family lot size of 7,700 sf, with a 40% open space requirement, a higher density than Liverpool's one unit per two acres, has been utilized in several areas along Marks Road.

To the south in York Township, single family development, at one dwelling unit per 2.1 acres is permitted; an R-1 Low Density Residential Planned Unit Development Overlay District is located between Wolff Road and Spieth Road on the west side of Marks Road, allowing for one dwelling unit per one acre.

Physical Conditions

Liverpool Township is the fifth largest township in the County, measuring approximately 16,481 acres or 25.75 square miles. This area amounts to approximately 6 percent of the total land area in Medina County.

Liverpool Township is entirely within the Lake Erie drainage basin. Except for a small portion in the northwest corner of the Township, which is in the Black River watershed, the Township is exclusively located in the Rocky River drainage system.

The West Branch of the Rocky River passes through the Township in a South to North direction nearly paralleling Columbia and Abbeyville Roads. Smaller tributaries of the West Branch include Mallet Creek, Cosset Creek, and Plum Creek.

Current Land Uses

During the community analysis process, committee members identified specific land uses on parcels to study the distribution of various land uses throughout the Township. The Existing Land Use Map (Map No. 2) identifies detailed locations of land use to determine whether the existing zoning map (Map No. 3) corresponds with the existing uses. A comparison of the two maps demonstrates where zoning district classifications may be inappropriate due to the existing land use.

LAND_USE	C-1	I	M	R-R	Grand Total	Percent
Agriculture	68.759	500.418	364.842	7733.323	8667.342	52.89%
Residential	115.659	88.876	305.573	4910.929	5421.037	33.08%
Undeveloped	17.881	154.159	327.959	241.716	741.715	4.53%
Industrial	0.000	454.411	128.487	0.163	583.061	3.56%
Road	32.085	44.229	28.588	381.344	486.246	2.97%
Commercial	26.731	32.407	85.675	3.436	148.248	0.90%
Public Open Space	5.488	0.000	3.420	116.922	125.830	0.77%
Quasi-Public	5.243	0.000	0.000	115.487	120.730	0.74%
Railroad	0.000	7.718	29.755	27.134	64.607	0.39%
Public	5.705	23.823	0.000	0.020	29.548	0.18%
Grand Total	277.551	1306.040	1274.298	13530.475	16388.364	100.00%

- **Agriculture** - Liverpool Township continues to maintain its rural character by virtue of its continuance of agricultural activities. As depicted in the table above, the majority of the township, approximately 8,667.342 acres, is identified as agriculture, including such uses as dairy farming and crop production (grain farming, corn, wheat, hay, soybeans) and are permitted uses in any district.
- **Residential** - The next largest land use is residential, or the Rural Resident District, allowing one single family dwelling per one acre with sewer and water, or per two acres without sewer and water. Two family dwellings are permitted on 1.5 acres with sewer and water, and on 3.5 acres without sewer and water. The low density is intended to promote the continuation of the predominant rural residential character of the Township. Central sewer is available in limited portions of the Township and may be uneconomical to extend into the more rural areas. The current Controlled Density Zoning, Overlay District is designed as a conditionally permitted use in the RR district to promote the preservation and protection of the rural atmosphere of the Township by encouraging the permanent preservation of relatively large tracts of land consisting of a variety of natural resources.

- **Commercial** - Less than one percent of the total land utilized in Liverpool Township is devoted to commercial uses, i.e., restaurants, offices and retail. Many of those businesses are limited to the Valley City Downtown area and on SR 303 along the CSX Railroad line, where current uses include personal and retail services, limited restaurant, a bank and church, and offices.
- **Manufacturing and Industrial** – Medina County’s largest Industrial Park is over 900 acres. Approximately one half of those acres have been developed. On the land use chart, all manufacturing and industrial uses are identified as industrial land uses. Approximately four percent of the lands utilized in Liverpool Township are devoted to steel processing, warehousing and shipping, stamping, and manufacturing operations.

Flood Hazard Areas

Areas designated by the Department of Housing and Urban Development, Federal Insurance Administration, as flood hazard areas are shown on Flood Hazard Boundary and Soils Map on Map No. 4. The flood hazard areas indicated are the 100 year flood areas. They have 1 in 100 chances on the average of being inundated in any given year. In Liverpool Township there are approximately 1250 acres (8% of the Township) of designated flood hazard areas. Most of this flood hazard area is located along the West Branch of the Rocky River. There are, however, smaller flood hazard areas along Plum Creek, Cossett Creek and Mallet Creek.

Also shown on the Flood Hazard Boundary Map enclosed are soils which are susceptible to flooding as indicated in the Soil Survey of Medina County (1977). The soils which are susceptible to flooding include the Orrville soils and the Fitchville soils. In Liverpool these soils total approximately 950 acres (6% of the Township). The total acreage that is susceptible to flooding totals 2200 acres or thirteen percent (13%) of the Township. Further Soils information is found in Appendix B.

Ground Water Resources

As illustrated on the Generalized Ground Water Resources Map No. 5, Liverpool Township has a limited ground water supply in terms of both quantity and quality.

An extremely large portion of the Township is in an area in which relatively shallow wells developed in glacial deposits yield generally less than 3 gallons per minute and dry wells are not uncommon. Many wells have encountered brackish and salt water. Deeper drilling into the underlying sandstone and shale bedrock may produce brackish water. If potable ground water supplies are developed, storage is usually necessary to supply peak daily demands.

From a rather narrow strip of area oriented in a north-south direction in the Township, ground water can be obtained from thin not extensive, sand and gravel deposits interbedded with thick clayey glacial till. Water well yields generally vary from 3 to 10 gallons per minute. Occasionally, if potable supplies are not encountered near the

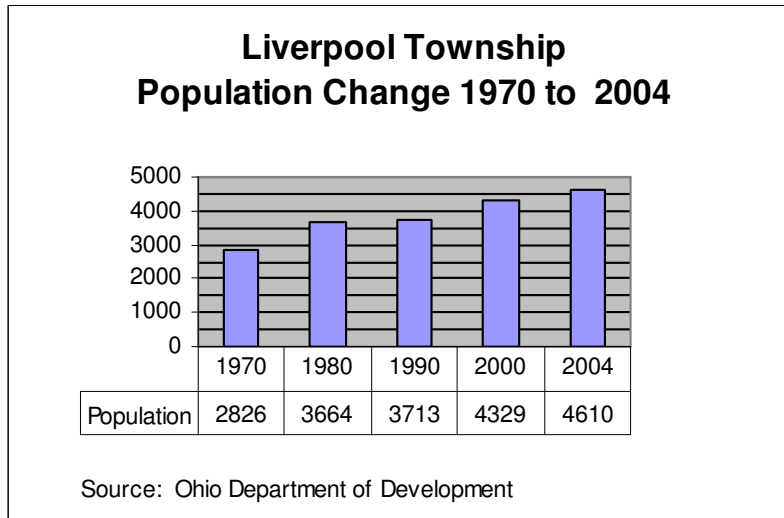
surface, wells may be drilled into the underlying bedrock.

In the extreme eastern portion of the township is a very small area where ground water can be developed from the sandstone and shale formations. Water yields of 3 to 15 gallons per minute, adequate for residential supplies, are available. Drillers may encounter thick deposits of clayey till interbedded with thin lenses of sand and gravel in areas of glacial deposition (moraines). These lenses of sand and gravel may yield 3 to 10 gallons per minute.

Chapter 3 Population, Housing and Employment

Population Characteristics

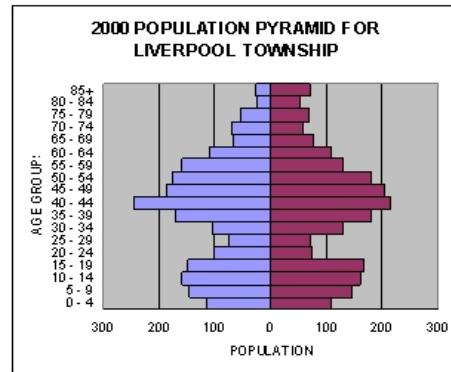
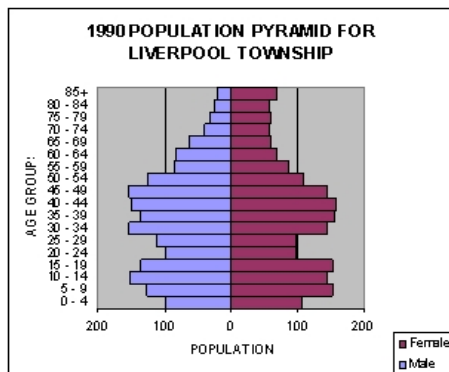
In the 2000 Census, 4,329 people were determined to reside in Liverpool Township, an increase of 16 %. In the 1990 census, the population increased by 1.3% from the 1980 census. The Ohio Department of Development projects the population in 2004 to be 4,610. The rate of population increase has been slow over the past three decades, as reflected in the chart below.



Liverpool Township Population by Age – The median age of a Liverpool Township resident is 41.2 years, and is reflected in the 2000 population pyramid below, which reveals that the majority of the population of the residents in Liverpool Township are 40 years of age and older.

Data Analysis

The age distribution of the residents in Liverpool Township provides insight into the needs of the Township. The Population Pyramids, shown above in age increments, or



Source: US Census Bureau

cohorts, demonstrate the age distribution by gender and reveals the gaps and growth of

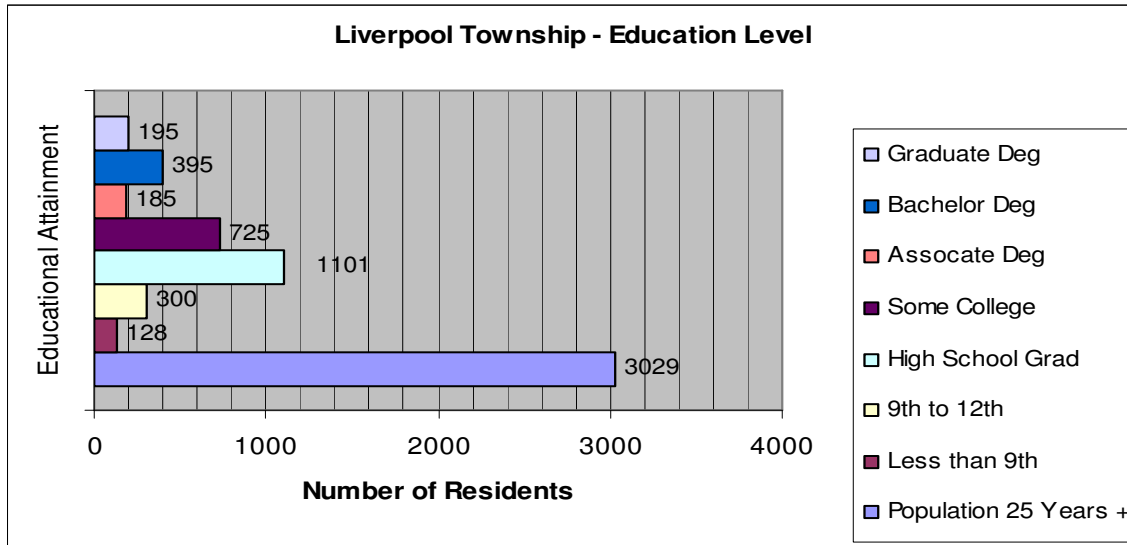
certain age groups. The apex of both pyramids is tapering from the 50-54 cohort and above, signifying that the population is getting smaller as the age groups get bigger and older. The base of the pyramid does not illustrate a significant increase in population to replace that which is decreasing.

Specifically, the mid-section of both the 1990 and 2000 pyramid is diminishing. The population between 20 and 30 appears to be shrinking, not unlike the entire Medina County population. It would appear from this pyramid that the occupants of the 20-30 cohorts are leaving Liverpool Township and perhaps returning or being replaced, by those residents aged 40 to 44.

The population between the ages of 40 and 59 is increasing. Approximately 1,800 Liverpool Township residents between the ages of 40 and 59 currently reside in the township. If this trend continues, by 2010, almost 60% of the township’s population will be over 60 years of age.

Housing and Residents Characteristics

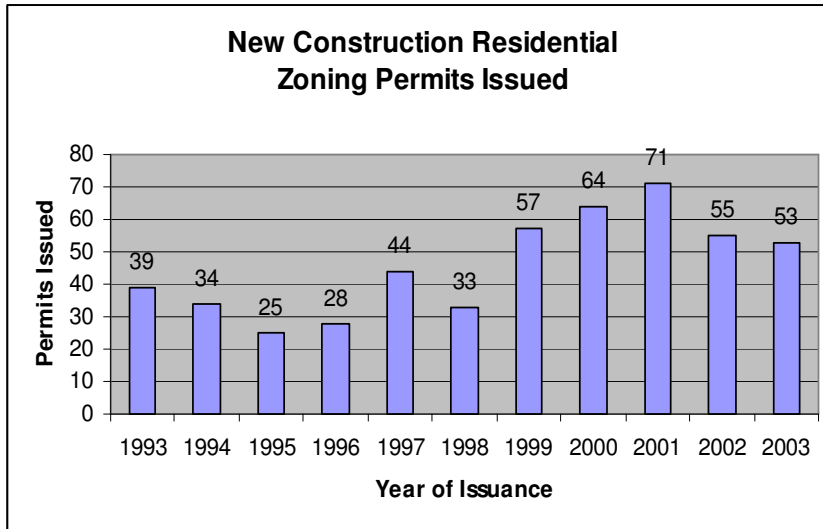
According to 2000 Census Data, as shown in the chart below, 85% of the Liverpool Township Population over the age of 25 year has graduated from High School; 19.5% of the population has a bachelor’s degree, which is considerably less than the Medina County percentage of 24.8.



Of the 1481 total housing units in Liverpool Township, 1,441 are occupied, 40 are vacant and five are used seasonally, according to the 2000 U. S. Census. Of the 1,441 occupied housing units, 91.4% or 1,317 are owner-occupied and 124 are renter-occupied, or 8.6%. The average household size of owner-occupied residential units is 2.91 persons; the average household size of renter-occupied residential units is 2.56 persons.

The residents who live in those housing units are primarily white (99.3%), married (66%), with a family size of 3.14 persons, living in the same house since 1995, earning a

median household income of \$62,000, and a native-born inhabitant (97.6%) of Liverpool Township. Twenty-nine families in Liverpool Township, or 136 individuals, claimed a poverty status in 1999.

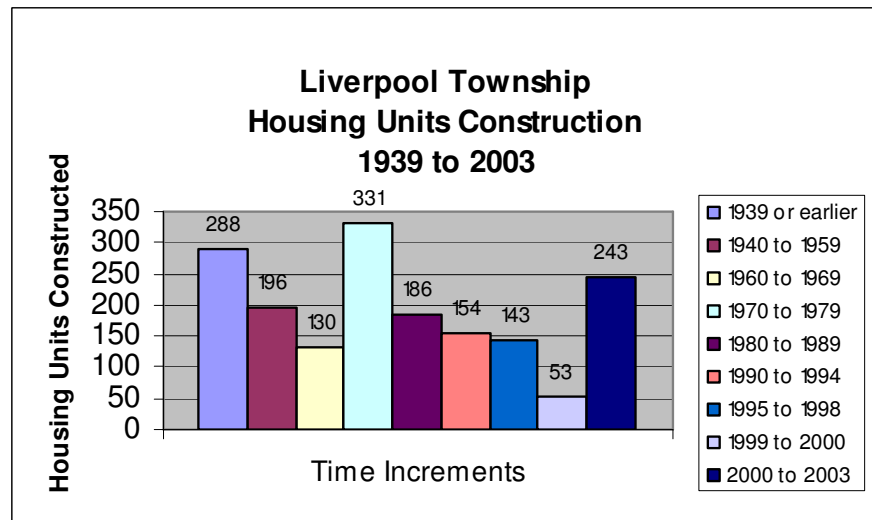


Growth of housing:

Out of the 1,481 housing units in Liverpool Township, approximately 500, or one third, of the housing units were built in the last 15 years, according to Township zoning data as indicated on the chart to the left; the majority of those new units were single family homes. The chart below depicts

the history of housing growth in Liverpool Township since 1939. Census data shows that the median price of new housing in Liverpool Township is \$173,300.00. The chart above demonstrates the housing growth over the course of a decade, reflecting the high and low periods of construction. In 2001, 71 single family dwelling permits were issued, the highest number of permits in a decade. A steady increase in the issuance of residential permits in the last five years reflects the slow, yet steady, population increase

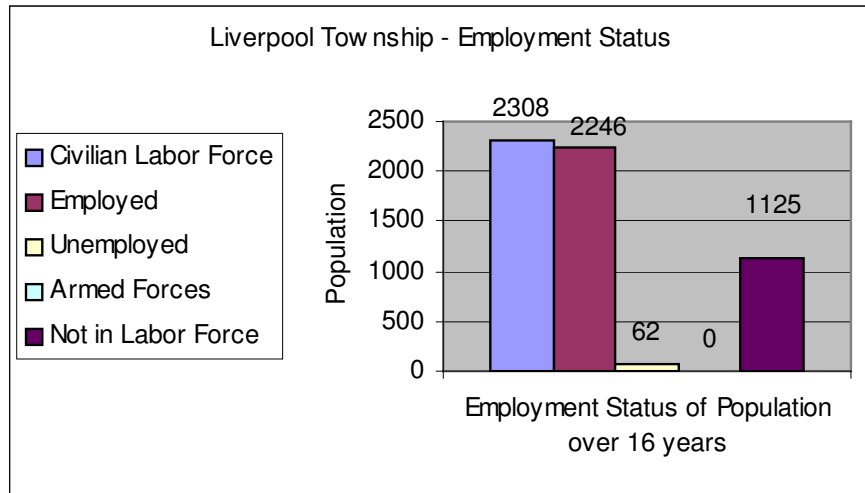
trend that Liverpool has been experiencing. In 2003 to 2004, 191 single family sublots were in preliminary planning stages for four subdivisions, according to the Medina County Department of Planning Services data. The new development is not limited to any specific area. Subdivisions are proposed in every quadrant of Liverpool Township.



Employment and Income

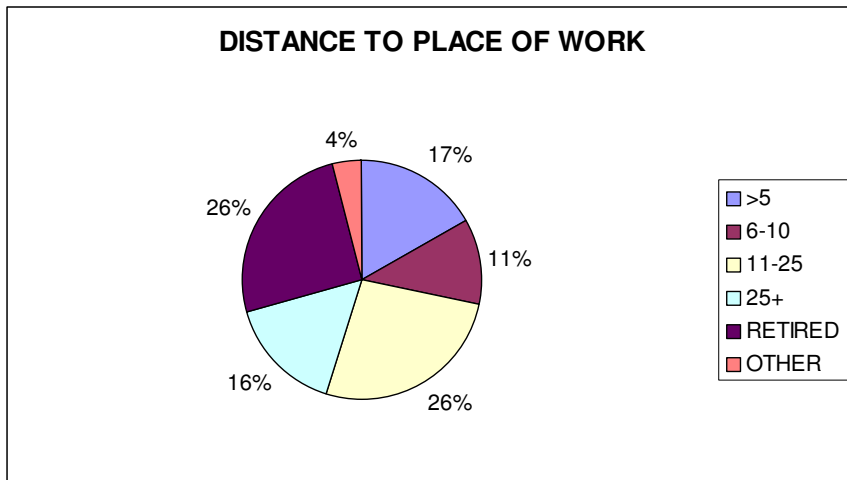
Liverpool Township has many successful industrial businesses located in its northeast quadrant, including steel processing, warehousing and shipping, stamping, and manufacturing operations. There are limited commercial services in the Township.

Employment status of Township residents is indicated on the chart below, based upon information from the 2000 U.S. Census data. Those listed as not in the labor force may be primarily residents retired from active employment.



Commute Factors

An analysis of the 2000 U.S. Census data regarding the distance to place of work reveals that a majority of the residents living in Liverpool Township are not employed in Liverpool Township. A greater part of the residents work eleven or more miles from their home, see chart below. The data shows a large percentage of the Township residents are retired.



Chapter 4 Public Facilities

Public Education Facilities

Liverpool Township is in the Buckeye Local School District. The Buckeye Local School District was formed on June 19, 1952 when the Litchfield, Liverpool and York School Districts consolidated into one school district. The number of students at the time of consolidation was 781. The 2004 enrollment was 2,460, as described in the table below. Buckeye Schools are a part of the Medina County School District. The District now consists of three elementary schools, Litchfield Elementary built in 1979 with an addition added in 2002, and Liverpool Elementary and York Elementary opened in January 2004. One Junior High built in 1954, with an addition built in 2003, and one senior high built in 1973 with additions built in 1979, 1998 and 2002. Some students who wish to have vocational training attend the Medina County Career Center.

<u>School</u>	<u>2003 – 2004 Enrollment</u>
Buckeye Senior High School	673
Medina County Career Center	100
Buckeye Junior High School	401
Litchfield Elementary	409
Liverpool Elementary	400
York Elementary	477
	Total 2,460

Utilities

The sewer and water facilities available in Liverpool Township are shown on Map No. 6. Water service in Liverpool Township is either provided by the Medina County Sanitary Engineer or Lorain County Water Authority, and is available to most of the parcels in the Township, east of Station Road. A water tower is located on Gayer Road at Marks Road, in the southeast quadrant of the Township. Waterlines are planned to be extended on Weigel Road and Grafton Road west of Station Road. Waterlines are extended whenever a majority of homeowners in an area request it, with usually a one-year wait.

The Liverpool Waste Water Treatment Plant is located on Columbia Road (Map No. 7) near the Lorain County border, and has a capacity of fifteen million gallons per day and the actual usage is currently about nine million gallons per day. The main sewer trunk line follows the Rocky River from Abbeyville Road at Hamilton Road to SR 252. It continues north along the river to Grafton Road. The trunk line then veers east for a few thousand feet before turning north to the treatment plan through back lands. A smaller trunk flows west on Grafton Road from Brunswick. This joins the larger trunk line before it turns north. An upgrade of the lift station in Valley City is scheduled for 2005. The facility planning area includes all lands that can access the trunk line through a gravity extension of sewers. Extensions that have been discussed include one west on

Grafton from SR 252, east on Boston Road from the treatment plant, south from Grafton to serve the Hartneck Road area and east on SR 303 from SR 252. These extensions will not be installed by the County unless the residents/property owners request them.

There are several areas where sanitary sewers may be extended by development within twenty years. These areas are north of Center road, south of Grafton Road, between Station road and W. River Roads; south of Center Road to the south Township boundary, between Station Road and Lester Roads; with the exception of Valley City development, as well as unsewered areas east of SR 252. On-site septic service is anticipated to be necessary indefinitely west of Station Road and to the north of Grafton Road, west of W. River Road.

Transportation

The major and minor arterials are shown on Map No. 7. The Ohio Department of Transportation does plan to replace several culvert/structure on SR 252 (between SR 303 and the Lorain County line) in 2007. The Medina County Highway Engineer's office does not anticipate any major road projects in the near future on county roads. Access Management regulations have been proposed for adoption in 2005. These will address driveway spacing and sight distance issues for minor subdivisions along county or township roads. Temporary stub streets in new subdivisions to plan for connection to undeveloped lands, to allow for interconnectivity between subdivisions, thus keeping a percentage of traffic off of the major arterial roads, is an important element, allowing for faster access by safety vehicles in emergency situations. A more effective street pattern also allows for efficient street maintenance when it comes to plowing snow and street repair.

Thoroughfare Classification

- **Major Arterial:** Carries major portion of traffic entering and leaving urban area and also travel between communities and major urban centers. Spacing should be at one and one-half to two mile intervals in urban and suburban areas with greater space in rural areas. In Liverpool Township, S.R. 303 (Center Road), S.R. 252 (Columbia Road), and Marks Road are designated major arterial thoroughfares.
- **Minor Arterial:** Interconnect and augment major arterial system and provide intra-community continuity. Spacing should be three-fourths to one mile apart in urban and suburban areas with greater spacing in rural areas. Grafton Road and Station Road are designated as minor arterial thoroughfares.
- **Collector:** Intended to funnel traffic from local streets and distribute traffic from arterial system through neighborhoods. Spacing should be at one-fourth to one-half miles for urban and suburban areas and up to one mile in rural areas.
- **Subcollector:** Intermediate step between local streets and collectors. These streets should collect traffic from local streets and direct it to a collector.
- **Local:** Provide direct access to each lot and should be arranged to discourage through traffic. The street system shall be designed to conform to modern practices of subdivision.

Liverpool Township is approximately 12 miles from Cleveland Hopkins International Airport in and 28 miles from Burke Lake Front Airport, both in Cleveland, and 35 miles northwest of the Canton Akron Regional Airport in Stark County.

Emergency and Security Management

Liverpool Township has made an effort to address the needs for emergency and security responses. Emergency shelters are located at the Township Fire Station, at 6700 Center Road in Valley City, and at 2233 Abbeyville Road, in Liverpool Township. An early warning siren is also in place at the Fire Station location. These features are shown on Map No. 7.

The Medina County Emergency Management Agency completed a planning document entitled All Hazard and Mitigation Plan in 2003. It was adopted by the Liverpool Township Trustees on November 18, 2003. The All Hazard Mitigation Plan Goals are located in Appendix C. The term “hazard mitigation”, as it relates to Medina County, describes actions that can help reduce or eliminate long-term risks caused by natural or manmade disasters, such as floods, droughts, tornadoes, earthquakes, and dam failures. After disasters, repairs and reconstruction are often completed in such a way as to simply restore damaged property to pre-disaster conditions. These efforts may expedite a return to normalcy, but the replication of pre-disaster conditions often results in a repetitive cycle of damage and reconstruction. Hazard mitigation is needed to break this repetitive cycle by producing less vulnerable conditions through post-disaster repairs and reconstruction. The implementation of such hazard mitigation actions now by state and local governments means building stronger, safer and smarter communities that will be able to reduce future damage and injuries.

Police Protection

Both the Medina County Sheriff’s Department, and a part-time Liverpool Township Police Department supply police protection in Liverpool Township. A small Township Police Protection Levy supports the Township Police Department. Off-duty sheriff’s department personnel patrol the Township during peak crime/accident hours. Other townships in Medina County, which have their own police departments, include Medina, Montville, Brunswick Hills, and Hinckley Townships.

Fire and Rescue Protection

The Valley City/Liverpool Township Fire Department is located in downtown Valley City, shown on Map No. 7. The department is housed in a modern, nine-bay building.

The Department consists of approximately fifty volunteers that handle fire, rescue and medical calls. The department has a mutual aid agreement with the other departments in Medina County, and the adjoining townships in Lorain County. The department has the following equipment:

- One 1250 G.P.M. Pumper with 750-Gallon Tank – 1984
- One 2000 G.P.M. Pumper/Tanker with 2500-Gallon Tank – 1992
- One 2000-Gallon Capacity Tanker – 1989
- One Heavy Rescue Truck with on board and portable extrication equipment with

300-Gallon Tank – 2000
One Grass Fire Unit – 1990
Two EMS Vehicles – 1994 & 2002

Fire Department calls for the 2001, 2002, and 2003 have risen significantly from previous years due to an increase in development in the Township. The EMS and Rescue calls range from 300-400 and the fire calls range from 120-150, which includes CO detector calls. Also new water lines and fire hydrants have been added in the township, which has decreased the ISO rating to “6” resulting in a reduction in the insurance rates for the homeowner.

With the rise in the population of the community and the daily influx of workers in the Industrial Parkway and business community, daytime staffing has been established with coverage times Monday thru Saturday from 6:00AM to 6:00PM. The Fire Department has, and will continue to, experience change, improvements and growth in the future as the Township continues to grow and prosper.

Medical Services

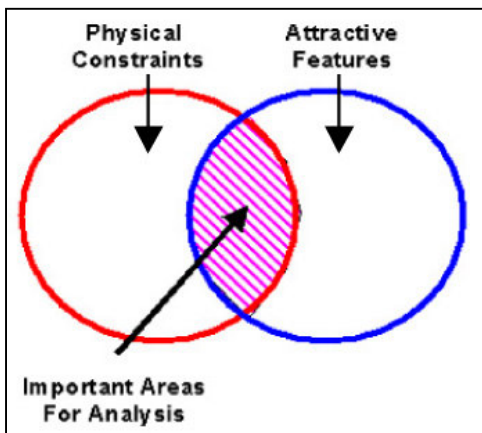
There are limited medical services and facilities provided within the Township boundaries. A dentist, family physician and eye doctor are local physicians available. Those who require emergency medical assistance must leave the Township and travel to Medina Community Hospital, approximately nine miles to the south or to Southwest General in Berea to the north, or to Immediate Care in Brunswick City or Strongsville. Routine medical services are provided in surrounding communities surrounding Liverpool, as close as five miles from the center of town, to adjacent counties of Lorain or Cuyahoga, or as far away as Akron or Ashland.

Chapter 5 Analysis of Natural Constraints and Attractive Features

Liverpool Township is a community with environmental features that discourage development in many areas, but may allow for a variety of special zoning districts. An analysis of natural constraints to development and attractive features that would contribute to sound and logical land use planning in areas of proposed development will be of assistance to those making difficult future land use decisions.

A land use compatibility analysis, devised for a study for the Joint Economic Planning Committee in 2004 (a subcommittee of the Medina County Economic Development Corporation), has two components, comprised of multiple GIS (Geographic Information System) data layers, including 1) constraints for future development, and 2) features that make land attractive to future development. The GIS data was combined into the two component groups (constraints and attractiveness) and the two sets of resulting data compared. The areas of intersection between the two groups demonstrate where there are conflicts between the natural constraints and attractive features in specific areas. Detailed analysis of features can be focused in those specific areas of conflict.

The GIS datasets that are used to demonstrate constraints for future development are:



- Soils prone to flooding
- FEMA 100 year flood plain and flood way
- Existing & plugged oil/gas wells
- Slopes over 12%
- 50 and 100 foot buffers from stream/river
- County Park District Master Plan (including existing parks, future land acquisition areas, and conservation corridors)
- Wetlands

The GIS data sets that are used to demonstrate features that make land attractive to and compatible with, future development are:

- Existing land use
- Township zoning
- Transportation
- Sewer service area

Areas of Conflict

Once the conflict areas are established, areas of opportunity where attractive features are present with little or no physical constraints can be identified. The Constraints map demonstrates the areas that have negative characteristics for development of any type

according to the GIS data. The majority of the land with visible constraints where development would be discouraged cuts a swath down the center of Liverpool Township, in the path of the West Branch of the Rocky River, the FEMA 100 year flood plain and the conservation corridor proposed in the Medina County Park District Master Plan. Other areas of the FEMA 100 year flood plain would further discourage development, or suggest that development be carefully planned to respect the flood plain with an adequate setback from the boundary of the flood plain.

Suitable Land Use Map

The intent of the analysis is to minimize the impact of development on the natural environment within the West Branch of the Rocky River watershed and, ultimately, to identify potential threats to public health, safety and properties. This Development Policy Plan recommends in Goal No. 1 “To preserve and protect the quality of the natural environment in the Township.” The general analysis of the natural constraints and attractive features as they pertain to the development of residential subdivisions and commercial or industrial projects will assist in making wise land use decisions that will provide for the future health and safety of the residents.

The areas suitable for development, with the features of existing land use, zoning and sewer availability, exist throughout Liverpool Township and are depicted on Map No. 8. Careful planning and site design in the areas where the 100-year Flood Plain, hydric soils, and slopes of 12% and more exist, generally on the east side of the Township, will allow for appropriate land uses. The lack of sewer service in the western portion of the township will influence the types of development and land use to occur in that area.

Chapter 6 Planning Process and Public Participation

Development Policy Plan Committee

The Development Policy Plan Committee consisted of residents of Liverpool Township from different walks of life, Township Trustees, and Zoning officials, resulting in a group of different ages, genders, backgrounds and length of residency in Liverpool Township and Medina County. Committee members met at least once a month and shared responsibilities of designing the survey, establishing the current land use, formulating the goals and objectives, participating in the organization of the Open House and preparing the recommendations. The Department of Planning Services' staff supplied information, asked questions, clarified responses, provided speakers and assisted in the preparation of the final Plan.

Citizen Input – Community Survey and Open House

A community plan expresses the future goals and objectives of the general public. Traditionally, the township officials are responsible for stating the goals and objectives and committing to ensure that they are accomplished, or that revisions are implemented properly to allow for altering circumstances. However, it is important to seek the opinions of the public through public meetings and community surveys.

A subcommittee of the Development Policy Plan committee prepared the written survey of community needs and desires that was mailed to approximately 1,800 households in Liverpool Township, allowing residents to be involved in the planning process. Residents responded 443 women and 401 men, to questions about desired future land uses, development, and satisfaction with current township services. The response rate nearly reached fifty percent (50%). The results, and additional information collected by the committee, were then used to identify and formulate goals and objectives, and shared with the public at an Open House held in October, 2004.

The entirety of the survey results are attached as Appendix D. However, some of the key responses included the following information:

- The majority of the residents responding to the survey have been residents for twenty or more years.
- The primary occupation of those responding was retired.
- Responders are satisfied with township services, including police, fire and parks.
- Responders prefer single family homes in a traditional subdivision design, and a majority owns their own home.
- A majority of the responders travel 11 to 25 miles to work.
- Responders do recognize a need for senior housing.

Chapter 7 Liverpool Township Goals, Objectives and Recommendations for Future Land Use

The Development Policy Plan Committee prepared the following Goals, Objectives and Recommendations based upon committee discussions, resident survey results, open house comments, and additional comments from business owners and residents. The data that was collected, including population, housing, environmental, and economic was weighed during discussion of the items in this Chapter. An analysis was made of the 1994 Development Policy Plan to determine those goals and objectives that had not yet been met. Combining all of those factors, the goals and objectives were developed. The Future Land Use Map (Map No. 9) demonstrates potential map amendments reflecting the goals and recommendations of this Plan. The recommendations for implementation of those goals resulted in further discussion or comments, resulting in an attempt to provide further guidance as to the intent of the committee, a synopsis of which follows the recommendations.

- Goals are broad statements of community aspiration related to an element.
- Objectives are recommendations that, if followed, bring the plan to action and help to accomplish the goals.
- Recommendations are specific statements of the position of the community on specific intent to guide future land use and structured means that will be pursued in achieving the goals.

Goal 1. To preserve and protect the quality of the natural environment in the Township.

Objective A. New development, structures or land use shall be regulated in a floodway or designated flood plain as defined by the designated Flood Plain Administrator and current FEMA regulations.

Objective B. The extension of sewer and water may be accommodated so that the natural capabilities and quality of the environment are maintained.

Objective C. The location and design of new development shall be such as to preserve or enhance natural water courses and not adversely affect water run-off and quality.

Objective D. Preserve open space in conjunction with future development.

Objective E. Continue to evaluate acquisition of Parkland.

1. Evaluate potential areas for acquisition of open space and/or parkland.
2. Continue to improve existing parkland.
3. Work with Medina County Park District to assist in the acquisition of County parkland.

Objective F. Provide for the quiet enjoyment of clean, non-obnoxious air.

Recommendations for Implementation of Goal No. 1:

1. Monitor the occurrence of flooding and potential for damage within the township boundaries to determine the potential of flooding hazards. Discourage development, structures and land use in areas with a history of flooding, by

utilizing and developing zoning regulations for new development that would make it less vulnerable to natural hazards.

2. Adopt within the Development Policy Plan the goals and objectives of the Medina County All Hazard Mitigation Plan as they pertain to Liverpool Township (attached).
3. Participate in the review and implementation of the revised Medina County Flood Plain Regulations.
4. Encourage the use of special zoning districts to require the preservation of open space and natural features through revisions to the zoning resolution.
5. Revise zoning regulations to discourage uses that have the capacity for air, land or water pollution.

Commentary:

Flood Plain District - A dominant natural feature of the Township is the west branch of the Rocky River, with its tributaries. Its green and wooded banks are unusually appealing to would-be developers. For that reason the land is highly valued and in demand. However, its often docile condition is deceiving, for its waters flood rapidly and dramatically without warning, and just as rapidly, recede. The severity of these floods must be experienced over a decade or more to be fully appreciated. Some people believe the floods are worse now than they were earlier this decade. Because of this conflict between highly prized land and its hazards to life and property, selective control of development within this flood plain is a consciously selected choice over the alternatives of no control, or of prohibiting all development.

Another matter where alternative choices exist has to do with environmentally protecting this river valley. Its course winds through forty-eight (48) miles and thirteen (13) communities before finally emptying into Lake Erie. So its management extends beyond the Township into a regional matter. One choice was to attempt no protection. This was quickly rejected in view of the improving environmental status of Lake Erie, and the growing environmental concerns as expressed in the survey by residents and at town meetings. A second option was to take a neutral approach to protection. This too, did not match the expressed views of concerned residents. Thus a proactive approach, while still considerate of landowners rights, was consciously selected

The Flood Plain Area, as designated in the Township Flood Plain Map, is a vital river corridor to the township with respect to the environment, rural aesthetics, and safety of life and property. The flood plain is also of interest to all communities sharing this river. Therefore, future development will be restricted in the flood plain, and in accordance with the Medina County Flood Plain Regulations. Actions will be taken by elected and appointed officials to encourage uses which preserve the natural environment.

Goal 2. To promote the rural atmosphere of the Township while providing for balanced growth.

Objective A. Encourage the rural look of the Township in conjunction with future development.

Objective B. Encourage the use of natural and man-made screening or features to retain the rural atmosphere.

Objective C. Provide for effective use of backlands.

Recommendations for Implementation of Goal No. 2:

1. Balanced growth includes providing for the rural atmosphere character and providing for the distinctive needs of the residents from all generations, therefore the following recommendations are proposed:
 - a. The area of the township in which the rural atmosphere character logically exists is the areas where on-site septic service is the only alternative for 20 years or more, and the majority of the land is currently used for agricultural uses. This area should be deemed to be a lower density per the zoning regulations.
 - b. Continue the use of the special zoning districts where the preservation of open space and natural features will reasonably apply and development is discouraged in areas prone to flooding, and make revisions to the zoning text where appropriate.
 - c. Encourage the use of special zoning districts that will require buffers between unlike uses and the preservation of a percentage of open space, including environmentally-sensitive features.
2. Evaluate existing zoning regulations to ensure coordination of the Medina County Access Management regulations and the zoning requirements for use of backlands.

Commentary:

Rural Atmosphere - In the analysis of the data in the preparation of this plan and from those plans from the past, the term "Rural Atmosphere" frequently occurs. The retention of "rural atmosphere" has been a major goal since the inception of the Development Policy Plan process. This is a term with individual meanings to different individuals, and this disparity was never more apparent than during committee discussions of the concept. What most residents appear to want is sparse residential development amidst open spaces of natural terrain and punctuated by agricultural activities experienced in true farming communities. Therefore, long term continuation of the dwindling farming activities is encouraged to be strongly and aggressively encouraged where practical. Also, when practical, the Township will promote methods such as conservation easements, trusts and other property rights provisions to preserve large tracts of open land. When accepting development, it will be planned and implemented to retain the current rural environment of the Township and the perception of rural life.

Corridor Overlay Districts - In order to preserve the visual qualities associated with rural atmosphere, and otherwise promote the safety and welfare, it may be necessary at times to create districts which overlay corridors of selected roadways and/or rivers and creeks.

Goal 3. To enhance the downtown area.

Objective A. Work to develop a solution to the parking problem in the downtown area.

Objective B. Maintain multiple uses of land in the downtown area. The multiple uses are limited commercial, residential, institutional and public facilities.

Objective C. Create a zoning text for a “Downtown Mixed Use District”.

Recommendations for Implementation of Goal No. 3:

1. Create a Downtown Development Committee to evaluate community needs and business uses in the Valley City area within a prescribed period of time.
2. Amend the Zoning Map to reflect the rezoning of the C-1 District in the Valley City downtown area on SR 303, between Columbia Road and Lester Road, following the parcel lines where practical, to an “Old Town District”.
3. Amend the Zoning Map to reflect rezoning parcels currently zoned R-R on School Street to the ball park, to “Old Town District,” to square off the district boundaries.
4. Amend the Zoning Resolution to reflect the creation of an “Old Town District”.
 - a. Based upon recommendations from Downtown Study, and other resources, determine desired uses.
 - i. Potential uses: limited commercial, including office and retail, limited restaurant, with limited square footage, coffee shop, convenience uses, personal services bank, lounges, residential, antiques, and public facilities.
 - ii. Existing uses would be nonconforming.
 - iii. Landscape plan.
 - b. Determine building size, setbacks, heights, parking, landscaping, and access.
 - c. Research potential grants for downtown revitalization and economic development projects.
5. Address roadway safety issues on SR 303.
6. Address pedestrian safety and sidewalk improvements.

Commentary:

Downtown District - The Downtown Valley City area has been determined to be an important part of the Township culture, and there is a strong desire to maintain the existing buildings, improve the landscape and encourage revitalization of this area. There is great potential for a successful improvement program and grant opportunities to implement it. Based upon recommendations from the 2005 Downtown Revitalization Assessment Study performed by Hunter Interests, the Township will move forward to create a committee to study and evaluate the potential of improving the physical environment of the downtown district as it relates to the streetscape, landscape, signage, façade and identifying development and improvement opportunities. Zoning map and text amendments will address specific boundaries of the downtown district, as well as specific uses, limits on building square footage, landscaping, parking and the protection of nonconforming uses.

Goal 4. Accommodate various types of housing and services to meet the needs of the residents.

Objective A. Evaluate the housing needs of the aging population.

Objective B. Evaluate the location of housing in the industrial and manufacturing district.

Recommendations for Implementation of Goal No. 4:

1. The areas where sewer and water are available are appropriate for a variety of housing types, including single family, cluster development, multi-family and senior housing.
2. Certain types of multi-family and senior housing should be clustered near to medical offices, commercial uses, parks, and major roadways.
3. Revise the zoning resolution to include opportunities for various types of housing for diverse needs of the current and future residents, in appropriate areas.
4. Provide for alternative land use in the manufacturing district of the township to adequately separate the residential uses from the more intense manufacturing uses.

Commentary:

Residential Districts - The majority of residential development will be planned to maximize preservation of a "rural atmosphere" in the Township while allowing a reasonable level of growth in new residences. As part of its responsibility to the needs of all the residents in the Township, a variety of housing types is encouraged, particularly where such residential development serves to meet the needs of the senior Township residents. It is apparent from the survey responses, discussion and an analysis of the population pyramid that this is an area where attention must be devoted. This responsibility will be accomplished through the use of special zoning districts and varying minimum lot sizes together with flexible options to encourage retention of open space along road frontages. None of these options however will be designed or implemented in a way that will stimulate and/or accelerate residential growth in the township.

The smallest lot size, and therefore maximum density of residences, will be restricted to the existing Valley City area and to those areas currently served by water and sewer utilities at the time of adoption of the Plan. For areas not serviced by these utilities the lot sizes will be larger and this is reflected in the current zoning regulations. The minimum lot size established for the areas not serviced will only be permitted where the use of natural vegetation and topography as screening can be demonstrated to preserve visual open space along the Township's roads. Approval of these minimum size lots will require the use of a review process to ensure compliance with the open space requirement. When larger lot sizes are utilized, zoning regulations requiring setbacks, frontage, and yard requirements will be implemented to attain the goal of a "rural atmosphere." Where special zoning districts are considered, the requirement of buffers

between unlike uses and the preservation of a percentage of open space will be included. When determining specific regulations regarding residential uses, special consideration will be given to accommodating the various phases of life of the Township residents.

Goal 5. To provide for a structured mix of land uses which avoids conflicts but increases the economic vitality of the Township.

Objective A. Commercial development shall be encouraged in suitable/feasible areas.

Objective B. Promote the full use of industrial areas.

Objective C. Evaluate the existing manufacturing district and land uses for compatibility.

Recommendations for Implementation of Goal No. 5:

1. Evaluate existing commercial districts for current use, community need and balance.
2. Evaluate potential locations for commercial development along major arterial roads, or intersections.
3. Evaluate need to extend to the full extent of the parcels the M District boundaries along railroad between E. Law Road and SR 303 to west-east property lines.
4. Evaluate the economic vitality of the industrial districts.
5. Amend the Zoning Regulations to delineate the potential location of Sexually-Oriented Businesses.
6. Amend the Zoning Resolution to prohibit Single Family Homes in the M District.
7. Amend the Zoning Map to reflect rezoning of parcels located on Hartneck Road currently zoned M to a R-M District to allow Single Family Homes as a permitted use and manufacturing as a conditionally permitted use.
 - Prepare appropriate conditions for each use to reflect adequate setbacks from property lines, landscaping, access and parking.
8. Amend the Zoning Map to prohibit residential uses in the M District.

Commentary on Goal 5:

Commercial Districts - Commercial development will be restricted to that deemed necessary to satisfy the day-to-day needs of the Township's residents. The current Land Use Map (Map No. 2) and the current Zoning Map (Map No. 3) reflect the disparity between the areas currently zoned commercial and actually used in a commercial manner. Further discussion will need to be initiated to determine the need to consider future zoning map amendments to address these discrepancies. New development will be confined to the existing downtown Valley City area with expansion permitted only when local commercial and/or business needs cannot be satisfied by sites in that area. Expansion will be limited to the areas adjacent to downtown Valley City. Furthermore, the Township is resolved that any new and/or expanding development within the commercial area shall preserve and/or enhance its quaint rural heritage. Residential uses will continue to be permitted in the Commercial Districts.

Downtown District - The downtown Valley City area has been determined to be an important part of the Township culture, and there is a strong desire to maintain the existing buildings, improve the landscape and encourage revitalization of this area. There is great potential for a successful improvement program and grant opportunities to implement it. Based upon recommendations from the 2005 Downtown Revitalization Assessment Study performed by Hunter Interests, the Township will move forward to create a committee to study and evaluate the potential of improving the physical environment of the downtown district as it relates to the streetscape, landscape, signage, façade and identifying development and improvement opportunities. Zoning text and map amendments will address specific boundaries of the downtown district, as well as specific uses, limits on building square footage, landscaping, parking and the protection of nonconforming uses.

Industrial and Manufacturing Districts - Industrial and manufacturing uses will continue to be clustered in the existing Industrial and Manufacturing Districts and be limited to those types which will not have an adverse effect on adjoining districts. Residential Development will not be permitted in the Industrial and Manufacturing Districts. Site plan reviews will be required for all permitted uses.

Limited Manufacturing and Research Districts - Small scale manufacturing, assembly, and research operations will be strategically accommodated as permitted uses in selected areas of the Township. New residential uses within a district zoned for manufacturing should no longer be permitted. Portions of existing manufacturing district districts should be reevaluated to reflect the intent of the Plan to protect and separate residential uses from manufacturing and industrial uses. Limited office operations will also be permitted when judged appropriate for the nature of this district. Performance standards and site plan reviews will be used to ensure these operations will create no adverse effects on the surrounding neighborhood and satisfies the needs of the Township.

Goal 6. To maintain a level of public facilities and services adequate to meet the needs of the community.

Objective A. Provide new services, facilities, and land usage as the population and needs of the community changes.

Objective B. Encourage developers and new development to assist in providing improved facilities and services.

Objective C. Adhere to the Medina County Hazard Mitigation Plan, as prepared by the Medina County Emergency Management Agency, and adopted by the Liverpool Township Trustees, for the health and safety of the residents.

Objective D. Adopt new technology and communication infrastructure when and where appropriate.

Recommendations for Implementation of Goal No. 6:

1. Protect the health and safety of the residents by adherence to the Medina County All Hazard Mitigation Plan, prepared by the Emergency Management Agency and adopted by Liverpool Township Trustees. The mitigation plan studies past hazards and provides a plan to either mitigate future disasters, or respond more efficiently to disasters. The County mitigation plan ensures that funds from FEMA to affected residents would be available in the event of a disaster.
2. For hazard mitigation purposes, specific hazard sites should be identified and development guided away from them by designating them for low density or open space, parking or recreation. Special consideration can be given to obtaining and providing education for evacuation routes, emergency shelters, and post-disaster reconstruction.
3. Plan for the extension, where possible, of technology that provides “universal access”, the ability of everyone to have access to technology, at the very least in public buildings, and “wireless technology”, the ability of the public to electronically link to information provided by schools, libraries and township.
4. The physical design and capacity of public facilities should accommodate computer networking/video-conference networking capabilities in the design stage. The location and construction of telecommunication towers could be evaluated through the use of GIS to further address public safety and emergency management.
5. Improve public safety by working with the appropriate county agencies to install smoke, fire and burglary detection systems that automatically link to emergency dispatch services, in addition to existing 911 technologies.
6. Encourage the use of land in special zoning districts, and the acquisition of land, for future educational or public facilities.

Commentary:

All Hazard and Flood Mitigation Plan - Liverpool Township may experience a variety of natural and manmade hazards that cause damage to property, and local citizens. The Emergency Mitigation Agency in Medina County has prepared a countywide hazard mitigation plan that proposes to enable communities to recuperate more quickly and easily from disasters. Adherence and compliance with the recommendations in the All Hazard Mitigation Plan will ensure that funds from FEMA will be available in the event of a disaster. Liverpool Township intends to decrease vulnerability to natural and manmade disasters and update their response to public threats through the use of this plan through risk management tools, prioritizing hazards and identifying vulnerabilities. Educating community officials and residents to understand potential threats to security will assist responders in the event of a natural or manmade disaster.

As identified in the All Hazard and Flood Mitigation Plan, the key purposes of the plan are to:

- Identify the possible security risks and man-made and natural hazards that may affect Medina County through a systematic hazard identification and risk assessment process;

- Determine areas within Medina County that are vulnerable to various types of hazards;
- Strategize about the best approaches to avoid and mitigate impacts;
- Prioritize loss reduction and emergency preparedness activities.

An action plan will serve as a blueprint for future development and preparedness activities in Liverpool Township.

Goal 7. To maintain an updated Policy Plan as well as carefully and effectively implement a planning process which will provide a unifying identity, sense of purpose, philosophy, and direction to the Township.

Objective A. Review the Plan every five (5) years, or earlier if necessary, to determine if changes are warranted.

Objective B. Review the sections applicable of the plan on an as-needed basis prior to any zoning amendments.

Recommendations for Implementation of Goal No. 7:

1. In order to make the Development Policy Plan a valuable document from which Liverpool Township officials, and the public, may derive assistance in their land use and zoning decisions, the Policy Plan should only be amended after careful consideration and public input. Deviating from the Goals, Objectives and Recommendations of the Policy Plan should only be accomplished through thorough analysis and justification of a modified community vision.
2. Provide orientation to familiarize new zoning officials and trustees with the purpose and intent of the Zoning Resolution and the Development Policy Plan.
3. Make it a strong recommendation that all new zoning officials receive opportunities for training, and that officials take advantage of such training.
4. Zoning officials and trustees reference the Development Policy Plan during the review of text and map revisions.
5. Implement zoning revisions recommended in the Development Policy Plan when and where possible.

Commentary:

Updating the Plan - The adoption of the Development Policy Plan represents a long-term commitment by the public officials and the residents to make every attempt to implement the specific recommendations set out in the Plan. To avoid losing the momentum of the adoption process, arrangements should be made right away to begin the implementation process. This may be accomplished by simply following through on some recommendations, creating committees to research or study the feasibility of accomplishing others, and by setting long-term budgetary plans for accomplishing others that are more involved and costly. As the Township works with the plan, and as community conditions change, the Township will want to make appropriate changes. The Plan should be reviewed regularly and amendments initiated when they are needed.

- Prepare annual action agenda that the officials intend to follow to ensure the recommendations in the plan will be addressed.
- Evaluate the recommendations for those that can be implemented immediately, such as those actions that are non-controversial. This will boost morale, continue the established momentum, and begin to reflect the commitment made to the process.
- Prioritize the remaining recommendations and begin with the most important one, regardless of its ease or difficulty. Some recommendations will require the accomplishment of others first. Complete those first and then move onto the next recommendation that was linked to the first one.
- Each time a recommendation is accomplished, make a public announcement that one more has been crossed off the list, thereby continually drawing attention to the plan and the commitment to follow it.
- Continue to keep the committee members and the public in the loop.
- As conditions and needs in the community change, announce it and the intent to update the plan as a result.
- Prepare an annual status report, listing what has been done and what is yet to do.

Goal 8. To improve transportation infrastructure and traffic circulation throughout the Township.

Objective A. Provide for safe and dependable traffic flow throughout the Township

Objective B. Obtain input from the Medina County Highway Engineer’s Office and ODOT regarding improvements to problem state and county intersections.

Objective C. Encourage compliance with the Minor Subdivision regulations as described in the Medina County Subdivision Regulations.

Objective D. Encourage extensions of residential subdivision streets into undeveloped adjacent tracts of land.

Objective E. Allow the use of common drives to reduce the number of access points along roads per the Access Management Regulations to be adopted by Medina County.

Recommendations for Implementation of Goal No. 8:

1. Local streets and roads should provide safe, reliable access to work, school, shopping and residences. The flow of traffic through the township should be reviewed to ensure an adequate road system for a reasonably reliable circulation and accessibility to all parts of the community, provides sufficient internal circulation to enable the residents to move safely and easily from one part of the community to another.
2. Pedestrian/bicycle-vehicular conflict points should be minimized; however, sidewalks and walking trails should be made available for recreation and travel.
3. Transportation links to other communities on county and state roadways should be improved for safety of township residents and ease of flow by non-residents.

4. Adopt the Medina County Access Management regulations as a document that will be considered for subdivision of land, and creation of commercial and industrial uses.

Commentary:

Transportation and Circulation - The purpose of transportation planning in Liverpool Township is to provide for continuation of existing streets and provide public access to unplatted land to ensure a coordinated public street system. In that regard, Liverpool Township proposes to adopt the Medina County Thoroughfare Plan adopted by the Medina County Commissioners on December 30, 2002. The Medina County Access Management regulations will be adopted and considered for the subdivision of land, and the creation of commercial and industrial uses.

The uses of trails or paths and the installation of sidewalks where practical for pedestrian or bicyclists, recreation and travel will be encouraged.

The thoroughfares have been planned in recognition of expected development density, topography, flood plains, existing patterns of development, and property lines. There are currently no plans for any substantial changes in the current thoroughfare system of Liverpool Township.

APPENDIX A

HISTORICAL SKETCH

According to research and Township residents, Liverpool Township was the first permanent settlement in Medina County. At this time the Township was wilderness abounding with wild beasts including bears, wolves, deer and otters.

The Township was first settled in 1810 and was first surveyed by Edward Heath, a native of Connecticut. The entire Liverpool Township was the property of Daniel Coit, also a native of Connecticut, who advertised the land for sale.

In the winter of 1810-1811, Justin Warner and a Mr. Warden came out to look at the land which was advertised. In early 1811, Justin Warner, having purchased about a section of land, started for the land he had purchased. He was accompanied by his son, Alpheus and wife and three young men. Soon after, other Warner family members came to the Township along with Moses Demming, who purchased a tract of land adjoining the land of the Warners.

From Connecticut, these pioneers brought cattle and horses and other necessary items for farming. The journey from Connecticut usually took about 20 days. As early as the summer of 1811, land was cleared for farming.

From the Indians in the area, Justin Warner learned of a large salty spring located on his farm. Mr. Warner found the spring so salty that salt could be easily manufactured from the water. Since salt was scarce in the wilderness, the salty spring offered Mr. Warner a splendid source of additional revenue and Mr. Warner immediately dug a broad, deep well at the spring. Mr. Warner found that by boiling the water in large iron kettles (obtained from Canton) brine could be obtained the consistency of syrup, which when cooled, turned into salt crystals.

Mr. Warner soon discovered that more money could be obtained through the manufacture of salt than farming. He consequently devoted his time to the manufacture of salt and hired men to clear and improve his farm. As much as a barrel of salt was manufactured each day and this was sold quite readily. Settlers would travel as far as 50 miles to purchase the salt.

As more settlers arrived in the area, additional salt springs were discovered but none as extensive as Mr. Warner's spring. The salt manufacture continued until the opening of the Erie Canal which lowered the cost of transportation so much that Mr. Warner's salt manufacture was no longer profitable. The spring was located on the west bank of the Rocky River, a short distance above Marysville (Hardscrabble). The presence of salt in the area was a great inducement for settlers to move to Salt Spring Town, as it was then called.

In June of 1812, a daughter was born to Alpheus and Minerva Warner. The child was the

first white child born in Liverpool Township and so far as is known, the first in the County. The first frame building was a barn erected by Moses Demming in 1812. The first apple orchard in Medina County was planted by Minerva Warner in 1812.

John Cossett came to the Township in 1814 and located near what is now called Cossett Creek. Henry Mallet and his sons settled in the southern part of the Township near a stream that is now called Mallet Creek.

From 1817 until 1822, settlers poured into the Township. The forests were cleared quite rapidly, making way for tillable fields. Most of the settlers located on the east side of the Rocky River. At various times of the year, mostly during the hunting season, Indians established camps on the west side of the river.

Liverpool Township was created, organized and named in 1816. It is thought that the name "Liverpool" came from the city of the same name in England, where there were extensive salt works.

As soon as sufficient numbers of settlers had arrived in the Township, various industries began to grow. In 1818 a Mr. Darling erected a combination saw and grist mill on the river. Almost all of the early houses were built of lumber from this mill and the grist mill produced good quality flour. The mill operated until 1828 when it was abandoned.

In 1826, a Mr. Jackson opened a combination grist-saw mill. The lumber prepared at the mill was of excellent quality and at prices within the reach of everyone. This mill was abandoned in 1841.

In 1823, the manufacture of wooden bowls was begun by Daniel Ford. The business proved not to be particularly profitable and was discontinued three years later. A small distillery was built in 1820 by Abner Martin, a short distance south of Liverpool Center (Valley City). A copper still with a capacity of about 25 gallons was used. It is claimed that the whiskey was drunk as fast as it was made and that settlers would stand around the distillery waiting for the liquor to cool. The distillery operated for 15 years.

William Wilson erected a small distillery on the east bank of the Rocky River just east of the center in 1825. The "topers" of Liverpool declared the whiskey a fair article and the distillery had sufficient patronage to operate for eight years.

Various other local distilleries came and went. The early distilleries were of great value to the settlers, in that they furnished a good market for locally grown rye and corn, and furnished what was then known as one of the necessities of life - liquor.

Whiskey was looked upon by many as a panacea for all ills of which the pioneers were afflicted. It was used in the early days as a cooling beverage and a warming one, and was prescribed by pioneer physicians for both digestion and indigestion.

In 1824, the first pioneer to settle the northeastern corner of the Township arrived. His

name was Abram Beebe and he came with oxen, sheep and one cow. He purchased 50 acres near the area which became know as Beebetown.

In 1837 the village of Marysville, or Hardscrabble, was surveyed and platted. The village became known as Marysville in honor of the wife of H. H. Coit, son of Daniel Coit. Because of the effects of some to attain property in the area and the "scrabble" which took place, the village later became known as "Hardscrabble". Soon a general store was opened and a post office was obtained.

After several years, however, the village began to decline and many of the original village lots were absorbed into the adjacent farms.

The village of Liverpool Center, now Valley City, was platted in 1845 by Abraham Freese. The village flourished almost immediately and soon was occupied by a blacksmith, a general store and grist mill. The first saloon was opened in 1855 by a man named Pfeifer in the Zacharias building.

One of the most important industries ever to locate in the village was a foundry established in 1845. A Mr. Charles Pritchard manufactured various articles and implements including plows, flat-irons, etc. As many as 8-10 men were employed at one time at the foundry.

As the village grew, various types of business enterprises flourished. A woolen mill was operated by a Mr. Parmelee and Aaron Carr operated a planing mill where large numbers of pumps and washing-machines were manufactured. Luther Welton operated a small shop where he manufactured "Windsor" chairs. A tannery also was located in the village. As the population grew, various other shops opened including jewelry, photography, guns and firearms.

APPENDIX B

Soils

Individual soil types in Liverpool Township can be categorized into one major soil association and are shown in Map No. 4. A soil association consists of soils that have similar origins and characteristics and contains one or more major soil types and at least one minor soil type.

All of the soil types in the Township are in the Mahoning-Ellsworth category. The topography in this association is generally nearly level to sloping and is interspersed with slight depressions and low knolls. Steeper slopes can be found along and adjacent to stream and river valleys.

The Mahoning-Ellsworth Association soils have a clayey subsoil that is soft and sticky when wet and is underlain by a silty clay loam glacial till. The glacial till is generally at least 5 feet thick, but in Liverpool Township some areas have bedrock at a depth of 40 - 60 inches.

Mahoning soils are somewhat poorly drained and are nearly level to gently sloping. Some Mahoning soil areas are located in depressions. Undrained areas of the Mahoning soils are commonly wet for extended periods in winter and spring.

Ellsworth soils have better natural drainage than the Mahoning soils and are considered to be moderately well drained. The Ellsworth soils are formed on slopes of low knolls and are wet for shorter periods of time than the Mahoning soils.

Soils which are less extensive in the Township are wetter glacial till soils such as the Condit Soils; soils on flood plains such as the Holly and Orrville Soils; and soils formed in silty, sandy, or gravelly material such as Haskins, Fitchville and Jimtown soils.

The major limitations to use of the soils in this association are seasonal wetness, especially on the Mahoning soils, and the clayey, slowly permeable subsoil. Ponding of surface water in depressional areas following rainfall is common. Unless proper management practices are used, erosion is a hazard in sloping areas that are cultivated or undergoing development. Wetness and the hazard of erosion in sloping areas are major limitations for farming.

Consequently, artificial drainage and erosion control practices are major management needs of the soils in this association. Where artificial drainage is used, a combination of tile and surface drains is the most commonly used system.

The Mahoning-Ellsworth Association is mainly used for farm crops but is increasingly being used for non-farm uses, mostly home sites. Since the Ellsworth soils have a better natural drainage than the Mahoning soils, the Ellsworth soils have fewer limitations than Mahoning soils for building sites and some other non-farm uses.

Soil Limitations for Dwellings

As stated previously, the major limitations for the soils in Liverpool Township are seasonal wetness and ponding. Erosion can also be a problem on sloping areas.

According to the Soil Survey of Medina County (1977) and the Ohio Department of Natural Resources, approximately 75 percent (12,000 acres) of the Township has a severe rating for dwellings with basements due to seasonal high water table conditions.

Excessive slope conditions exist in very limited areas in the Township. Approximately five percent (5%) of the Township (802 acres) has a severe rating for dwelling with basements due to slope.

Approximately 13 percent of the Township (2,200 acres) has a severe rating for dwelling with basement due to potential flooding. Other soil conditions which pose severe limitations for dwellings with basements include: bedrock near surface, poor natural drainage, and severe shrink-swell. These soil limitations include one 1/2 percent (78 acres) of the Township.

In summary, the major limitations for dwellings in the Township are a seasonal high water table and a flood hazard. Together these two limitations comprise 89 percent of the Township - for all practical purposes, the entire Township.

APPENDIX C All Hazard Mitigation Plan Goals

Goal #1	<i>To reduce loss of life and personal injury from natural hazards</i>
	Update the existing early warning system, which utilizes cable television and weather alert radios in public buildings and places of assembly by adding sirens and lightning protection for parks.
Goal #2	<i>To reduce damages to existing development from natural hazards</i>
	Utilize current engineering standards to alleviate existing flooding problems in the township by improvement of drainage capabilities.
Goal #3	<i>To reduce damages to future development from natural hazards.</i>
	Utilization and development of local zoning and engineering standards for new development that would make it less vulnerable to natural hazards with assistance from Medina County Planning Services.
Goal #4	<i>To reduce damages to present and future development financed by public funds</i>
	Public roads and infrastructure will be located outside the floodplain, above the floodplain, or designed to reduce the effects of flooding on the infrastructure.
Goal #5	<i>To reduce public expense for emergency and recovery services following disasters</i>
	Development within the flood prone areas will be discouraged through use of appropriate planning and land use zoning to reduce or eliminate emergency response and recovery expenses assumed by the community.
Goal #6	<i>To protect and advance the long term economic prosperity</i>
	Involvement of the private sector, and public-at-large in the hazard mitigation planning process is needed to protect short and long-term economic interests.
Goal #7	<i>To protect the natural environment as a mitigation measure</i>
	Provide protection for existing streams, natural wetlands, and riparian corridors through use of land use planning and local zoning techniques.
Goal #8	<i>To reduce vulnerability of existing development</i>
	Encourage utilization of NFIP, enforcement of local zoning, and seek federal and state/local grants to buy out those high repetitive loss properties.
Goal #9	<i>Reduce vulnerability of new development</i>
	Preventing and regulating the new construction in flood prone areas and enforcement of building code regulations.

http://www.planning.co.medina.oh.us/Planning%20Services/planning_services.htm

APPENDIX D

Liverpool Township Community Survey

Instructions: This survey should be filled out by one adult in your household. However, please feel free to consult with other family members. To complete the survey please place a mark next to your response. Do not write your name or address on the survey. If there is an item or items that you do not wish to answer, simply leave that item or items blank.

DEMOGRAPHICS

1. Please indicate your gender.

<input type="checkbox"/> Female	<input type="checkbox"/> Male
---------------------------------	-------------------------------

2. What is your age?

<input type="checkbox"/> under 18	<input type="checkbox"/> 45 - 54
<input type="checkbox"/> 18 – 24	<input type="checkbox"/> 55 - 64
<input type="checkbox"/> 25 – 34	<input type="checkbox"/> 65 - 74
<input type="checkbox"/> 35 – 44	<input type="checkbox"/> 75 and older

3. How long have you been a resident of Liverpool Township?

<input type="checkbox"/> less than 1 year	<input type="checkbox"/> 11 – 20 years
<input type="checkbox"/> 1 – 5 years	<input type="checkbox"/> over 20 years
<input type="checkbox"/> 6 – 10 years	

4. Where do you reside within the Township?

<input type="checkbox"/> Northeast Quadrant	<input type="checkbox"/> Southeast Quadrant
<input type="checkbox"/> Northwest Quadrant	<input type="checkbox"/> Southwest Quadrant
	<input type="checkbox"/> Reside outside the Township

5. What is your primary occupation?

<input type="checkbox"/> Retired	<input type="checkbox"/> Manufacturing
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Medical/Health
<input type="checkbox"/> Clerical	<input type="checkbox"/> Personal Services
<input type="checkbox"/> Construction	<input type="checkbox"/> Retail Sales
<input type="checkbox"/> Education	<input type="checkbox"/> Utilities/Communication
<input type="checkbox"/> Finance	<input type="checkbox"/> Other Trades
<input type="checkbox"/> Government	<input type="checkbox"/> Other Professions
<input type="checkbox"/> Homemaker	<input type="checkbox"/> Other (please specify)_____
<input type="checkbox"/> Management	

6. What is the highest level of education you have completed?

<input type="checkbox"/> Elementary	<input type="checkbox"/> Junior College
<input type="checkbox"/> Jr./Sr. High School	<input type="checkbox"/> College
<input type="checkbox"/> Vocational/Trade	<input type="checkbox"/> Post Graduate

28. If you rent, what is your approximate payment per month? (please check one)

- | | | | |
|--------------------------|----------------|--------------------------|------------------|
| <input type="checkbox"/> | \$500 or less | <input type="checkbox"/> | \$751 to \$1,200 |
| <input type="checkbox"/> | \$501 to \$750 | <input type="checkbox"/> | \$1,201 and up |

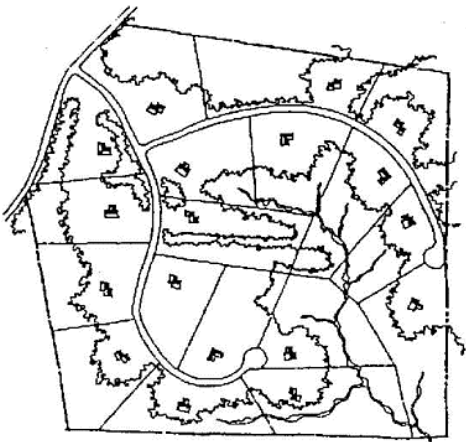
29. Compared to the region, do you feel the purchase price of housing in Liverpool Township is:

- | | | | |
|--------------------------|------------|--------------------------|------------|
| <input type="checkbox"/> | Reasonable | <input type="checkbox"/> | Expensive |
| <input type="checkbox"/> | Average | <input type="checkbox"/> | No Opinion |

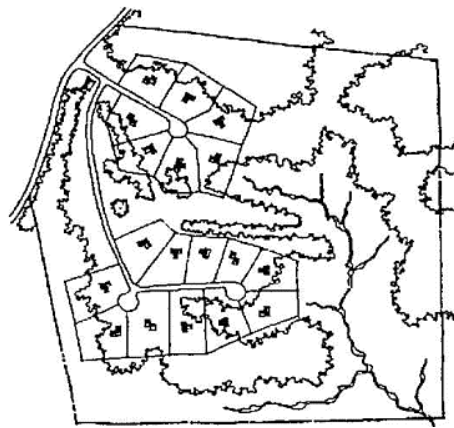
30. Compared to the region, and the services provided, do you think the property taxes are:

- | | | | |
|--------------------------|------------|--------------------------|------------|
| <input type="checkbox"/> | Reasonable | <input type="checkbox"/> | Expensive |
| <input type="checkbox"/> | Average | <input type="checkbox"/> | No Opinion |

On a scale of 1 to 3, with 1 being dislike and 3 being preferred, how would you rate the following types of housing subdivisions (see drawings below) as a way of preserving rural character and natural features?



Subdivision A



Subdivision B

31. Subdivision A, which is a traditional subdivision divided into 2 acre lots.

- | | | |
|---------|------|-----------|
| Dislike | Like | Preferred |
| 1 | 2 | 3 |

32. Subdivision B, which has the same number of lots as Subdivision A, but the lots are 1 acre in size and the "extra" land is prohibited from further development.

- | | | |
|---------|------|-----------|
| Dislike | Like | Preferred |
| 1 | 2 | 3 |

33. Do you think Liverpool Township should encourage Subdivision A type developments?

- | | | | |
|---|-----|---|------------|
| ق | Yes | ق | Unsure |
| ق | No | ق | No Opinion |

34. Do you think Liverpool Township should encourage Subdivision B type developments?

- | | | | |
|---|-----|---|------------|
| ق | Yes | ق | Unsure |
| ق | No | ق | No Opinion |

On a scale of 1 to 3, with 1 being undesirable and 3 being very desirable, circle your preference concerning housing in Liverpool Township. If you do not know an answer leave it blank. Feel free to make additional comments at the end of this section.

	Undesirable	Desirable	Very Desirable
35. Single Family			
36. Multi-Family Duplex Units	1	2	3
37. Multi-family Housing (3 or more units)	1	2	3
38. Condominiums	1	2	3
39. Multi-Family Trailer Park	1	2	3
40. Living Quarters Adjoining Businesses	1	2	3
41. Manufactured Housing	1	2	3
42. Group Facility Homes	1	2	3
43. Independent Senior Living/Retirement Community	1	2	3
44. Other _____	1	2	3
45. Do you think the overall future property values in the community would benefit more from larger lot sizes or smaller lot sizes?			

- | | |
|---|--------------------------------|
| ق | Benefit from larger lot sizes |
| ق | Benefit from smaller lot sizes |
| ق | No Opinion |

BUSINESS/COMMERCIAL

46. On a scale of 1 to 3, with 1 being not needed and 3 being very much needed, circle your opinion on the level of actual **job** opportunities needed in Liverpool Township. If you do not have an opinion, leave it blank.

	Not Needed	Needed	Very Much Needed
More actual job opportunities	1	2	3

47. Do you feel the amount of Manufacturing District property within the Township is adequate?

Existing district size is adequate
 Reduce district size
 Increase district size

48. Do you feel the amount of Industrial District property within the Township is adequate?

Existing district size is adequate
 Reduce district size
 Increase district size

On a scale of 1 to 5, with 5 being very satisfied and 1 being very dissatisfied, how do you feel about the appearance of Center Road (State Route 303) downtown business district?

		Dissatisfied	Satisfied	Very Satisfied
49.	Vehicular Safety	1	2	3
50.	Parking	1	2	3
51.	Personal Safety	1	2	3
52.	Overall Appearance	1	2	3
53.	Accessibility	1	2	3
54.	Signage	1	2	3
55.	Landscaping	1	2	3

On a scale from 1 to 3, with 1 being not supportive of and 3 being very supportive of, please circle if you would support the use of **Township funds, effort, and time** for:

	Not	Very	Supportive	Supportive	Supportive
56. New Business Development			1	2	3
57. Parks and Recreation			1	2	3
58. Public Swimming Pool			1	2	3
59. New Medical Facilities			1	2	3
60. Streets			1	2	3
61. Full-time Fire Department			1	2	3
62. Full-time Police Department			1	2	3
63. Land purchases for future Township Use			1	2	3
64. Sewer			1	2	3
65. Water			1	2	3
66. Open Space			1	2	3
67. Preserve Historic Places			1	2	3

On a scale of 1 to 3, with 1 being not needed and 3 being very much needed, circle your level of what type of commercial and residential uses you feel Liverpool Township needs more and/or less of.

	Retail	Very	Not	Needed	Needed	Much	Needed
68. Apparel/Clothing				1	2	3	
69. Appliance Sales				1	2	3	
70. Antiques				1	2	3	
71. Automobile Accessories				1	2	3	
72. Automobile Sales				1	2	3	
73. Bar/Tavern				1	2	3	
74. Beverage Store				1	2	3	
75. Book Store				1	2	3	
76. Drug Store/Pharmacy				1	2	3	
77. Entertainment				1	2	3	
78. Florist				1	2	3	
79. Food/Grocery				1	2	3	
80. Furniture				1	2	3	
81. Garden Supply				1	2	3	
82. Hardware Store				1	2	3	
83. Home Furnishings				1	2	3	
84. Jewelry				1	2	3	
85. Office Equipment				1	2	3	
86. Office Supplies				1	2	3	
87. Optical Goods				1	2	3	
88. Restaurants				1	2	3	
89. Sporting Goods				1	2	3	
90. Strip Center – Small/Medium				1	2	3	
91. Strip Center – Large				1	2	3	
92. Video Sales/Rental				1	2	3	

93. Other _____ 1 2 3

Service

	Very	Not	Needed	Needed	Much	Needed
94. Accounting/Auditing/Bookkeeping/Clerical	1			2		3
95. Appliance Repair		1		2		3
96. Architectural & Engineering		1		2		3
97. Automobile Repair		1		2		3
98. Barber/Beauty Shop		1		2		3
99. Dance Studio		1		2		3
100. Educational Institution		1		2		3
101. Financial Institution		1		2		3
102. Labor Organization		1		2		3
103. Laundry		1		2		3
104. Legal		1		2		3
105. Medical and Health – Clinic		1		2		3
106. Medical and Health – Office		1		2		3
107. Non-Profit/Charitable		1		2		3
108. Religious Institution		1		2		3
109. Skilled Nursing Facility		1		2		3
110. Social Clubs/Lodges/Fraternal		1		2		3
111. Veterinary Clinic/Hospital		1		2		3
112. Other _____		1		2		3

Lodging and Public Recreation

	Very	Not	Needed	Needed	Much	Needed
113. Bed and Breakfast Inn		1		2		3
114. Hotel (over 65 units)		1		2		3
115. Motel (under 65 units)		1		2		3
116. Bowling Alley		1		2		3
117. Motion Picture Theater		1		2		3
118. Park		1		2		3
119. Skating Rink		1		2		3
120. Sporting Fields		1		2		3
121. Swimming Pool		1		2		3
122. Theatrical Playhouse		1		2		3
123. Other _____		1		2		3

124. Which direction(s) would you like to see Liverpool Township grow in the future? (check all that apply)

- Residential Single Family Homes
- Residential Multi-Family Homes
- Retirement Communities
- Commercial Growth
- Manufacturing Growth
- Industry Growth
- Parks & Recreational
- Other (please explain) _____

125. Please list two reasons why you like living in Liverpool Township.

1. _____

2. _____

126. Please list two things you would like to recommend for change about Liverpool Township.

1. _____

2. _____

127. Do you feel there is a strong sense of community pride in Liverpool Township?

- Yes
- No
- No Opinion

128. Would you like to see both a free spring and fall clean up program?

- Yes
- No
- No Opinion

**Thank you for supporting your community by
completing this survey!**

Survey Results	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
1. GENDER								
FEMALE	46	127	101	127	4	1	37	443
MALE	70	92	94	120	7	3	15	401
TOTAL	116	219	195	247	11	4	52	844

2.
AGE

YEARS	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
> 18	0	0	0	0	0	0	0	0
18-24	0	1	1	3	0	0	0	5
25-34	3	19	17	21	0	1	12	73
35-44	27	61	42	35	4	1	13	183
45-54	27	63	51	81	5	1	13	241
55-64	38	44	55	59	1	1	8	206
65-74	17	28	25	37	1	0	4	112
75+	14	9	7	25	1	0	3	59
TOTAL	126	225	198	261	12	4	53	879

3. YEARS OF RESIDENCY

YEARS	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
>1	2	7	7	11	1	0	6	34
1-5	20	46	55	50	1	1	19	192
6-10	16	38	26	25	2	0	8	115
11-20	16	53	41	60	3	0	6	179
20+	68	84	69	112	4	3	13	353
TOTAL	122	228	198	258	11	4	52	873

LIVERPOOL TOWNSHIP DEVELOPMENT POLICY PLAN

PRIMARY OCCUPATION OCCUPATION	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
RETIRED	41	52	46	75	3	0	8	225
AGRIC	2	6	6	11	0	0	0	25
CLERICAL	3	8	11	10	0	0	1	33
CONSTRUCTION	9	10	13	16	1	0	2	51
EDUCATION	2	11	11	8	0	0	3	35
FINANCE	4	6	6	4	1	0	4	25
GOVERNMENT	2	9	11	9	1	0	4	36
HOMEMAKER	6	20	14	17	2	0	5	64
MANAGEMENT	10	15	17	24	1	0	2	69
MANUFACTURING	10	20	11	19	2	1	5	68
HEALTH	6	22	18	19	1	0	6	72
PERSONAL SERVICES	3	2	2	2	0	1	0	10
RETAIL	2	6	3	10	0	0	2	23
UTILITIES	1	0	4	2	0	0	1	8
OTHER TRADES	3	4	7	8	0	0	2	24
OTHER PROFESSIONS	5	14	6	10	0	1	4	40
OTHER	17	21	17	17	0	1	4	77
TOTAL RESPONSES	126	226	203	261	12	4	53	885

EDUCATION LEVEL	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
ELEMENTARY	0	1	1	1	0	0	0	3
HIGH	51	70	71	91	4	1	21	309
VOCATIONAL	15	28	24	30	3	2	5	107
J. COLLEGE	9	25	21	23	2	0	6	86
COLLEGE	33	69	54	78	2	1	15	252
POST GRADUATE	17	32	26	30	1	0	6	112
TOTAL RESPONSES	125	225	197	253	12	4	53	869

LIVERPOOL TOWNSHIP DEVELOPMENT POLICY PLAN

DIST. TO WORK PLACE DIST.(MILES)	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
>5	18	39	30	42	3	2	8	142
6-10	15	27	22	25	1	1	5	96
11-25	27	58	50	67	1	1	16	220
25+	19	26	36	34	3	0	14	132
RETIRED	38	52	45	71	3	0	5	214
OTHER	2	15	6	9	0	0	1	33
TOTAL RESPONSES	119	217	189	248	11	4	49	837

CONDITION OF AMENITIES

AMENITY	DISSATISFIED	SATISFIED	VERY SATISFIED
CONDITION OF COMMUNITY STREETS	47	498	270
CONDITION OF COMMUNITY SIDEWALKS	170	389	108
AVAILABILITY OF COMMUNITY SIDEWALK	243	338	104
QUALITY OF PARK	61	363	315
ACCESSIBILITY TO PARK	137	366	236
WATER QUALITY AND SERVICE	40	285	439
SEWER QUALITY AND SERVICE	103	230	272
GAS AND ELECTRIC QUALITY AND SERVICE	82	335	427
FIRE DEPARTMENT SERVICE	7	213	579
POLICE DEPARTMENT SERVICE	35	292	436
EMT(RESCUE SQUAD)	6	206	547
AVAILABILITY OF GENERAL HEALTH CARE	75	384	260
QUALITY OF RECREATIONAL PROGRAMS	140	356	130
QUANTITY OF RECREATIONAL PROGRAMS	184	322	114
QUALITY OF SNOW REMOVAL	115	420	290
LANDSCAPING AND UPKEEP OF PUBLIC PTY	60	433	291
	1505	5430	4818

HOME OWNERSHIP

Ownership	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
OWN	123	217	188	245	11	2	50	836
RENT	2	4	5	12	1	2	3	29
TOTAL	125	221	193	257	12	4	53	865
	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT	

MONTHLY RENT

	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
RENT								
\$500/less	1	2	3	8	0	1	0	15
\$501-750	0	2	0	11	0	1	2	16
\$751-1,200	0	0	1	1	1	0	1	4
\$1,201/up	0	0	0	0	0	0	0	0
TOTAL	1	4	4	20	1	2	3	35

REAL ESTATE TAXES

Services
Provided

REAL ESTATE TAXES	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
OPINION								
REASONABLE	40	70	54	58	1	0	10	233
AVERAGE	34	67	57	82	4	2	22	268
EXPENSIVE	45	76	76	98	4	1	11	311
NO OPINION	5	7	5	11	2	1	9	40
TOTAL	124	220	192	249	11	4	52	852

REAL ESTATE PRICES

Regional
comparison

REAL ESTATE PRICES <i>OPINION</i>	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
REASONABLE	31	60	37	48	1	1	10	188
AVERAGE	48	95	85	100	4	2	22	356
EXPENSIVE	33	47	51	81	4	1	11	228
NO OPINION	13		19	20	3	0	9	64
TOTAL	125	202	192	249	12	4	52	836

SUBDIVISION A

SUBDIVISION A <i>OPINION</i>	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
DISLIKE	23	53	38	62	3	2	13	194
LIKE	37	52	50	57	4	1	13	214
PREFER	57	111	101	123	4	1	23	420
TOTAL	117	216	189	242	11	4	49	828

SUBDIVISION B

SUBDIVISION B <i>OPINION</i>	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
DISLIKE	58	108	93	131	3	1	30	424
LIKE	22	52	39	33	3	0	12	161
PREFER	35	61	55	72	7	3	8	241
TOTAL	115	221	187	236	13	4	50	826

LIVERPOOL TOWNSHIP DEVELOPMENT POLICY PLAN

ADOPT SUBDIVISION A OPINION	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
YES	57	110	101	125	7	1	21	422
NO	36	70	57	85	3	2	16	269
UNSURE	19	32	24	27	0	1	13	116
NO OPINION	7	8	11	16	1	0	3	46
TOTAL	119	220	193	253	11	4	53	853

ADOPT SUBDIVISION B OPINION	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
YES	29	62	48	65	7	3	9	223
NO	70	111	94	142	3	1	27	448
UNSURE	19	37	37	31	1	0	12	137
NO OPINION	1	11	9	13	0	0	3	37
TOTAL	119	221	188	251	11	4	51	845

HOUSING PREFERENCES - TYPES OF RESIDENTIAL UNITS

RESIDENTIAL UNIT	UNDESIRABLE	DESIRABLE	VERY DESIRABLE
SINGLE FAMILY	12	163	660
MULTI-FAMILY DUPLEX UNITS	655	115	22
MULTI-FAMILY HOUSING	739	46	9
CONDOMINIUMS	643	130	41
MULTI-FAMILY TRAILER PARK	793	16	5
LIVING QUARTERS ADJOINING BUSINESSES	633	143	12
GROUP FACILITY HOMES	490	256	30
INDEPENDENT SENIOR LIVING/RETIREMENT COMMUNITY	221	297	200
OTHER	0	0	0

LIVERPOOL TOWNSHIP DEVELOPMENT POLICY PLAN

JOB OPPORTUNITIES	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
NOT NEEDED	32	62	47	60	2	1	10	214
NEEDED	48	68	65	88	3	2	19	293
VERY MUCH NEEDED	22	42	47	50	5	1	12	179
TOTAL RESPONSES	102	172	159	198	10	4	41	686

MANUFACTURING DISTRICT							INDICATED	TOTAL
ADEQUATE	97	148	123	184	9	4	29	594
REDUCE	2	23	9	16	0	0	2	52
INCREASE	17	21	32	42	3	0	6	121
TOTAL RESPONSES	116	192	164	242	12	4	37	767

INDUSTRIAL DISTRICT							INDICATED	TOTAL
ADEQUATE	99	151	123	187	8	4	32	604
REDUCE	2	21	8	13	0	0	1	45
INCREASE	17	21	31	41	3	0	4	117
TOTAL RESPONSES	118	193	162	241	11	4	37	766

DOWNTOWN APPEARANCE AND SATISFACTION

OPINION ON DOWNTOWN BUSINESS DISTRICT

FACILITY	DISSATISFIED	SATISTIED	VERY SATISFIED	TOTAL
VEHICULAR SAFTY	463	317	54	834
PARKING	519	298	33	850
PERSONAL SAFTY	230	451	158	839
OVERALL APPEARNCE	254	484	101	839
ACCESSIBILITY	146	541	132	819
SIGNAGE	119	578	111	808
LANDSCAPING	221	516	88	825
TOTAL	1952	3185	677	5814

EXPENDITURE OF TOWNSHIP FUNDS, EFFORT AND TIME

OPINION ON THE USE OF TOWNSHIP FUNDS

PROJECT	NOT SUPPORTIVE	SUPPORTIVE	VERY SUPPORTIVE	TOTAL
NEW BUSINESS DEVELOPMENT	282	390	107	779
PARKS AND RECREATION	142	435	246	823
PUBLIC SWIMMING POOL	451	218	149	818
NEW MEDICAL FACILITIES	295	390	113	798
STREETS	116	522	144	782
FULL TIME FIRE DEPT	300	343	157	800
FULL TIME FPOLICE DEPT	352	317	136	805
LAND PURCHASES	273	414	102	789
SEWER	253	371	145	769
WATER	189	439	146	774
OPEN SPACE	77	331	392	800
PRESERVE HISTORIC PLACES	80	321	415	816
Total	2810	4491	2252	9553

NEEDED COMMERCIAL AND RESIDENTIAL USES

RETAIL USE	NOT NEEDED	NEEDED	VERY MUCH NEEDED	TOTAL
APPAREL/CLOTHING	679	93	21	793
APPLIANCE SALES	736	56	9	801
ANTIQUES	497	558	42	1097
AUTO. ACCESSORIES	680	106	6	792
AUTO SALES	765	30	4	799
BAR/TARVEN	648	136	25	809
BEVERAGE STORE	476	280	41	797
BOOK STORE	512	232	39	783

LIVERPOOL TOWNSHIP DEVELOPMENT POLICY PLAN

DRUG STORE/PHARMACY	382	311	133	826
ENTERTAINMENT-ADULT	757	36	18	811
FLORIST	532	233	23	788
FOOD/GROCERY	332	303	177	812
FURNITURE	706	77	8	791
GARDEN SUPPLY	521	238	41	800
HARDWARE STORE	425	317	69	811
HOME FURNISHES	688	99	11	798
JEWELRY	760	33	2	795
OFFICE EQUIPMENT	753	39	3	795
OFFICE SUPPLIES	719	64	6	789
OPTICAL GOODS	630	150	6	786
RESTAURANTS	268	350	187	805
SPORTING GOODS	676	97	12	785
STRIP CENTER- SMALL/MEDIUM	625	141	35	801
STRIP CENTER-LARGE	748	40	12	800
VIDEO SALES/RENTAL	521	224	50	795
OTHER:	0	0	0	0
TOTAL	15036	4243	980	20259

NEEDED COMMERCIAL AND RESIDENTIAL USES

SERVICES	NOT NEEDED	NEEDED	VERY MUCH NEEDED	TOTAL
ACCOUNTING/BOOKKEEPING	610	147	9	766
APPLIANCE	585	178	10	773
ARCHITECTURAL & ENGINEERING	624	130	12	766
AUTO REPAIR	496	239	37	772
BARBER/BEAUTY SHOP	438	287	44	769
DANCE STUDIO	652	110	9	771

LIVERPOOL TOWNSHIP DEVELOPMENT POLICY PLAN

EDUCATIONAL INST.	500	205	60	765
FINANCIAL INST.	517	199	49	765
LABOR ORGANIZATION	710	50	7	767
LAUNDRY	605	154	9	768
LEGAL	580	170	17	767
MEDICAL AND HEALTH-CLINIC	405	298	72	775
MEDICAL AND HEALTH-OFFICE	416	278	60	754
NON-PROFIT/CHARITABLE	601	134	18	753
RELIGIOUS INST.	537	178	49	764
SKILLED NURSING FACILITY	505	220	35	760
SOCIAL CLUBS/LODGES/FRATERNAL	554	179	45	778
VETERINARY CLINIC/HOSPITAL	382	325	66	773
OTHER	0	0	7	7
TOTAL	9717	3481	615	13813
LODGING AND PUBLIC RECREATION	NOT NEEDED	NEEDED	VERY MUCH NEEDED	TOTAL
BED AND BREAKFAST INN	397	323	75	795
HOTEL(OVER 65 UNITS)	777	14	5	796
MOTEL(UNDER 65 UNITS)	731	61	10	802
BOWLING ALLEY	673	98	22	793
MOTION PICTURE THEATER	643	122	21	786
PARK	288	339	143	770
SKATING RINK	611	154	24	789
SPORTING FIELDS	350	313	122	785
SWIMMING POOL	478	216	104	798
THEATRICAL PLAYHOUSE	601	155	29	785
OTHER: (2) Recreation Facility (3) Basketball	0	1	4	5
TOTAL	5549	1796	559	7904

LIVERPOOL TOWNSHIP DEVELOPMENT POLICY PLAN

FUTURE GROWTH DIRECTION

GROWTH DIRECTION	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
RESIDENTIAL SINGLE FAMILY HOMES	87	156	137	183	9	3	39	614
RESIDENTIAL MULTI FAMILY HOMES	8	13	6	15	0	1	1	44
RETIREMENT COMMUNITIES	39	71	65	99	3	2	10	289
COMMERCIAL GROWTH	20	40	34	69	1	2	8	174
MANUFACTURING GROWTH	23	46	44	49	4	2	10	178
INDUSTRY GROWTH	27	46	40	46	3	2	9	173
PARKS AND RECREATION	66	123	104	136	8	4	32	473
OTHER		22	10	29	0	1	7	69
TOTAL	270	517	440	626	28	17	116	2014

COMMUNITY PRIDE

COMMUNITY PRIDE IN LIVERPOOL	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
YES	86	154	142	188	10	2	34	616
NO	10	18	16	22	0	2	6	74
NO OPINION	20	35	26	28	1	0	13	123
TOTAL	116	207	184	238	11	4	53	813

FREE SPRING & FALL CLEANUP

FREE SPRING AND FALL CLEAN-UP	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST	OUTSIDE TWP	DOWNTOWN	NO QUADRANT INDICATED	TOTAL
YES	92	170	140	198	8	4	42	654
NO	9	8	14	15	1	0	3	50
NO OPINION	16	29	31	28	3	0	6	113
ONCE A YEAR		1						1
TOTAL	117	208	185	241	12	4	51	818

