



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

## Meeting Agenda

Blacklick-Madison Area Plan

August 16, 2010

1. Welcome and Introductions
2. Area Plan process overview
3. Your role on the Working Committee
4. Communication
  - a. Email announcements: one week prior
  - b. Website: [tinyurl.com/blacklickmadison](http://tinyurl.com/blacklickmadison)
5. Future meetings
  - a. Next: Monday, September 13 at 6:30 p.m.
  - b. Remaining schedule (tentative)
6. Homework
  - a. Brainstorm outreach
  - b. Gather email addresses
  - c. Review Planning Services Agreement
  - d. Review Current Conditions Report (to be sent September 6)

### Next meeting:

Monday, September 13, 2010  
6:30 p.m. to 8:00 p.m.  
Madison Township Community Center  
4575 Madison Lane

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# Working Committee Orientation

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August 16, 2010



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## Welcome and Introductions

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- Ben Weiner, Project Manager
- Matt Brown, Lead Planner
- Devin Keithley, Lead Intern
  
- What we do: Franklin County Planning
  - Development regulations
  - Long-range planning

## **Tonight's meeting**

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- Quick
- Process of assembling an Area Plan
  - What – Why – Who – How – Where – When
- Your role
- Our responsibilities
- Take questions

## **What is a plan?**

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- Vision for a community's future
  - How land is used (houses, offices, shops, farms, factories)
  - What new buildings look like
  - Where the parks are
  - How people get around (car, foot, bike, bus)
- What you want the future to look like

## Kitchen example

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- Kitchen plan
  - What we want the kitchen to look like in the future

## Kitchen plan

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- Ask questions-
  - What do we like about the kitchen we have now?
  - What *don't* we like?
- Current Conditions
  - "I like my appliances"
  - "I don't have enough counter space"
  - "The floor is in bad shape"

## Kitchen plan

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### ■ Current Conditions

- "I like my appliances"
- "I don't have enough counter space"
- "The floor is in bad shape"

### ■ Set vision

- "Appliances: current appliances, in good working order"
- "Counters: more counter space"
- "Floor: a new floor"

## Kitchen plan

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### ■ Vision

- "Appliances: current appliances, in good working order"
- "Counters: more counter space"
- "Floor: a new floor"

### ■ Plan recommendations: steps we take to achieve the vision

- Clean the refrigerator coils, perform regular maintenance
- Replace desk area with new counters
- Replace vinyl floor with another material, wood or laminate

## Kitchen plan

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### ■ Recommendations

- Clean the refrigerator coils, perform regular maintenance
- Replace desk area with new counters
- Replace vinyl floor with another material, wood or laminate

### ■ Carrying out recommendations (implementation)

- Easier to do some, rather than others
- But- a plan is in place if resources become available

## Back to our Community Plan

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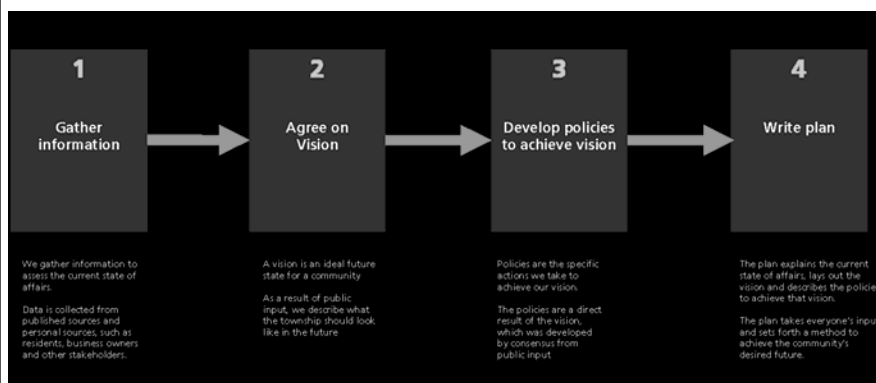
- Vision for the future
- Recommendations to achieve the vision
- Why it's important to have a plan
  - Community weighs in on new development
  - Gives predictability: residents, land owners, developers – Confidence in your investment
  - Communicates priorities to leaders

## Who are the actors?

- **Public**
  - Residents, land owners, business owners, developers – those who have a stake in the future
- **Key stakeholders**
  - Represent interests inside/outside community
- **Working committee**
  - Represent public throughout planning process. More intense, regular involvement
- **Project team**
  - Franklin County employees that operate the process
- **Clients**
  - Madison and Truro Township Trustees, Franklin County Commissioners who approve final document

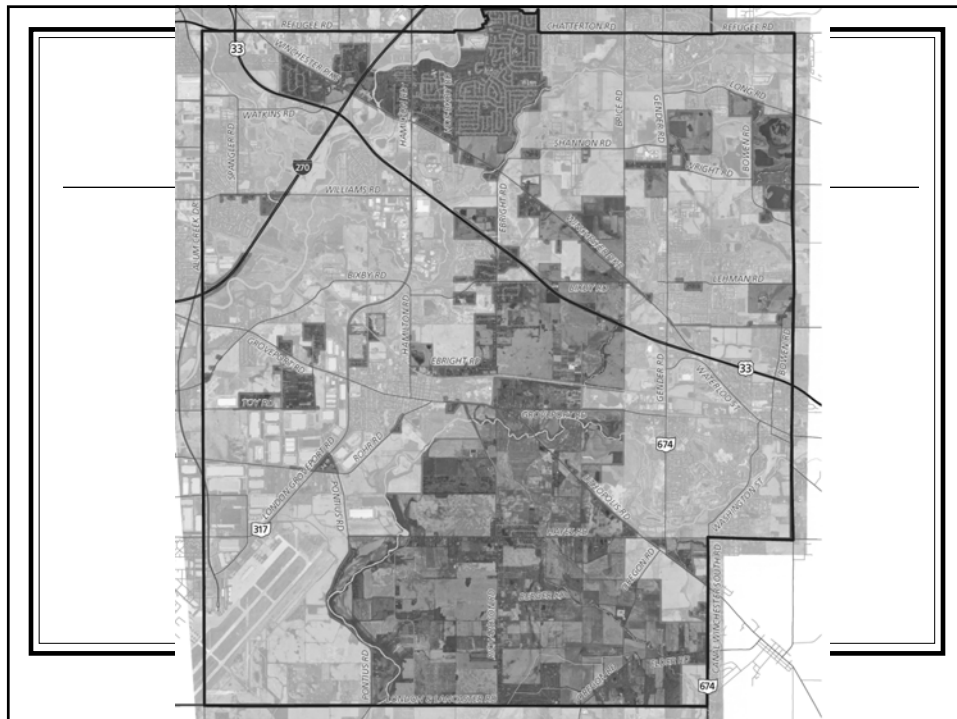
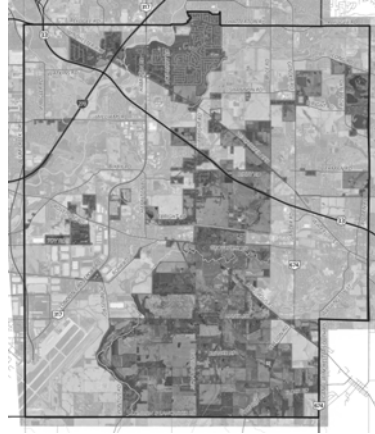
## How do we complete the plan?

### 4 phases



## Where are we planning?

- Unincorporated Truro Township, south of Refugee Road
- Unincorporated Madison Township, except west of Pontius and south of Rohr Road
  - Blacklick Estates
  - Agricultural areas
  - Small pockets





## Timeframe for completion

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- 4 phases.
- Each phase:
  - Working committee meeting
  - Public meeting

## Timeframe

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1. Information gathering
  - Mid-September: Working committee 1
  - Late September: Public meeting 1
2. Visioning
  - Early November: Working committee 2
  - Early December: Public meeting 2
3. Policy development
  - Early February: Working committee 3
  - Late February: Public meeting 3
4. Final plan
  - Mid-May: Working committee 4
  - Mid-June: Public meeting 4

# Communication

## ■ Announcements by email

- One week prior to meeting

## ■ Materials on website

- [www.franklincountyohio.gov/commissioners/edp/planning/blacklick-madison](http://www.franklincountyohio.gov/commissioners/edp/planning/blacklick-madison)
- [tinyurl.com/blacklickmadison](http://tinyurl.com/blacklickmadison)

The screenshot shows the Franklin County Economic Development & Planning website. The header includes the county logo and navigation links. The main content area is titled "Blacklick-Madison Area Plan" and describes a project that began in June 2010. It outlines the planning area boundaries, project overview, and planning process. A sidebar on the left contains a list of commission agencies and a calendar for August 2010. A sidebar on the right lists services and community links. The "Planning process" section is circled in red.

**Franklin County**  
Economic Development & Planning

Home | Contact | Employment | Statistics

Building | Community Development | Economic Development | GIS | Planning | Zoning & Code Enforcement

**Commissioner Agencies**  
Animal Care & Control  
Child Support Enforcement  
Economic Development & Planning  
Hazard Management  
Human Resources  
Job & Family Services  
Homeland Security & Justice Programs  
Office of Management & Budget  
Office on Aging  
Public Facilities Management  
Purchasing Department  
Sanitary Engineering

**Blacklick-Madison Area Plan**  
This project began in June 2010.

Community residents, township officials and Franklin County planners are developing a land use plan for parts of unincorporated Madison and Truro Townships.

**Planning area boundaries**  
Unincorporated Madison Township, excluding areas south of Rohr Road and west of Pontius Road. A portion of unincorporated Truro Township south of Refugee Road.

Click [here](#) for a map of the planning area.

**Project overview**  
This project addresses land use, transportation, site design and other planning issues facing the community for the next 10 years.

It is a consensus-based process using a working committee, public meetings and department review to reach a consensus and a final plan document.

Before being finalized, the plan goes through review and adoption by township trustees, Franklin County Planning Commission, Rural Zoning commission and Board of County Commissioners.

**Planning process**  
We will document our progress through the year-long planning process. See how the plan takes shape by viewing the [Planning process documents](#).

**How you can help**  
Your input is essential to making this project a success. We will hold four public meetings over the next year. Make sure your voice is heard. Check back periodically to see how you can get involved, or [Click here to sign up for email updates](#).

**Project manager**  
Ben Weiner  
Franklin County  
Economic Development & Planning  
Phone: 614-462-2784

[Back to Planning](#)

**News**  
There are currently no news items to be displayed.

**Services & Community Links**  
[Fee Schedule](#)  
[Building Fees](#)  
[Annexation](#)  
[Applications and Forms](#)  
[Community Links](#)  
[Floodplain](#)  
[Calendar](#)  
[Public Notices](#)  
[Community Development Services](#)  
[Related Sites](#)  
[Subdivisions](#)  
[Subordination](#)  
[Procedures](#)  
[Contact Us](#)

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29	30	31				

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[Building](#) | [Community Development](#) | [Economic Development](#) | [GIS](#) | [Planning](#) | [Zoning & Code Enforcement](#)

**Commissioner Agencies**

- [Animal Care & Control](#)
- [Child Support Enforcement](#)
- [Economic Development & Planning](#)
- [Fleet Management](#)
- [Human Resources](#)
- [Job & Family Services](#)
- [Homeland Security & Justice](#)
- [Programs](#)
- [Office of Management & Budget](#)
- [Office on Aging](#)
- [Public Facilities Management](#)
- [Purchasing Department](#)
- [Sanitary Engineering](#)

**Blacklick-Madison Area Plan**

This project began in June 2010.

Over a 12-month period beginning in June 2010, community residents, township officials and Franklin County planners will develop a land use plan for unincorporated areas of Madison and Truro Townships.

**Public Meetings**

We will hold four public meetings to gather input. Materials for each meeting will be posted below.

**Working Committee Meetings**

In addition to large scale public meetings, we will work with a committee composed of residents, business owners, developers and others. This committee will help review public input and give us detailed feedback during the planning process.

We will hold four working committee meetings plus one orientation session. Materials we distribute at each meeting will be posted below.

[Download plan overview](#)

**Project manager**  
[Ben Weiner](#)  
 Franklin County  
 Economic Development & Planning  
 Phone: 614-462-2784

**Calendar**

August 2010

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
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- [Foodplan](#)
- [Calendar](#)
- [Public Notices](#)
- [Community Development Services](#)
- [Related Sites](#)
- [Subdivisions](#)
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## Meetings

- Announced well in advance
- Start on time, end on time
- 90-minute rule
- Future dates
  - Monday, September 13
  - Week of November 8
  - Week of February 7
  - Week of May 16

## **Next meeting**

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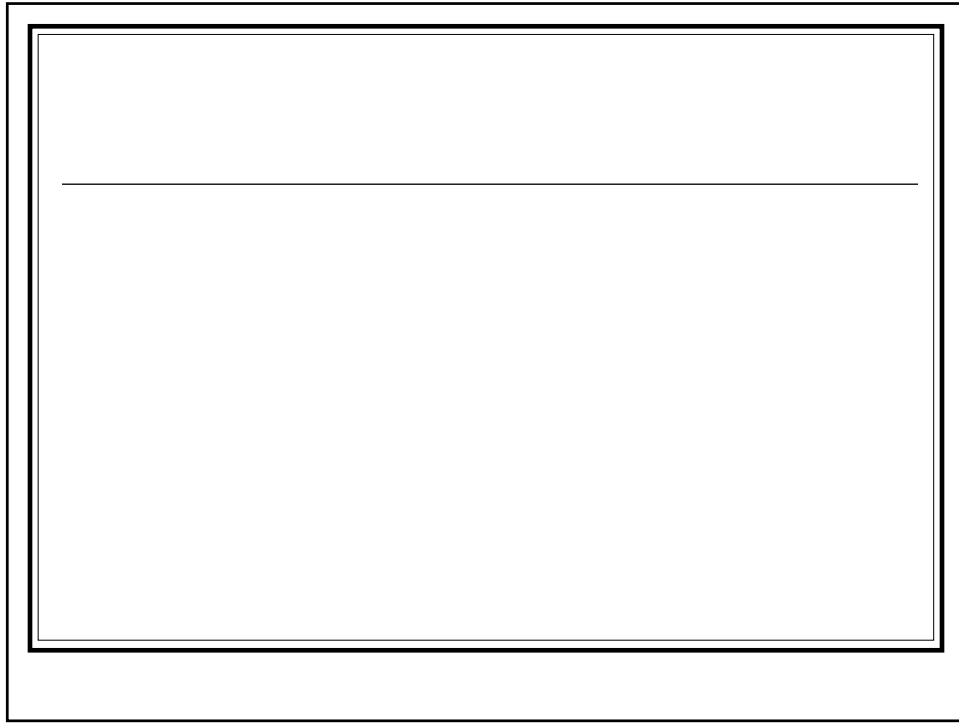
- Monday, September 13 - 6:30 to 8:00 p.m.
- Madison Township Community Center
  
- At the meeting
  - Review Current Conditions report (available one week prior to meeting)
  - Discuss public meeting

## **Next meeting**

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- Monday, September 13 - 6:30 to 8:00 p.m.
- Madison Township Community Center
  
- Homework
  - Brainstorm outreach for public meeting (week of Sept. 27)
  - Review Planning Services Agreement
  - Review Current Conditions report (available one week prior to meeting)

Thanks for coming!



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

## Planning Process Overview

### Blacklick-Madison Area Plan

#### What is a plan?

Vision for an area's future

- How land is used (houses, offices, shops, farms, factories)
- What new buildings look like
- Where the parks are
- How people get around (car, foot, bike, bus)

#### Why it's important to have a plan

- Community weighs in on new development
- Gives predictability: residents, land owners, developers- confidence in your investment
- Communicates priorities to elected and appointed officials who make decisions

#### Who are the actors?

- Public: Residents, land owners, business owners, developers – those who have a stake in the future
- Key stakeholders: Represent interests inside/outside community
- Working committee: Represent public throughout planning process. More intense, regular involvement
- Project team: Franklin County employees that operate the process
- Clients: Madison Township Trustees, Truro Township Trustees, Franklin County Commissioners who approve final document

#### How do we complete the plan?

Four phases

- Gather information – assess the current state of affairs
- Agree on vision – describe what the area should look like in the future
- Develop policies to achieve vision – the specific actions we take
- Write plan – collection of recommendations, adopted by townships and county

#### Where are we planning?

Unincorporated Madison Township, excluding area south of Rohr Road and west of Pontius Road, and  
Unincorporated Truro Township south of Refugee Road

## **When are the meetings?**

### Information gathering

- Mid-September: Working committee 1
- Late September: Public meeting 1

### Visioning

- Early November: Working committee 2
- Early December: Public meeting 2

### Policy development

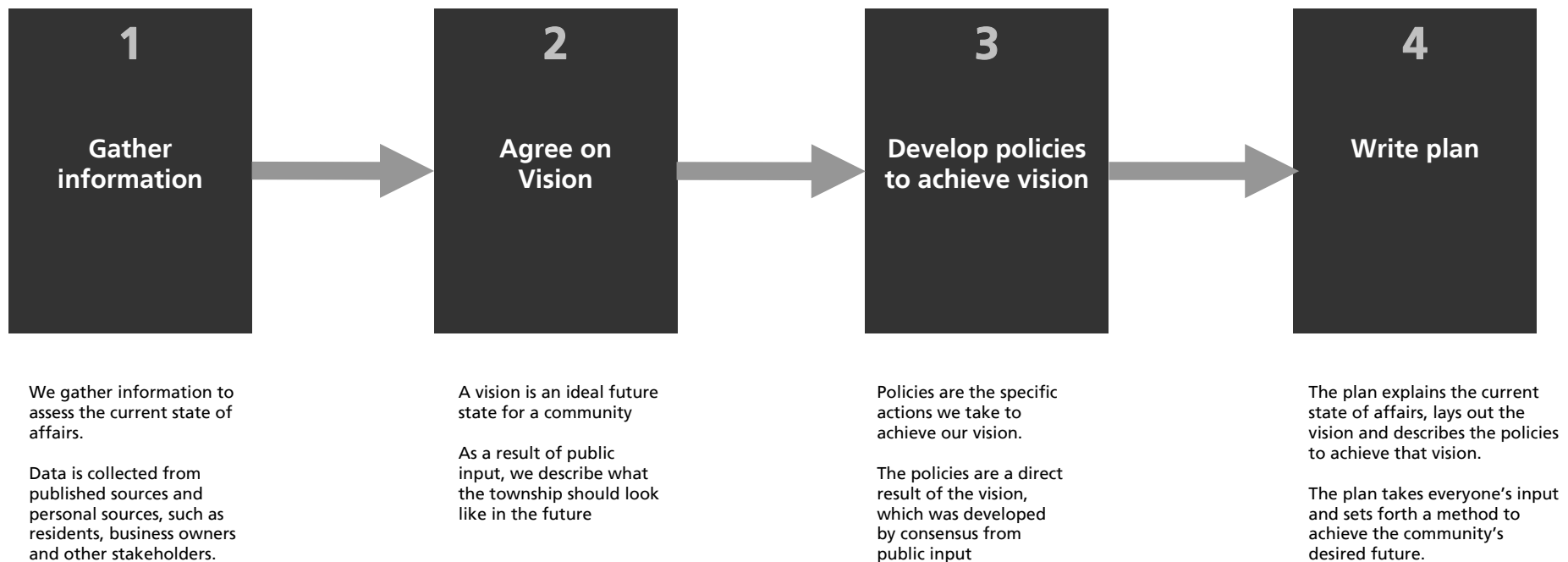
- Early February: Working committee 3
- Late February: Public meeting 3

### Final plan

- Mid-May: Working committee 4
- Mid-June: Public meeting 4

# Plan Development Procedure

## Blacklick-Madison Area Plan







Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

## **Planning Services Agreement**

### **Madison Township Land Use Plan**

#### **Between:**

Franklin County Economic Development and Planning  
and the Madison Township Board of Trustees

June 7, 2010

#### **A Purpose**

The purpose of this agreement is to outline the duties and responsibilities of the associated parties that together will produce an adoptable land use plan.

#### **B. Planning Area Boundaries and Definitions**

The planning area boundaries are defined by the following:

All territory in unincorporated Madison Township, *excluding* areas that lie in the area south of Rohr Road and West of Pontius Road.

All territory in unincorporated Truro Township located south of Refugee Road

In this agreement document, "Department" means the staff of the Franklin County Economic Development and Planning Department.

"Director" means the Director of the Franklin County Economic Development and Planning Department or his designee.

"Client" means the Madison Township Board of Trustees

#### **C. General Scope of the Project**

The general scope of the planning project is as follows:

- A plan that addresses the land use, transportation, general site design and other planning issues facing the community with a principal focus on development-related issues and policies.
- A consensus-based planning process using a working committee, public meetings, and Department review to arrive at consensus and a final plan document.
- Review and adoption by the Client, Franklin County Planning Commission, Rural Zoning Commission and Board of County Commissioners.
- A planning horizon of 10 years.
- The following are outside the project's scope: public safety, code enforcement or other non-land use issues.

#### **D. Timeframe**

The plan will be completed and ready for the adoption process within 12 months from the date of execution of the Planning Services Agreement. Any extension to this timeframe must be approved by the Director. If it appears that extending the timeframe will not result in a reasonable conclusion to the planning process, the Director has full authority to stop the planning process and to resume the process at a more appropriate time.

#### **E. Participants and their Roles and Responsibilities**

The key participants of the planning process are as follows:

1. **Client:** The Client is responsible for the following:
  - a. Review and approve this Planning Services Agreement.
  - b. Identify stakeholders and appoint members to the working committee.
  - c. Representatives on the working committee will communicate between the committee and the Client as appropriate.
  - d. Assist with hosting public meetings and open houses.
  - e. Careful review of each Plan Development phase's deliverable and feedback provided within 30 days of its availability.
  - f. Assist the Department with presentations during the adoption process.
2. **Working Committee:** The Client and Director will appoint representatives to a working committee reflecting all major stakeholder groups in the community. The committee will have the following responsibilities:
  - a. Represent the broad public interest during the planning process.
  - b. Assist the Department with fieldwork to assess and document features/conditions of the planning area, if necessary and appropriate.
  - c. Attend all committee meetings and attend most public meetings.
  - d. Review all materials prepared during the planning process and share constructive comments, thoughts, and suggestions.
  - e. Conduct community outreach and personally solicit members of the public to attend public meetings and events.
  - f. Agree on the final draft plan.
  - g. Assist the Department with presentations during the adoption phase.
3. **Franklin County Economic Development and Planning:** The Department will manage this planning process, working with the working committee and Client to perform the following:
  - a. Prepare the Planning Services Agreement and a meeting schedule.
  - b. Finalize stakeholder list and conduct interviews.
  - c. Finalize composition of the working committee.
  - d. Hold an orientation session for the working committee and conduct regularly scheduled meetings based upon the work program.
  - e. Provide the Client with quarterly progress reports during the process.
  - f. Conduct all background research, data gathering and analysis to support the process, unless assisted by the working committee.
  - g. Prepare draft and final plan documents; post all major documents on the Department's website.
  - h. Circulate the draft plan to County departments and offices for comment and suggestions, working committee, Client and stakeholders, as appropriate.
  - i. Conduct a final public presentation to present the draft plan to the entire community and collect comments.
  - j. Review public comments with the working committee and finalize changes.
  - k. Gain working committee and Client approval of the plan.
  - l. Submit plan to the Franklin County Planning Commission, Rural Zoning Commission and Board of Commissioners for final approval.
  - m. Finalize plan artwork and layout.
  - n. Deliver five copies of the final plan at no charge to the Client.
4. **Project Manager:** Ben Weiner will serve as the project manager.

#### **F. Work Program**

The following defines the work program of the planning process. The work program consists of several phases. These phases and tasks are to be completed within the timeframe established under Section D, except as noted below.

Project setup phase: This phase involves project authorization, technology setup and formation of the working committee, setting up a meeting schedule and other tasks.

Plan development phase 1: Current conditions analysis: This phase includes mapping and analysis of current conditions, performing data assembly, field research, mapping, conducting key stakeholder interviews and preparing the current conditions report.

Plan development phase 2: Issues identification: The Department will use several techniques to gather public input to identify issues and goals for the planning area. It is expected that one working committee meeting and one public meeting will be held during this phase. Tasks for both of these events include a review of the current conditions report, reviewing and analyzing public input, identification of key issues, opportunities and identification of transportation priorities.

Plan development phase 3: Visioning and alternatives generation: Visioning is determining the stakeholders' desired future of the township. Once the vision is described, through public meetings and other input, Department crafts proposed policies to achieve that vision. One working committee meeting and public meeting will be held during this phase.

Plan development phase 4: Policy generation: Based on the desired vision and policy preferences, Department lays out action steps to support the vision-supporting policies. One working committee meeting and public meeting will be held to present the future land use map, transportation map, policies and actions steps, which constitute the plan's recommendations.

Plan writing and layout phase: A draft plan is written incorporating all input and consensus gathered in prior phases. One working committee meeting and public meeting will be held to present a draft of the plan for review and comment. Additional comments will also be gathered in writing. The draft plan is posted on the Department's website.

The phases listed below are for informational purposes only and do not constitute part of the work program. The Client agrees that completion or non-completion of the phases below will not be considered under Section J, Client Acceptance.

Plan adoption phase: The draft plan is finalized and presented to the working committee and county departments and offices. A public hearing is scheduled with the Client, Planning Commission, Rural Zoning Commission for their recommendations and to the Board of County Commissioners for final consideration.

Plan finalization and delivery: The Department finalizes the plan based on the public hearings and distributes final versions to the working committee, Client and other designated recipients. The final document is posted on the Department website and freely distributed electronically. Additional copies are available for sale at Department offices.

## **G. Plan Elements**

1. List of elements. The plan will include the following elements:

- **Introduction.** An overview of the planning process, a summary of issues identified by the community, and a plan summary.
- **Current Conditions:** A summary of all current conditions analysis and findings.
- **Plan Recommendations.** Detailed recommendations on land use, transportation and site design.
- **Implementation:** A framework for putting the plan's recommendations into practice and a checklist to ensure new development follows the plan's recommendations.

2. Commissioners strategic priorities: Client understands and acknowledges that plan recommendations will be compatible with and be informed by the Franklin County Board of Commissioners Strategic Priorities, which include the following: Smart Growth planning principles, environmental protection, accessible living environments, economic development strategies to retain and attract businesses, stormwater best management practices, and regional collaboration.

The plan's recommendations will be further influenced by planning best practices as put forth by the American Planning Association.

**I. Accountability & Resource Management**

The Department will monitor the Planning Services Agreement. If it appears that the process is moving in a direction that is non-productive or in which a plan will not reach fruition, the Director or project manager will discuss the issue with the Client and it will be determined whether the process will continue. As partners in this agreement, the Client may likewise bring issues to the attention of the project manager for discussion and resolution. The Department will ensure documents (text, maps, and graphics) are consistent with Franklin County standards.

**J. Acceptance**

The Client agrees to accept the final document when the conditions below are met. When the conditions are met, the Client agrees that the Department has fulfilled its obligations under this agreement.

1. Four public meetings are held, with the final meeting being a final presentation to the community
2. Substantial stakeholder consensus on the plan's recommendation, as determined solely by the Director
3. A draft plan is delivered to the Client with recommendations for land use, transportation and public improvements

**Madison Township Board of Trustees**

\_\_\_\_\_  
Susan Brobst  
Chairman

\_\_\_\_\_  
Date

**Franklin County Economic Development and Planning**

\_\_\_\_\_  
James Schimmer  
Director

\_\_\_\_\_  
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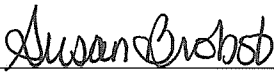
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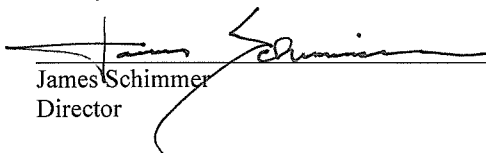
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**Madison Township Board of Trustees**

  
\_\_\_\_\_  
Susan Brobst  
Chairman

6-16-10  
Date

**Franklin County Economic Development and Planning**

  
\_\_\_\_\_  
James Schimmer  
Director

7-2-10  
Date



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

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## **Planning Services Agreement**

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#### **Between:**

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Project setup phase: This phase involves project authorization, technology setup and formation of the working committee, setting up a meeting schedule and other tasks.

Plan development phase 1: Current conditions analysis: This phase includes mapping and analysis of current conditions, performing data assembly, field research, mapping, conducting key stakeholder interviews and preparing the current conditions report.

Plan development phase 2: Issues identification: The Department will use several techniques to gather public input to identify issues and goals for the planning area. It is expected that one working committee meeting and one public meeting will be held during this phase. Tasks for both of these events include a review of the current conditions report, reviewing and analyzing public input, identification of key issues, opportunities and identification of transportation priorities.

Plan development phase 3: Visioning and alternatives generation: Visioning is determining the stakeholders' desired future of the township. Once the vision is described, through public meetings and other input, Department crafts proposed policies to achieve that vision. One working committee meeting and public meeting will be held during this phase.

Plan development phase 4: Policy generation: Based on the desired vision and policy preferences, Department lays out action steps to support the vision-supporting policies. One working committee meeting and public meeting will be held to present the future land use map, transportation map, policies and actions steps, which constitute the plan's recommendations.

Plan writing and layout phase: A draft plan is written incorporating all input and consensus gathered in prior phases. One working committee meeting and public meeting will be held to present a draft of the plan for review and comment. Additional comments will also be gathered in writing. The draft plan is posted on the Department's website.

The phases listed below are for informational purposes only and do not constitute part of the work program. The Client agrees that completion or non-completion of the phases below will not be considered under Section J, Client Acceptance.

Plan adoption phase: The draft plan is finalized and presented to the working committee and county departments and offices. A public hearing is scheduled with the Client, Planning Commission, Rural Zoning Commission for their recommendations and to the Board of County Commissioners for final consideration.

Plan finalization and delivery: The Department finalizes the plan based on the public hearings and distributes final versions to the working committee, Client and other designated recipients. The final document is posted on the Department website and freely distributed electronically. Additional copies are available for sale at Department offices.

## **G. Plan Elements**

1. List of elements. The plan will include the following elements:

- **Introduction.** An overview of the planning process, a summary of issues identified by the community, and a plan summary.
- **Current Conditions:** A summary of all current conditions analysis and findings.
- **Plan Recommendations.** Detailed recommendations on land use, transportation and site design.
- **Implementation:** A framework for putting the plan's recommendations into practice and a checklist to ensure new development follows the plan's recommendations.

2. Commissioners strategic priorities: Client understands and acknowledges that plan recommendations will be compatible with and be informed by the Franklin County Board of Commissioners Strategic Priorities, which include the following: Smart Growth planning principles, environmental protection, accessible living environments, economic development strategies to retain and attract businesses, stormwater best management practices, and regional collaboration.



The plan's recommendations will be further influenced by planning best practices as put forth by the American Planning Association.

**I. Accountability & Resource Management**

The Department will monitor the Planning Services Agreement. If it appears that the process is moving in a direction that is non-productive or in which a plan will not reach fruition, the Director or project manager will discuss the issue with the Client and it will be determined whether the process will continue. As partners in this agreement, the Client may likewise bring issues to the attention of the project manager for discussion and resolution. The Department will ensure documents (text, maps, and graphics) are consistent with Franklin County standards.

**J. Acceptance**

The Client agrees to accept the final document when the conditions below are met. When the conditions are met, the Client agrees that the Department has fulfilled its obligations under this agreement.

1. Four public meetings are held, with the final meeting being a final presentation to the community
2. Substantial stakeholder consensus on the plan's recommendation, as determined solely by the Director
3. A draft plan is delivered to the Client with recommendations for land use, transportation and public improvements

**Truro Township Board of Trustees**

\_\_\_\_\_  
Pat Mahaffey  
Chairman

\_\_\_\_\_  
Date

**Franklin County Economic Development and Planning**

\_\_\_\_\_  
James Schimmer  
Director

\_\_\_\_\_  
Date

The plan's recommendations will be further influenced by planning best practices as put forth by the American Planning Association.

**I. Accountability & Resource Management**

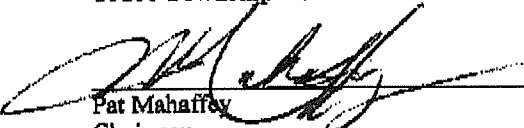
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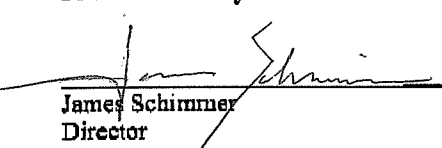
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**Truro Township Board of Trustees**

  
Pat Mahaffey  
Chairman

7/2/10  
Date

**Franklin County Economic Development and Planning**

  
James Schimmer  
Director

7.2.10  
Date

# Planning Area Map

BLACKLICK-MADISON

AREA PLAN

