

GUILFORD TOWNSHIP DEVELOPMENT POLICY PLAN

MEDINA COUNTY, OHIO
SEPTEMBER 16, 2004





GUILFORD TOWNSHIP DEVELOPMENT POLICY PLAN

Medina County, Ohio
September 2004

TABLE OF CONTENTS

		Page
	General Acknowledgments	iii
Chapter 1	Introduction	1
Chapter 2	Existing Conditions	4
Chapter 3	Future Land Use For Guilford Township	6
Chapter 4	Goals and Policies	10
Chapter 5	Plan Implementation	15
Appendix I	Guilford Township History and Public Services	16
Appendix II	2002 Township Survey Summary	
Appendix III	Maps	

Volume 1, Number 1
September 1979

TABLE OF CONTENTS

1	General Address	
11	Introduction	Chapter 1
15	Primary Qualities	Chapter 2
25	Factors and the Development of Intelligence	Chapter 3
35	Genetic Factors	Chapter 4
45	The Environment	Chapter 5
55	Genetic, Environmental, and Public Health	Chapter 6
65	Genetic, Environmental, and Public Health	Chapter 7
75	Genetic, Environmental, and Public Health	Chapter 8
85	Genetic, Environmental, and Public Health	Chapter 9
95	Genetic, Environmental, and Public Health	Chapter 10
105	Genetic, Environmental, and Public Health	Chapter 11
115	Genetic, Environmental, and Public Health	Chapter 12
125	Genetic, Environmental, and Public Health	Chapter 13
135	Genetic, Environmental, and Public Health	Chapter 14
145	Genetic, Environmental, and Public Health	Chapter 15
155	Genetic, Environmental, and Public Health	Chapter 16
165	Genetic, Environmental, and Public Health	Chapter 17
175	Genetic, Environmental, and Public Health	Chapter 18
185	Genetic, Environmental, and Public Health	Chapter 19
195	Genetic, Environmental, and Public Health	Chapter 20
205	Genetic, Environmental, and Public Health	Chapter 21
215	Genetic, Environmental, and Public Health	Chapter 22
225	Genetic, Environmental, and Public Health	Chapter 23
235	Genetic, Environmental, and Public Health	Chapter 24
245	Genetic, Environmental, and Public Health	Chapter 25
255	Genetic, Environmental, and Public Health	Chapter 26
265	Genetic, Environmental, and Public Health	Chapter 27
275	Genetic, Environmental, and Public Health	Chapter 28
285	Genetic, Environmental, and Public Health	Chapter 29
295	Genetic, Environmental, and Public Health	Chapter 30
305	Genetic, Environmental, and Public Health	Chapter 31
315	Genetic, Environmental, and Public Health	Chapter 32
325	Genetic, Environmental, and Public Health	Chapter 33
335	Genetic, Environmental, and Public Health	Chapter 34
345	Genetic, Environmental, and Public Health	Chapter 35
355	Genetic, Environmental, and Public Health	Chapter 36
365	Genetic, Environmental, and Public Health	Chapter 37
375	Genetic, Environmental, and Public Health	Chapter 38
385	Genetic, Environmental, and Public Health	Chapter 39
395	Genetic, Environmental, and Public Health	Chapter 40
405	Genetic, Environmental, and Public Health	Chapter 41
415	Genetic, Environmental, and Public Health	Chapter 42
425	Genetic, Environmental, and Public Health	Chapter 43
435	Genetic, Environmental, and Public Health	Chapter 44
445	Genetic, Environmental, and Public Health	Chapter 45
455	Genetic, Environmental, and Public Health	Chapter 46
465	Genetic, Environmental, and Public Health	Chapter 47
475	Genetic, Environmental, and Public Health	Chapter 48
485	Genetic, Environmental, and Public Health	Chapter 49
495	Genetic, Environmental, and Public Health	Chapter 50

GUILFORD TOWNSHIP ZONING INSPECTOR

RAY LEE
8025 Yoder Rd.
Seville, OH 44273

330-336-6559

We would also like to acknowledge the following former members for their work on the original plan:

WILLIAM CUNNINGHAM
JACK WEBB
EVELYN DETWILER
MELVIN DETWILER
LYNN HARRIS
BONNIE HARRIS
DR. THOMAS LEHNER
PAMELA PAYN
THOMAS YANNAYON
JOHN DETWILER
JOHN WANKO
JOHN FRIEDT
RAY LEE

ZONING COMMISSION
APPEALS BOARD
INTERESTED CITIZEN
TOWNSHIP CLERK
TRUSTEE
APPEALS BOARD
ZONING COMMISSION
ZONING COMMISSION
ZONING COMMISSION
ZONING INSPECTOR
TRUSTEE
APPEALS BOARD
ZONING COMMISSION

The Boards and Trustees wish to thank the **Medina County Planning Commission** and the various **Medina County Agencies** without whose help this plan could never have been formulated.

ZONING COMMISSION PUBLIC HEARING ----- July 8, 2004

ADAPTED ----- July 8, 2004

TRUSTEES PUBLIC HEARING ----- August 17, 2004

EFFECTIVE DATE ----- September 16, 2004

Guilford Township Zoning Commission
Resolution to Adapt Guilford Township's Development Policy Plan

The Guilford Township Zoning Commission, Medina County, Ohio, held a Public Hearing, July 8, 2004 at 7:00 P.M. at the Township Hall, 3800 Greenwich Rd., Seville, OH 44273 with the following members present: Richard Garrison, Leon Staniszewski, Richard Knepp and Darla Gordon.

Richard Garrison moved the adaptation of the following Resolution:

- WHEREAS;** The Guilford Township Zoning Commission with the help of the Guilford Township Board of Zoning Appeals, the Guilford Township Board of Trustees, and various interested Township residents, by way of a survey, have written a Comprehensive Guilford Township Development Plan, and
- WHEREAS;** The plan has been reviewed and approved by the Medina County Planning Commission, and
- WHEREAS;** The plan outlines the goals for the future development and Zoning Districts for Guilford Township, to the best of our ability, now therefore
- BE IT RESOLVED;** That the Guilford Township Zoning Commission, Medina County, Ohio go on record to approve said plan, and
- BE IT FURTHER RESOLVED;** That the Zoning Secretary certifies a copy of the Guilford Township Development Policy Plan to the Guilford Township Board of Trustees for its early adaptation at a Regular Meeting.

Richard Knepp seconded the adaptation of the Resolution.

Roll Call: Richard Garrison – Yes, Richard Knepp – Yes, Leon Staniszewski – Yes,
Darla Gordon – Yes

Adapted this 8th day of July, 2004

I, David A. Houch Sr., Secretary of the Guilford Township Zoning Commission, certify the above Resolution is an exact copy of a Resolution passed by the Guilford Township Zoning Commission, July 8, 2004 after a public hearing held the same day.

Date July 15, 2004 Attest

The Board and Trustees wish to thank the [Name] for their [Type] [Amount] contribution to the [Organization] fund. This contribution will help support the [Purpose] of the [Organization].

CONTRIBUTOR'S NAME: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

[Name] is a [Type] [Organization] member. This contribution is being made in support of the [Purpose] of the [Organization].

The [Organization] is a [Type] [Organization] with a [Purpose]. We are grateful for your contribution and will use it to support our [Purpose].

Your contribution is very appreciated and will help us to continue our [Purpose].

[Name] is a [Type] [Organization] member. This contribution is being made in support of the [Purpose] of the [Organization].

[Name] is a [Type] [Organization] member. This contribution is being made in support of the [Purpose] of the [Organization].

[Name] is a [Type] [Organization] member. This contribution is being made in support of the [Purpose] of the [Organization].

[Name] is a [Type] [Organization] member. This contribution is being made in support of the [Purpose] of the [Organization].

[Name]

[Name]

CHAPTER 1: INTRODUCTION

1.1 An Explanation for the Plan

As Guilford Township moves into the next decade, the Township continues to grow and develop. Foresight is essential to ensure that this new growth is orderly and maintains the quality of life within the Township. The preparation of a comprehensive policy plan for Guilford Township can be an indispensable guide to ensure that this happens. Further, the plan can be used to achieve the best use of the Township's land, water, and other socioeconomic resources. Guilford Township needs responsible and conscientious planning; it is vital to the future of the Township.

The **Guilford Township Comprehensive Development Policy Plan**, originally undertaken during the late 1980's, represents Guilford Township's comprehensive planning process. The Development Policy Plan is intended to be a dynamic document that will be actively used by the township and the public to guide decisions about the built and natural environment, as well as the conservation of resources.

The essential characteristics of this Plan are that it is comprehensive, general and long range; comprehensive because policy statements are formulated in light of the needs and desires of the entire community; general because the Plan summarizes development goals, objectives and supporting policies; long range because the Plan addresses development patterns currently used and those anticipated to emerge, based on current demographic trends.

While the **Guilford Township Comprehensive Development Policy Plan** does not itself change any laws or ordinances of the Township, it does provide criteria for making changes to the Township's Zoning Resolution and Zoning Map. It serves as a point of reference in decision-making concerning the land use and zoning issues.

As development occurs in the future, it is expected that certain policies contained in the Plan will need to be reevaluated to determine if they continue to be applicable. Periodic updating will need to be done, since it is likely that new issues will emerge that are not now addressed in this Plan.

1.2 What the Plan is

The **Guilford Township Comprehensive Development Plan** encompasses the entire geographic area of the Township and pertains to all the functions that affect the physical development of the Township. The Plan may be used to guide the future growth of the Township through general policies. As such, the Plan is a means to convey advice to not only Township Trustees, zoning and planning officials, but also to developers and others in the private sector. Because the Plan is long-range and provides a perspective of the Township's future, the Plan can be used as a development guide for the next 10 to 20 years. It is also flexible and should be subject to periodic review to ensure that the major goals of the Plan are being met.

To be meaningful, the **Guilford Township Comprehensive Development Policy Plan** must be based on an understanding of the physical, social, economic and political characteristics of the Township. These factors shape the development of the Township and form the basis for land use decisions. The adoption and use of the Plan lays a coordinated and unified foundation for zoning and other decisions that often must be made on a year-to-year, if not more frequent, basis.

1.3 Why the Township Needs a Comprehensive Plan

The advantage of having a comprehensive development plan in place is to encourage limited development in areas that can sustain growth and to discourage development in those areas that are not suitable for development. Those areas that are not suitable for development would include flood plains and other environmentally sensitive areas. Uncontrolled development can lead to the following problems:

- 1 - Excessive costs for the extension of public utilities, (sewer, water) and services, (police and fire protection, road maintenance, school bus transportation etc.).
- 2 - Damage to environmentally sensitive areas, (natural reserves, streams, flood plains, lakes, etc.).
- 3 - Loss of valuable agricultural land and recreation areas.
- 4 - Congestion, pollution and energy waste due to a poorly conceived transportation system.

The ultimate purpose of having such a plan is to help solve current development problems and prevent their occurrence in the future by planning with an awareness of the limitations of our land, water and socioeconomic resources.

Finally, the updating of a comprehensive development plan creates a very real opportunity for public officials to allow citizens to participate in the debate and determination of what the future development of their community should be. Through survey questionnaires and the holding of public meetings, Township citizens will have a chance to express their opinions on how the Township should develop.

1.4 Elements of the Plan

The **Guilford Township Comprehensive Development Policy Plan** is a product of a basic five-step planning process.

Figure 1: The Comprehensive Planning Process

- Step 1. Inventory and Analysis
- Step 2. Issue Identification
- Step 3. Goals, Objectives and policies
- Step 4. Plan Formulation

Step 5. Plan Implementation

This Plan summarizes the results of this five-step planning process, and Guilford Township's current planning goals and policies. It is divided into four areas:

1. **Chapter 2 Evaluation of Existing Conditions and Recent Trends** represents a general assessment of current conditions and factors that have influenced and shaped the present form of Guilford Township.
2. **Chapter 3 Future Land Use in Guilford Township** outlines preferred land use patterns based on factual information and public participation.
3. **Chapter 4 Statement of Goals, Objectives and Policies** outlines the broad goals that have been set to give general direction to the policy formulation process.
4. **Chapter 5 Plan Implementation** contains an outline of courses of action to implement the Plan policies.

CHAPTER 2: EXISTING CONDITIONS

2.1 Present Land Use

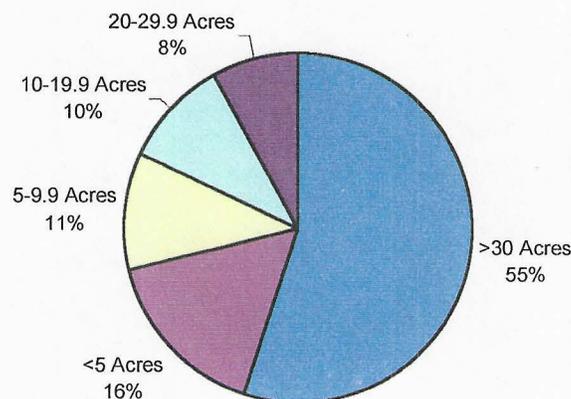
Guilford Township is approximately 5 miles by 5 miles or 16,073.9 acres. Of this amount, 2,225.9 acres lie within the Village of Seville and the City of Rittman, leaving approximately 13,848 acres in the township. For zoning purposes, township land use can be divided into four distinct districts; Residential, Commercial, Industrial, and Agricultural.

Commercial and Industrial uses constitute about 1.5% or about 400 acres. Most commercial and industrial lots are 5 acres or less. This type of land use is limited due to the lack of central water and central sewage treatment plants. Further, many of the commercial and industrial sites that are best suited for these purposes have been annexed by the Village of Seville and/or the City of Rittman.

Residential uses constitute about 43% or 6,911.8 acres. Included in this figure are residential lots as large as 29.9 acres, where farm animals are permitted. All residential lots in the township have wells and septic systems.

Agricultural lots 30 acres or more, are considered to be agricultural in nature. Agriculture makes up the remaining 55% or 8,840.6 acres. All land within the township not classified residential, commercial, or industrial is automatically classified agricultural lands. This figure also includes areas not suited for farming, such as wooded, wet lands and steeply sloped areas.

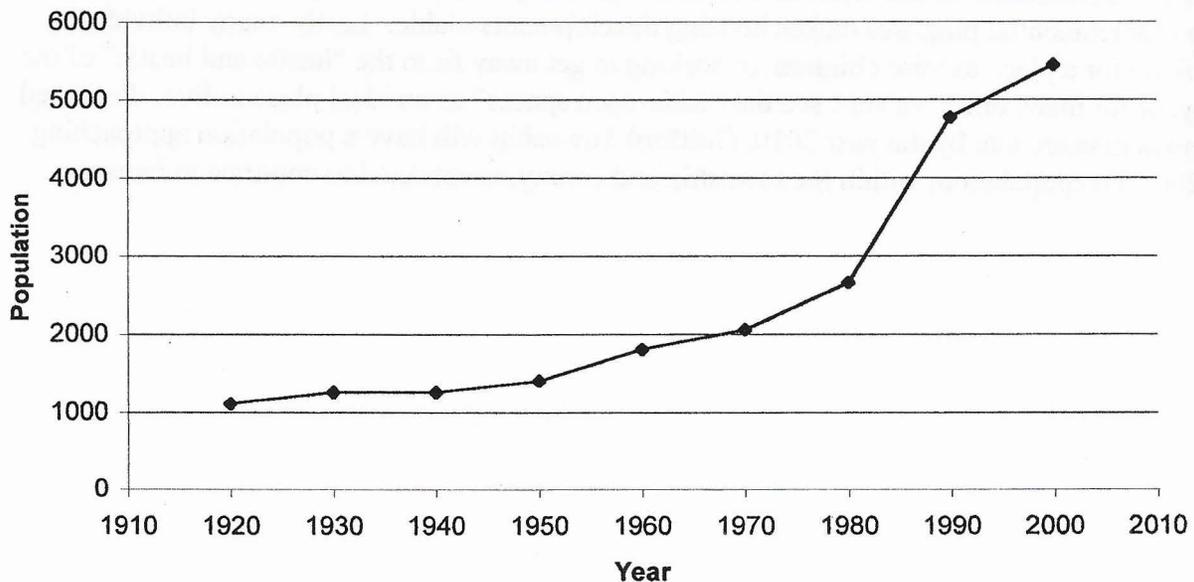
Land Usage--Lot Sizes



2.2 Population

The population of Guilford Township has steadily increased since 1940, as has Medina County as a whole. During the years 1980-1990, Medina County grew at an average rate of 8.1 % as did the unincorporated areas of Guilford Township. The 1990 Census reported that the population of Guilford Township, excluding the Village of Seville and the City of Rittman, was 4,773. The 2000 Census reported that the Township population was 5,447, which shows an average growth of about 14%, as opposed to the Medina County growth rate of 22.19%. A profile of the average Township resident, according to the 2000 Census, shows that person to be white (98.62%), a homeowner (median value of \$132,000), earning a median income of \$57,604. The average township resident is married, (65%) with an average of 1.16 children and is a high school graduate, (47.1%) or has earned a higher degree (40.2%). Of the 2,769 employed individuals, 95.7% are employed away from home and commute to and from work in one of two personal vehicles. 53.9% list their occupation as either management, which includes professional and related occupations, or sales and office occupations. One percent (29) listed their occupation as full time farmers, while 94 (3.3%) individuals listed agriculture as a part-time occupation.

Guilford Township Population



2.3 Trends

For many years, agriculture was the mainstay of Guilford Township. In 1986, there was a total of 9,614.7 acres on 298 farms in C.A.U.V., and 25% or 75 of those farmers listed their occupations as full time farmers. In 2000, only 29 or 1%, of the Township population listed their occupation as full time farmers. During the period 1990-2000, the amount of farmland has decreased by 874.1 acres. In 2003 there were 187 farms in C.A.U.V. This trend is expected to continue.

As the farm population ages, we can expect to see fewer individuals going into farming, and those that do choose to farm, will require more and larger farms to be successful.

The net result will be fewer, but larger farms. Those farms that have not been taken over by larger farms, will, in all likely-hood, be sold off for residential, commercial or industrial purposes. The expectation is that land use devoted to agriculture will decrease, and there will be a corresponding increase in land use for residential, commercial, and industrial purposes.

Since 1970, the number of housing units increased in number almost equal to all of those built before 1970. This proportion indicates a significant change in the overall composition of the Guilford Township housing stock, as well as a changing architectural and historical context for the Township. Following a national trend, it is expected that, on average, new housing units will be larger and more valuable, than previous housing units. These facts lead to the indication that Township services will be expected to increase, as will the tax base to support those services.

The 1990 census reports that the population of Guilford Township was 4,773. The 2000 census report a population of 5,447, showing a growth rate of approximately 14%. There are several reasons for this large rate of growth; First is the proximity of I-76 and I-71. These two interstate highways allowing residents to get to and from their places of employment, to shopping areas and to entertainment areas, with relative ease. Secondly, the availability of relatively inexpensive land for residential purposes makes housing developments viable. Lastly, many individuals, looking for a place to raise children, or seeking to get away from the “hustle and bustle” of the city, or for many other reasons, see the “wide-open spaces” as an ideal place to live. Projected figures indicate that by the year 2010, Guilford Township will have a population approaching 6,200. The population, within the township and county, is expected to continue to increase.

CHAPTER 3: FUTURE LAND USE FOR GUILFORD TOWNSHIP

3.1 Introduction

The Guilford Township Development Policy Plan is a tool that allows officials and residents to positively manage change in the township. The policy plan should be used as a guide for day-to-day land use decisions. The primary means of implementing the Policy Plan within the Township will be through the Zoning Resolution and map, which conforms to the concepts expressed in the Plan. Adapting the Plan will result in it being utilized in the view of the proposed public and private developments, by the Guilford Township Officials and the Medina County Planning Commission, as well as other County and State Officials.

The overall function of the **Guilford Township Policy Plan** is to:

- 1 - Prepare for the future.
- 2 - Encourage certain development patterns or types of development through sound and logical planning.
- 3 - Discourage other development plans or types of development. This is accomplished in the Plan through the Plan's recommendations, including the Plan's map and through implementation strategies recommended in the Plan.

1. Recommendations

The following section presents the recommended land use plan for Guilford Township. The Plan is based on the information compiled herein and the results of a questionnaire mailed to all residents of the Township in the year 2002. It includes recommendations for agriculture, commercial, industrial, residential, recreational, and other types of development in the community.

1a. Agricultural Land

Nearly 65% of Guilford Township's land is rated as prime farm land, according to the U.S Soil Conservation Service. One of the objectives of the **Guilford Township Development Policy Plan** is to preserve, at least as much as possible, the existing base of prime agricultural land. With this fact in mind, the development of prime agricultural lands for non-agricultural uses should be discouraged. With the exceptions of the existing Commercial and Industrial zones, the entire Township should be planned for either agricultural or low density rural residential uses. An **Open Space Development Plan**, as defined in Section 9-39, of the **Guilford Township Zoning Resolution**, has been developed and should be used as the primary method of residential development. The "set-aside land" should then be made available to local farmers.

1b. Residential

Residential development is planned at relatively low densities to help preserve the water table, prevent septic tank pollution, and to preserve the “**rural atmosphere**”. Permitted residential dwellings will predominantly include single-family dwellings.

Based on current Guilford Township zoning, a typical lot size for a single family structure with on-site sewage disposal would be four (4) acres. A two-family structure with on-site sewage disposal would require a lot size of eight (8) acres. Since the Plan does not envision, in the near future, the creation of central water and/or sanitary sewers, a low density rural residential zoning plan, will help ensure the availability of water and a clean environment to all residents of the Township. An **Open Space Development Plan**, as defined in Section 9-39 of the **Guilford Township Zoning Resolution**, has been developed and should be used as the primary method of residential development. The “set-aside land” should then be made available to local farmers.

1c. Commercial

At the present time, commercial zones in Guilford Township are along Rt.. 3, north of Seville Village; along certain areas of Greenwich Rd; and at the intersection in River Styx. Since building lots are relatively plentiful within the Commercial Zone, no future expansion of commercial zones within the Township have been proposed. New business, which are defined in Section 7 of the **Guilford Township Zoning Resolution**, should be suited to the Township needs.

1d. Industrial

Industrial development within the Township is extremely limited, due to the lack of central water and sewer. Therefore, future industrial development in Guilford Township, if any, should be of a light manufacturing variety. The existing Industrial Development Zone, bordering the Village of Seville is the best location for new industry.

1e. Recreation

Presently, Guilford Township owns no recreational land. However, Medina County has built and maintains two parks: **Hubbard Valley Park**, on Hubbard Valley Rd. and **River Styx Park**, at the intersection of River Styx and Blake Roads. Both of these parks are large enough and varied enough that most township residents will be able to satisfy their recreational needs. In addition, there are several private recreational facilities within the township that residents can use. In the future, any additions to the Medina County Park Districts should be located in areas with unique physical features that would be the focal point of the park. Recreational lands and open spaces, either public or private, should also utilize land unsuitable for other forms of development due to environmental constraints.

2. Development Planning Criteria

To provide a basis for guiding the location of future land uses and community facilities for Guilford Township, it is necessary to devise a system of planning criteria. To accomplish this, it is necessary to consider not only the general goals of the community, but also the special needs of different land uses so that each use may be compatible with one another. This criteria, once devised, needs to be translated into Zoning resolutions that can be used by the Township officials to guide the development of the Township.

2a. Agriculture

While agriculture, within the Township, is not as dominant as it once was, it remains one of the more important land uses. As previously stated, nearly 65% of the land in the Township is classified as prime agricultural land. In addition, agriculture is an important part of the economic base in the Township. As stated previously, a major objective of the Policy Plan is to preserve the agricultural environment. To accomplish this goal, large lot requirements, and Open Space Development have already been instituted. The Township should investigate additional means of encouraging agriculture while at the same time discouraging large housing developments.

2b. Residential Criteria (all types)

Using modern engineering techniques, almost any lot can be made suitable for residential building. However, soil-bearing capacity, proper drainage, access to collector streets and flood plains as well as other criteria, should be considered when building lots are designed. Since central water and sewers are not available within the Township, building lots should be large enough to allow for adequate water table recharge and proper sewage disposal. Further, residential yards, gardens and recreational facilities require ever increasing amounts of land. Within the Township a single-family dwelling with on-site sewage disposal system requires at least a four (4) acre lot size with 210 feet of road frontage and 75 feet setback. **With a falling water table, it may be necessary, in the future, to look at enlarging the building lot size.**

2c. Commercial

It is the intent of the local business zones to encourage development of convenience businesses designed to meet the daily needs of the people of Guilford Township. The following criteria should be considered when developing a business lot:

- 1 - Location should be outside of floodplains and away from areas with drainage problems.
- 2 - Sites should be large enough to accommodate the intended use while avoiding "spill-overs" into adjacent parcels.

- 3 - Commercial uses should be compatible with adjacent land uses or include buffer zones so as to be separate from other incompatible land uses.
- 4 - Commercial uses generally, but not always, require central sanitary sewer and water facilities, and therefore, should be located near present existing development areas where those facilities are available.
- 5 - Locations should be on arterial highways near an arterial intersection or limited access highways.
- 6 - Strip development should be discouraged due to its inherent unsightly characteristics and the traffic hazards that result from uncontrolled access points.
- 7 - Commercial developments that use excessive well water and require large on-site sewage disposal systems should be discouraged.

2d. Industrial

Guilford Township is essentially an agricultural/residential community. For the general welfare of the Township, industry should be conditionally zoned for the development of the industrial site and needs of the Township. Any normal industrial or manufacturing use may be permitted, providing such use is not noxious, dangerous or offensive by reason of emission of odor, dust, smoke, gas, noise, flame or vibration. The following criteria should be considered when designing an industrial building lot:

- 1 - Location should be outside of floodplains and outside of areas with drainage problems.
- 2 - Individual plant sites should be of a size to provide adequate space for off-street parking, buffer zones, and the movement, both in and out, of delivery trucks.
- 3 - The industrial user should be encouraged to connect to central water and sewer where possible, and when not possible, should be encouraged to make only limited use of well water and sewage disposal systems.
- 4 - Additionally, industrial uses in Guilford Township are encouraged to be clean, quiet and free of hazardous or objectionable elements. Industrial uses should be contained within structures and generate minimal industrial traffic.

2e. Recreation and Open Space

The basic criteria for recreation and open space is to provide for recreation opportunities adequate for the community. The basic standard for recreation is 10 acres per 1,000 people. With a population of approximately 3,500, excluding the Village of Seville, the township would need about 35 acres of recreational land. With 2 county parks, a golf course, and several private recreational facilities, the township appears to have adequate recreational facilities. Any new recreational uses should also include proper set-backs to avoid conflicts with neighboring land uses. Additionally, recreational uses such as campgrounds and golf courses should be restricted to land not suitable for farming and on tracts of land large enough to sufficiently accommodate the intended use. Sufficient parking and sanitary facilities should also be provided on the site. The development of non-structural recreational uses in the flood plain areas should be encouraged. Ball fields, hiking trails, picnic areas, fishing and canoeing in areas designated as part of the flood plain can be very compatible as long as proper planning precautions are made.

CHAPTER 4: GOALS, AND POLICIES

Policy planning, or development of goals, and policies provides the basic framework for the preparation of the **Guilford Township Comprehensive Policy Plan**. This document provides explicit guidelines for plan implementation, a standard for measuring future plan effectiveness, and a tool for the evaluation of development proposals. The information and public preferences assessed during the policy planning process provide a rational basis for generating goals, and policies stated herein.

There are several benefits to the preparation and adoption of development goals and policy statements, which are listed below:

- 1 - The policy planning process encourages greater public understanding and communication, and thus participation in the planning process.
- 2 - Policy planning allows greater involvement in the planning process by elected and appointed officials.
- 3 - Policy planning brings together under a single framework, those agencies and organizations that may have an impact on development.
- 4 - Policy planning enhances stability and consistency of development within communities. Specific recommendations and proposals may change as the community grows and develops; however, policies and goals will remain relatively unchanged.
- 5 - Policy planning provides a guide to local governmental bodies responsible for adopting land use controls, to boards and commissions authorized to administer land use regulations, and to courts which may ultimately be called upon to judge the reasonableness of legislation and the fairness of its administration.
- 6 - In Guilford Township, policy planning helps to maintain the natural environment as a setting for an orderly, tranquil, rural residential community.
- 7 - Policy planning promotes the public interest of the entire Township, rather than the interests of individuals.
- 8 - Policy planning allows the Township to determine its own fate, and to manage, rather than react, to change.
- 9 - Policy planning provides a long-range context for decisions concerning short-range actions.

The goals and policies stated below are based, in large part, on a 2002 survey of Township residents. This survey and its results can be found in the appendix.

For clarity the term **goal** is a broad, ideal, and slow-to-change expression of community desires and aspirations. Goals provide guidance in the planning process for developing policies. Three broad goals have been determined for Guilford Township:

- 1 - Preserve the existing base of prime agricultural land, thereby maintaining the rural residential atmosphere.
- 2- Maintain a level of community facilities and services adequate to meet the needs of the population.
- 3- Protect the natural environment, by guiding the location and development based on the natural capabilities and limitations of the land.

The term **policy** is a course of action which is designed to achieve or attain an objective. The policies designed to implement each of the above goals are stated below.

GUILFORD TOWNSHIP GOALS AND POLICIES

A. Preserve the rural residential and agricultural environments of the Township.

- 1 - Agriculture shall be encouraged in the Township through the use of large lot zoning and Open Space Development.
- 2 - New residential development shall be planned at densities, which will not result in public health hazards to the rest of the community.
- 3 - Sewer and water utility services extensions shall be severely discouraged.
- 4 - There shall be no further expansion of the commercial and industrial zones within the Township.
- 5 - Residents will be encouraged to participate in the development of the Township Zoning Resolution and Map.
- 6 - The Township Zoning Code will be based on the current comprehensive development policy plan.
- 7 - The Township Zoning regulations will be reviewed and updated every two years, with periodic updates to the entire Township Zoning Resolution at least once every five years.

B. Maintain a level of community facilities and services adequate to meet the needs of the population.

- 1 - Ensure proper funding for the maintenance and upkeep of the Township's roads, bridges, equipment, and buildings.
- 2 - Provide sufficient recreational opportunities by supporting the efforts of the State of Ohio and the Medina County Park District in the development of recreational lands in and near Guilford Township.

C. Protect the natural environment by guiding the location and development based on the natural capabilities and limitations of the land.

- 1 - Regulate any land use in the Township from physically obstructing, interfering, or altering any portion of a flood plain or natural drainage system.
- 2 - Discourage residential development on sites of poor drainage characteristics, and/or encourage Open Space Development in these areas.
- 3 - Restrict new development within federally defined wetlands and flood plains.
- 4 - Maintain a minimum lot size of at least four acres for building lots that require wells and onsite sewage disposal systems.
- 5 - Encourage the preservation of woodland tracts.
- 6 - Prohibit construction of habitable structures in the flood plain, following recommendations of the Medina County Mitigation Plan.

CHAPTER 5: PLAN IMPLEMENTATION

The implementation of a plan's recommendation is the most important process guiding community development. Implementation links the plan, an essentially idealized set of guidelines, with actual development itself.

5.1 Formal Plan Adoption

The first step, logically, is the formal adoption of the **Guilford Township Development Policy Plan** by both the Guilford Township Zoning Commission and the Guilford Board of Trustees. This step is important for several reasons. First, the formal adoption by the Township Officials make it clear to everyone that the Comprehensive Plan is the Township's Official Plan. Formal adoption of the plan will provide the general public and development participants with a formal publicized report that not only explains what the Township's development policies are, but a better understanding on how and why these policies were derived.

A single resolution adopting the policy plan that is signed by both the Guilford Township Board of Trustees and the Guilford Township Zoning Commission is all that is necessary to accomplish this plan adoption step.

5.2 Update Zoning Resolution

The second step to implementing the Township's Plan is to review, revise, and update the Township's Zoning Resolution. This step is also very important since it is actually a legislative action which concerns the location, density, height, bulk and setbacks for the various uses of land in Guilford Township.

Zoning resolution enhancements will aid plan implementation by establishing zoning districts which can control growth and stabilize property values. Any developments requiring zoning changes must be reviewed and evaluated according to its impact on the community.

To ensure that the **Guilford Township Zoning Resolution** is a useful element in the planning process, the zoning text should be amended so as to make it consistent with the guidelines set forth in the Comprehensive Plan and Plan Map. Amendments to the zoning resolution should be judged on whether or not they will improve the conditions of the community as a whole and whether the proposed amendments are consistent with the guidelines set forth in the Comprehensive Plan and Plan Map.

5.3 Maintain or Improve Effective Zoning Enforcement

A third step to effectively implementing the Comprehensive Plan is to ensure continued good zoning enforcement. Any zoning resolution is only as good as its administration and enforcement.

Zoning administration and enforcement must be thorough, fair and equitable to avoid the possibility of property owner hardships.

5.4 Encourage and Support Essential Community Services

In addition, the Township can implement its plan by supporting the provision of essential community services. The placement of utility lines (i.e. water and sewer lines), road improvements, parks, and service buildings all can influence growth. The placement of such facilities should be consistent with the concepts established in the Policy Plan and its general planning criteria.

5.5 Periodic Plan Review and Plan Updating

Implementation should not be considered the final step in the planning process. The Plan is a guide for making development decisions and is part of a continuing planning process. This corresponds with a general need to continuously revise the plan as local conditions change and to work toward its implementation.

Changing land use policies, revised population projections, new land suitability/capability data, and changing development trends all provide a basis for amending the Plan. A complete review of the Plan should be made every five to ten years to determine if changes are warranted. This review should also consider the input of the citizens of Guilford Township, possibly through the use of questionnaires or surveys, in order to determine if the Plan meets the needs and wishes of the Township as a whole.

Between review periods, proposed changes in the Plan should be considered when elements of the Plan become unworkable due to unanticipated changes in the community. Interim changes to the Plan should conform to the Plan's stated goals, objectives and policies.

APPENDIX I: GUILFORD TOWNSHIP HISTORY AND PUBLIC SERVICES

I.1 History of Rural Guilford Township

Guilford Township was originally known as Township Number 14. Range 14W of the Connecticut Western Reserve was one of the first townships organized after the creation of the county in 1818.

Guilford Township was organized in 1819, one year following our adjoining township – Wadsworth, to the East and one year before our adjoining townships – Montville and Westfield, to the North and West.

Guilford Township was formerly divided into four quarters, owned by four Easterners: Roger Newbury of Windham, Connecticut; Justin Ely of Springfield, Massachusetts; Enoch Perkins of Hartford, Connecticut; and Elyah White of Hudson, Connecticut.

Two brothers, John and David Wilson, made the first opening in the Northwest quarter of the Township in 1816. In the same year, William Moore cleared a small tract in the Northwest quarter about one mile East of Chippewa Creek.

The first permanent settlers in the Township, however, were Henry and Chester Hosmer, Shubael and Abigail Porter, Lyman Munson and Moses Noble, who came from Massachusetts in February 1817. The men of the party built a log house on the South of the Hubbard Creek, and on the 1st of March, 1817, the entire colony moved into it as their abiding place.

In 1821, the first log schoolhouse in the Township was erected just West of the state road. This pioneer schoolhouse was burned down in 1822. In 1823, a second and quite similar building replaced it.

In 1824, the present burying grounds, just East of Seville, were surveyed and deeded to the Township. The first burial therein was Mrs. Harriet Wilson, wife of Robert Wilson, who died during the year of the survey.

In 1825, a mail route was established between New Hampshire, Huron County, and new Portage, Portage County. Mr. Hosmer was appointed the first Postmaster at Guilford.

At this writing (January 1987), the original mail sorting cupboard that Mr. Hosmer used to keep the mail organized and moving is on display at the Seville Historical Society Museum in Seville, as are many of the history-making memorabilia of Guilford Township and Seville Village.

In 1828, Henry Hosmer, Proprietor of the land at this point, called upon Nathaniel Bell, then County Surveyor, to plot a town to which he gave the name of Seville. At that period, Guilford had two regular mail routes, an excellent tavern kept by Dr. Eastman, a schoolhouse, a store, a blacksmith shop, a sawmill, and boasted numerous farmers who had already quite a substantial position in life. Thus may be traced the main cause of the birth of Seville as a village.

It is well at this time to give some explanation of the names of our other villages. Each one had a name given it descriptive of its citizens or its industry.

Acme was formerly Millersburg, named from the pioneer family of Samuel Miller. Blake had gone under the name of Steamtown, deriving its name from the sawmill, cider mill, and blacksmith shop. A new name was needed for this village to supply it with a better name for its post office. The name of Blake was chosen, being named, it is said, for the Honorable G.G. Blake of Medina.

River Styx had long borne the name of Wilson's Corners, but due to the fact that another village in the state had a prior claim on the name, the present name was made official. To justify this name, mythologically minded settlers pointed out that South of the settlement was an impenetrable swamp, infested with black rattlesnakes, a menace to immigrants and their covered wagons.

Not long after the settlement of these rural communities, the need for churches was felt. A Methodist Church was built on Mr. D. Wilson's farm, just East of the corner, and across the road from where it was later moved.

The Mennonite Denomination bought a brick schoolhouse further East of this place of worship.

One of the finest examples of the rural church is that of the Jerusalem Lutheran Church at Acme. With its several hundred members, its pipe organ and organizations make it one of the finest rural churches in Medina County.

J.L. Beck, a farmer just South of River Styx, built a church at Guilford Center, where many worshipped for many years. At the death of Mr. Beck, the church was left to the Township with the stipulation that the grounds, and in truth, the "God's Acre," be kept as beautiful as a burial place could be.

Next in order are two Mennonite Churches in South Guilford: the lower Mennonite Church, with its large cemetery adjoining, and the Bethel Mennonite Church, a daughter of the lower church.

Another Mennonite Church, West of Blake, was in existence for many years with a well-kept burial plot adjoining. The church was later sold and taken away, so there is no church at Blake now.

Industry played a large part in Guilford Township, such as the Match Factory, built and run by John Wilson at River Styx. John purchased the formula from a German peddler. Lowell Thomas, a news broadcaster, referred to River Styx in one of his broadcasts as "the cradle of the match industry in America." The factory was later sold to Barber, who then located in Middlebury, now East Akron.

Thomas Palmer, from Cleveland, started a creamery in Guilford. In time the creamery venture fell through and was purchased by the Harter Brothers of Western Star, proving very successful. A branch was begun in Medina and eventually became "The Akron Pure Milk Company." When they died, each partner was listed as being worth a million dollars.

A stone quarry, in the Northern and Eastern part of Guilford Township, was opened in the early period of the development of Guilford and soon became a thriving business. Many large barns and stone houses have stone cut from this quarry.

Guilford Township has produced many professional persons. For example:

Honorable J.C. Johnson

Honorable A.D. Lacey, State Representative

Judge Albert Munson, born on a farm near River Styx, 1829

John Beck, an organist of national fame, born in Blake.

Melville Wilson, master musician on the cello and coronet, who traveled to Europe as a special soloist.

The shoemakers who made shoes, both heavy and strong, have gone the way that shoemakers do, and the blacksmith's anvil is silent, but still our valley of Guilford moves on with good people, good food, fine farms, law-abiding citizens that want it that way.

With the great change in mode of travel throughout the country, the government felt the need to lay out a large network of interstate highways, two of which were scheduled to go through Guilford Township.

From East to West, Rt. I-76 (224) was constructed through nearly all farmland. In fact, this highway took up well over 130 acres. Then from Southwest to Northeast, Rt. I-71 was constructed, consuming 84.50 plus acres, also of mostly farmland.

With these two new highways and the industries booming in the cities with a 65-mile radius, the population started to increase in the townships. New homes were built on nearly every road in the township. Gasoline stations cropped up at Rts. 76 and 3, campgrounds came into being, a large auto dealership was built, a golf course in the Southeast section of the township, an airport and housing complex was built at Acme. Land was annexed into the village of Seville to allow room for more industry; Muehler Packaging Co., now Ohio Wholesale, and the Jaffy Shoe Co. were soon on the move and employing more and more people. More land was annexed to the village to make room for a housing complex on the Southeast corner of Rts. 3 and 97 (old 224).

Another annexation on the North side of 97, just East of Rt. 3 brought a small shopping plaza and grocery-drug store to the village along with another housing complex.

With the annexations, expansions, and population growth in the village, growing pains were bound to come. A large problem is facing the village at this time. The sewage system, the EPA says, is inadequate to handle the added amounts of sewage and run-off, and needs to be updated

again. This situation is foremost in the minds of the Board of Public Affairs of Seville, and Village Council, who are trying to resolve the situation.

With the mechanization of farming coming into the farming picture in the early 1950's, farmers were able to till more acreage and increase production. Larger horsepower tractors with equipment to match, self-propelled combines, and harvesters, automatic balers, silo unloaders, automated feeding systems, bulk milk cooling and storage tanks, milking parlors, all played a great roll in the unsurpassed achievement of farming the farmers of Guilford Township are doing today.

With the smaller sized farm staying at around 90 acres and 25 milk cows, and ranging up to one of the largest dairies in the State of Ohio with 500 milk cows and 400 head coming up as replacements, and farming approximately 1,610 acres, in and out of the township, this operation is a family enterprise, one of many that has sprung up in the county. Guilford farmers can hold their heads high and not take a back seat to anyone when it comes to fulfilling the task of doing their share in the largest industry in the country; agriculture.

Not only do we have fine farms and farmers, we can also boast one of the largest maple syrup-making operations in the county, if not in the state. The Maple Valley Farms of Guilford Township is a family affair and is now in the fourth generation with the fifth generation just in the tasting stage, but coming on strong.

Then too, we must not forget the large watershed control dam of Hubbard Creek – the Hubbard Valley Park. This project controls the waters from the North central part of the township and keeps the waters at a more controlled level when meeting the Chippewa Creek waters at the Village of Seville, thus keeping the village less apt to flood as was known to occur in the past.

With progress and changes happening nearly every few months, Guilford Township keeps moving forward in making it a great place to live.

The information obtained for this writing was gathered at the Seville Historical Society Museum in Seville, and from the private collection of Mr. And Mrs. Donald Gottlieb of Seville, and was taken from the following sources:

- 1 – Historical Atlas of Medina County, Ohio, 1874.
- 2 – Atlas and Directory of Medina County, Ohio, including Directory of Freeholders and Official register of the County, 1897.
- 3 – History of Western Reserve, Volume I, 1910.
- 4 – History of Medina County, Copyright – 1948.
- 5 – Maps of Guilford Township, Map Room, Medina County Courthouse.

I.2 History of Zoning in Guilford Township

1955

W.I. Sinnett, Township Trustee of Guilford Township, moved the adoption of a resolution that the Board of Guilford Township Trustees of Guilford Township, Medina County, Ohio, appoint a Township Zoning Commission of five members, for terms of one to five years to prepare a Rural Zoning Resolution to present to the Board of Township Trustees and henceforth be submitted to the electorate of the Township for adoption, after the proper public hearings. Clayton Fulton seconded the adoption of the resolution.

The Trustees appointed the following persons to the Zoning Commission: Robert Welday – Chairman, Glen Tisher – Secretary, Henry Winkler, Millard Friedt, and Claude Moss. After a time, Claude Moss moved into Seville and Earnest Shook was appointed as his replacement.

The commission worked hard on the resolution, with the help of the Tri-County Planning Commission and the Medina County Prosecutor. The Township was divided into three proposed zones, namely: Residential, Commercial, and Industrial, with agriculture permitted in all zones.

The basic areas for Commercial were along the entire length of State Rt. 3, in the unincorporated area, and the entire length of State rt. 224, plus an area 530 feet each way from the center of the intersection in downtown River Styx.

The area for Industrial Zone was the entire length of the B & O Railroad in the unincorporated area of the Township.

The minimum lot area was ½ acre with a septic system.

1958

The resolution was submitted to the voters, after several public hearings and several revisions, at the May 8th Primary Election and was passed with a good majority.

After the election, the Trustees appointed a Board of Zoning Appeals, which consisted of the following members: Clarence Schaub, Robert Hileman, Elban Newcomer, Leonard Beery, and H. Simshauser. Robert Hileman was elected Chairman, and Melvin Detwiler appointed Secretary of both Boards. Charles Belle was then appointed Zoning Inspector.

Amendments

1961

The resolution was amended to include conditional zoning certificates, which give the Township Officials more control over variances and land use in residential areas, and the permit ceases in most cases, if the property is sold. The lot size was also changed to one (1) acre at this time.

Conditional Zoning Certificates are granted after a public hearing and notification to adjoining property owners, (and in some cases entire neighborhoods),

1973

A major overhaul of the resolution was accomplished. The Commercial area was found to be too large and strung out, and part of the Industrial Zone was in an area best suited for agriculture. The minimum lot size was again increased to 1½ acres with septic systems. A lot with central water and sewer has to be 20,000 sq. ft. Two-family dwellings were made Conditionally Zoned and other uses also Conditionally Zoned.

1974

Lots with 5 acres or more were amended to be permitted with a frontage of 175 ft. and waiver of the 4 to 1 ratio of frontage to depth.

1977

Amended to permit a junkyard in an Industrial Area, with a Conditional Zoning Certificate. Buildings of unsafe repair and abandoned prohibited, and the Zoning Inspector to notify the owner and allow six months to make necessary repairs.

1982

Swimming pools and ponds considered a structure and the building thereof for permitted use in all zones. Zoning certificates were amended to have an expiration date, if work is not started, or finished. Section 12 of the resolution was amended to conform to the revised code of the State of Ohio.

1985

Section 16 was added to the resolution. It provides for Satellite Dish Antenna Regulations, and requiring a Zoning Certificate to locate and construct it.

1997

Amended to increase the minimum lot size to 4 acres. This was confirmed by a referendum vote of the electors in the general election held November 3, 1997.

1999

The Zoning Commission reworked the entire Zoning Resolution. The minimum frontage for residential lots was increased to 210 feet. After the public hearings the zoning resolution became effective on May 6, 1999.

2001

Zoning Resolution amended to add Open Space Development and Commercial Back Lot Development.

Sewer and Water

The Village of Seville, located in Guilford Township, has three water wells with a capacity of one million gallons per day. There are 1,200,000 gallons in storage at all times. The Village of Seville consumes about 330,000 gallons per day.

The rural area of Guilford Township has no existing water lines. The residents are served by well, cistern or pond.

The Village of Seville has a central sewage plant with 500,000 gallons per day capacity. There are plans for upgrading and increasing its capacity.

The rural area of Guilford Township has no functioning or existing sewer system and no immediate plans for such a system in the near future. Building within the urban township is restricted by on-site septic approval by the Medina County Health Department.

Solid Waste

There are no landfills within Guilford Township. Two or more private trash haulers at the expense of the individual user service the Township and Village of Seville; all Medina County waste is processed at the Medina County solid waste processing and recycling facility located in Westfield Township.

Parks

Guilford Township has no Township funded parks. The Township, however, has two functioning county parks. The total county park lands in the rural area of the Township is 268.9 acres

Hubbard Valley Park is an 185.63-acre site featuring a scenic 18-acre reservoir. Present activities include picnicking, hiking, fishing, picnic shelters, cross-country skiing, and boat rentals.

River Styx Park is an 83.276-acre site, purchased in 1982 by the Medina County Park District. The site features a heavily wooded ravine, creek and a 1.5-acre lake. Present activities include picnicking, hiking, fishing and a picnic shelter. It is on the migratory route of many wild birds, making it an ideal spot for bird watching.

The Village of Seville has three parks within the village limits totaling 18.3 acres. The facilities found at these parks include ball fields, playgrounds, walking trails and picnic shelters.

Parks in Guilford Township and the Village of Seville

<u>Seville</u>	<u>Acres</u>
Cy Hewitt Park	12.0
Standhope Park	.3
Memorial Park	6.0
Leohr Park	27.0

Guilford Township (County Parks)

Hubbard Valley Park	185.63
River Styx Park North	83.276

Guilford Township also has a campground that is open to the public. There is also one private golf course.

Ideally, a tract of land at least 10-25 acres for general picnicking and large group-family recreational activities would be of benefit to the community at large. Public ball diamonds, tennis courts, etc., would provide an excellent activity center.

A generally accepted standard for parkland is 10 acres per 1,000 people. This standard, however, seems to be based primarily on providing active recreation area in an urban-type environment, and there are several other factors, in addition to population, which have a bearing on requirements for the provision of recreational facilities. Some of these are:

- A – Local desire and ability to finance.
- B – The amount of recreation provided by private organizations and other levels of government.
- C – The density of population or the amount of space existing in individual yards.
- D – The location of recreation areas in relationship to population.

The relatively low density over most of the Township reduces the need for extensive recreational facilities and would appear to eliminate the need for such facilities as lots and playgrounds for young children.

It is therefore the policy of this plan to cooperate with the Medina County Park District in developing and protecting county parks and surrounding areas.

Post Offices

Four U.S. Post Offices serve Guilford Township, namely:

- 1 – Seville, serving the western and central section.
- 2 – Wadsworth, serving the eastern section.
- 3 – Rittman, serving the southeastern section.
- 4 – Medina, serving the extreme northern section.

Telephone Systems

Guilford Township is served by Verizon system covering the entire Township. Telephone customers also have the choice of using Sprint or A.T.&T. There are also many cellular phone towers located in the Township making the use of cellular phones a convenience. The Township consists of two exchanges, namely:

- 1 – Wadsworth with 334,335, and 336 prefix numbers
- 2 – Seville with 769 prefix and access to Medina prefix: 722,723, and 725. Also access to Creston prefix: 435, and Wesfield Center prefix: 887.
- 3 – The southeastern portion of Guilford Township (Rittman) has the prefix 925 and 927.
- 4 – Calls from Seville to Wadsworth and Rittman are toll calls.
- 5 – Wadsworth telephone subscribers have the advantage of being able to call most of Summit County toll-free.
- 6 – Rittman and Wadsworth are toll-free between each other.

Electric Service

Three electric utility suppliers serve Guilford Township:

- 1 – Seville Board of Public Affairs serves the Village of Seville and surrounding Township areas.
- 2 – Wadsworth Utility serves the southeastern quadrant of Guilford Township.
- 3 – Ohio Edison Company (First Energy) serves the remaining area of Guilford Township.

Airport

Guilford Township has one privately owned airstrip. Skypark is unique due to the fact it is a residential occupied facility with homes adjacent to the 19-acre airstrip, connected by streets to the runway, which allows the homeowner to taxi his plane for takeoff by way of his driveway and street. The plane is stored in his attached garage.

Schools

Guilford Township is serviced by three school systems. The fact that the township is serviced by these three systems makes it convenient for students living in any part of the township to attend

school.

There are 252 students from Guilford Township attending Wadsworth Schools at this time. In 2001, (latest figures available), the Wadsworth School system average cost per pupil was \$7,168.

The transportation costs, which are current, amount to \$3.60 per mile, or \$403.83 per student per year.

Almost half of our elementary students score better than the national average on the Iowa Test of Basic Skills. The Senior High School pupil's scores on the A.C.T and S.A.T. College Board Exams are consistently higher than the national average.

The school system was recently commended by Ohio State University for the excellent preparation their pupils receive in English and Mathematics.

89.91 percent of their vocational graduates who sought employment were employed in a field related to their vocational training.

The Wadsworth School System has well-trained, experienced teachers. Their staff has an average of 12.81 years of experience, and 52.8% of their teachers hold advanced degrees.

The system is in sound financial condition. They are free of all bonded indebtedness, and are living within their established budget.

The Wadsworth School System's buildings are attractive, safe and well maintained. The district just completed a \$36,000,000 capital improvement program. This included a new music department, two classrooms, two service rooms and other interior improvements to the high school as well as two new elementary schools, a new building for grades 7 & 8 and renovation of Central School to house grades 5 & 6. The transportation department has maintained an extremely safe transportation record.

There are approximately 360 students from Guilford Township attending schools in the Cloverleaf system. These schools are the Cloverleaf Senior High, Cloverleaf Middle School, and the Seville Elementary School. The Cloverleaf Local Schools tax rate of 24.4589 mills is the second lowest in Medina County among school tax rates, ranging from 24.4589 mills to 38.5986 mills as of January, 2002.

The expenditures per pupil in the 2001/2002 school years were \$5,781 (based on 3,696 pupils). The entire district encompasses 119.2 square miles and is served by 37 school buses making elementary and secondary runs each morning and afternoon which involves driving more than 36,100 miles daily and over 6,440,220 miles per year.

The State Board of Education has rated Cloverleaf Local Schools an effective school. Cloverleaf High School met 100% of the rating criteria.

Cloverleaf had 263 graduates in 2001.

48 % of the graduates entered colleges or universities.

19 % entered technical schools.

3 % entered the military.

30 % entered full time employment.

Of the 263 graduates, 22 % participated in vocational classes at the Medina County Career Center.

The Seville Elementary School received an incentive award for increased proficiency scores. Because of new state standards and class size, selected students may be assigned to another Cloverleaf Elementary School.

The Cloverleaf School System offers special services. Three speech and hearing therapists assisted 110 students who were assessed to have speech and hearing problems. Twenty-one teachers and tutors provide services for students with disabilities in grades K-12. Two elementary guidance counselors, counseled with elementary students and their families. Elementary students with a physical handicap attend Westfield Elementary, which was remodeled for accessibility. Five Guidance Counselors and two prevention specialists assisted secondary students. Two school psychologists also serve the district.

The Rittman School System is comparable to both the Wadsworth and Cloverleaf Systems, but because of the small area of Guilford Township it serves, and the few students in Guilford Township it serves, for the purpose of this report, we will not go into detail describing this system.

Fire Department (The History of the Seville-Guilford Fire Dept.)

The Seville Volunteer Fire Department came into existence in the year of 1869. At first, actually for several years, it consisted of nothing more than a bucket brigade. The equipment consisted of several buckets, a ladder or two, maybe a piece of rope, and a few volunteers to pass the buckets along.

At one time, it was required that people have a ladder available, also a rain barrel and some buckets.

Sometime before 1900, the first hand pumper was purchased from Forest City, Cleveland, Ohio. It is now housed in a museum in Cleveland.

One of the first Chiefs was John Overholt. He and his brother, "Ike", were the owners of the Overholt Machine Shop located where the Seville Centrifugal Bronze Foundry is now in operation.

1927 - Charles Rennecker took over as Chief. He owned a garage where Jim Blair now has his auction. The fire station was located next door to his garage. Maybe this was the reason for him being selected as Chief. At this time, a 1924 Maxwell pumper was purchased from Rittman. It

was said the Department was laughed at because the kids could out run the truck responding to a fire call. It was felt that something had to be done, so they purchased a six cylinder Chevy engine and installed it in the old Maxwell with good results. The kids didn't have a chance after that. They also had a 1916 Haynes with two forty-five gallon chemical tanks.

1940 - Seville bought its first new fire truck, a new Ford Midship pumper. To save money, the sixty-five horsepower engine was purchased instead of the big powerful eighty-five horsepower engine, which was less than \$100.00 more expensive.

1940 – First training course taken. Fred Bauer was chief, and remained until 1943.

1943 – Earl Beck was named chief and remained as chief until 1977. He remained active with the department until his death in 1983.

1958 – Guilford Township passed its first fire levy. Two new tanker pumpers were delivered in December, from Home Fire Equipment Co., Anderson, Indiana.

After these trucks were purchased, it was found that the Department was having growing pains. Land was purchased, and a new Fire Station, Mayor's Office, and Counsel Chambers were built at 6 Spring Street, where the Police and Seville-Guilford E.M.S. have their headquarters now. This facility was dedicated in October 1959. Dick Naftzger oversaw the construction at a cost of \$18,000.

1968 - A new grassfire-pumper truck was purchased from Stuphen Fire Equipment Co. in Columbus, Ohio. This vehicle was the first so-called "quick attack" truck in the area. At this time, the Department sold the old 1940 truck to the highest bidder.

1976 - Pierce Fire Equipment Co. in Appleton, Wisconsin delivered a new pumper-tanker. At this time, the Department had outgrown its facilities again.

1977 – Dale Jones was sworn in as chief after Chief Beck stepped down.

1980 – The department moved into our present location at 181 North Center Street.

1981 - A new pumper-tanker was delivered from Pierce Fire Equipment Co. in Appleton, Wisconsin. This gave the Department a total of four pumper-tankers plus a grassfire-pumper. Soon after this, Guilford Township became partners with the Village of Seville in funding an Emergency Medical Service (E.M.S.). E.M.S. operates separately from the fire department, but is jointly operated by Guilford Township and the Village of Seville.

1983 - Dale Jones retired from the fire service and Dick Naftzger was sworn in as Chief in May.

1985 – The department received an old squad vehicle from the E.M.S. and converted it into a heavy rescue vehicle. It is equipped with "Jaws of Life", air bags, and many other pieces of equipment. The department received a new 2,500-gallon pumper tanker.

1988 – In December, Medina County established a 911 Emergency Service.

1995 – A heavy rescue vehicle was added to the department

1996 - Dick Naftzger retired from the Fire Department and on July 1, 1996. Jeff Eby was sworn in as Fire Chief.

2003 – In September a new 1000-gallon pumper tanker was ordered from Pierce Manufacturing Inc.

2003 – In November plans were approved by the Guilford Township Trustees for an addition to the fire station, which would add several bays and allow space for the E.M.S.

2004 – In February, the new 1000-gallon pumper was delivered to the Seville/Guilford Fire Department.

2004 – In July, bids were opened and a contract let to construct an addition to the Seville/Guilford fire station, which will also house the Seville/Guilford E.M.S.

Police Protection

The Village of Seville has a full-time adequately staffed Police Department. The rural area of Guilford Township is supplied police protection by the Medina County Sheriff Department.

Emergency Medical Service (EMS)

The Seville/Guilford EMS Department was established in late 1980 and early 1981. The voters approved a ½ mill levy after private donations proved the community was sincere about funding this need. Mayor “Pete” Jarvis purchased two surplus emergency vehicles from government surplus in Columbus, Ohio. These vehicles are still being used by the Fire Department and as back-up EMS.

The squads are well trained and busy. The squads are called out on an average of once per day. In 1990 the need for full-time day personnel was recognized and the voters approved an additional 2-mill levy at the May Primary on top of a ½ mill renewal in November 1989.

1992 -A new squad vehicle was delivered in December.

1998 – A new squad vehicle was acquired.

2003 – In December, Seville Village Council and Guilford Township Trustees agreed that Guilford Township would assume all responsibility of the E.M.S.

2004 – In May, Guilford Township assumed management of the Seville/Guilford Fire and Rescue Service. Scott Oring was named as director.

1978 - In December, the Ontario Council established a 211 service area.

1977 - A new service area was added to the department.

1976 - The Ontario Council established the 211 service area and in July 1, 1976, the 211 service area was established.

1975 - In September, a new 211 service area was established in the 211 service area.

1974 - In November, the Ontario Council approved the 211 service area for an additional 211 service area, which would be added to the 211 service area.

1973 - In February, the Ontario Council approved the 211 service area for an additional 211 service area.

1972 - In July, the Ontario Council approved the 211 service area for an additional 211 service area, which will be added to the 211 service area.

Future Plans

The Ontario Council is currently reviewing the 211 service area and will be reporting to the Ontario Council in the future.

211 Service Area

The 211 service area was established in July 1970 and is currently operating as a 211 service area. The 211 service area is currently operating as a 211 service area. The 211 service area is currently operating as a 211 service area.

The 211 service area is currently operating as a 211 service area. The 211 service area is currently operating as a 211 service area. The 211 service area is currently operating as a 211 service area.

1971 - A new service area was established in the 211 service area.

1970 - A new service area was established in the 211 service area.

1969 - In December, the Ontario Council approved the 211 service area for an additional 211 service area.

1968 - In May, the Ontario Council approved the 211 service area for an additional 211 service area.

TALLY OF 333 SURVEYS RETURNED OF 1085 SENT = 30.6%

1 – Are you satisfied with the present zoning laws?

Yes – 239 = 71.77%

No ---- 46 = 13.8%

2 – Are there enough Commercial & Industrial zones within the township?

Yes – 298 = 89.48%

No ---- 29 = 8.7%

3 – Would you like to see the size of building lots increased or decreased?

Increased – 74 = 22.2%

Decreased – 49 = 14.7%

Same ----- 205 = 61.56%

4 – Should variances & conditional permits be harder or easier to get?

Harder – 147 = 44.1%

Easier ---- 45 = 13.5 %

Same ----- 95 = 28.5%

5 – Would you welcome housing and/or commercial developers to the township?

Yes/ Housing – 70 = 21%

Yes/ Comm. ---55 = 16.5%

No ----- 253 = 75.97%

6 – Would you like to see the size requirements of housing units increased?

Yes – 118 = 35.4%

No ---199 = 59.75%

7 – Are you in favor of more or less restrictive zoning laws?

More – 239 = 71.7%

Less ---- 42 = 12.6%

Same --- 28 = 8.4%

8 – Would you like to see the township remain an agricultural/residential area?

Yes – 319 = 95.79%

No ---- 14 = 4.2%

9 – Do you agree with the Comprehensive Plan's basic goals?

Yes – 227 = 68.1%

No ---- 16 = 4.8%

Undecided – 76 = 22.8%

Guilford Township Zoning Districts Map

-  Communication Tower
-  Road centerline
-  Township/Municipal Boundary
-  Parks
-  Cemeteries
-  Parcel Boundary
-  C Commercial
-  I Industrial & Manufacturing
-  R Residential
-  Municipalities

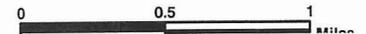
Notes:

The road centerline, railroad centerline, parcel boundary, and jurisdictional boundary data is maintained by the Medina County Highway Engineers Office.

The Guilford Township zoning district data is maintained by the Medina County Department of Planning Services in cooperation with the Guilford Township Trustees, the Zoning Commission, and the Zoning Office.



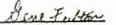
1:42,000



Adopted by the Guilford Township Trustees January 21, 2003

Resolution: 2002-02.

Trustee Signatures

 Glen Sheller	 Robert Rohrer	 Gene Fulton
2 Sept 2003 Date (dd/mm/year)	2 Sept 2003 Date (dd/mm/year)	2 Sept 2003 Date (dd/mm/year)

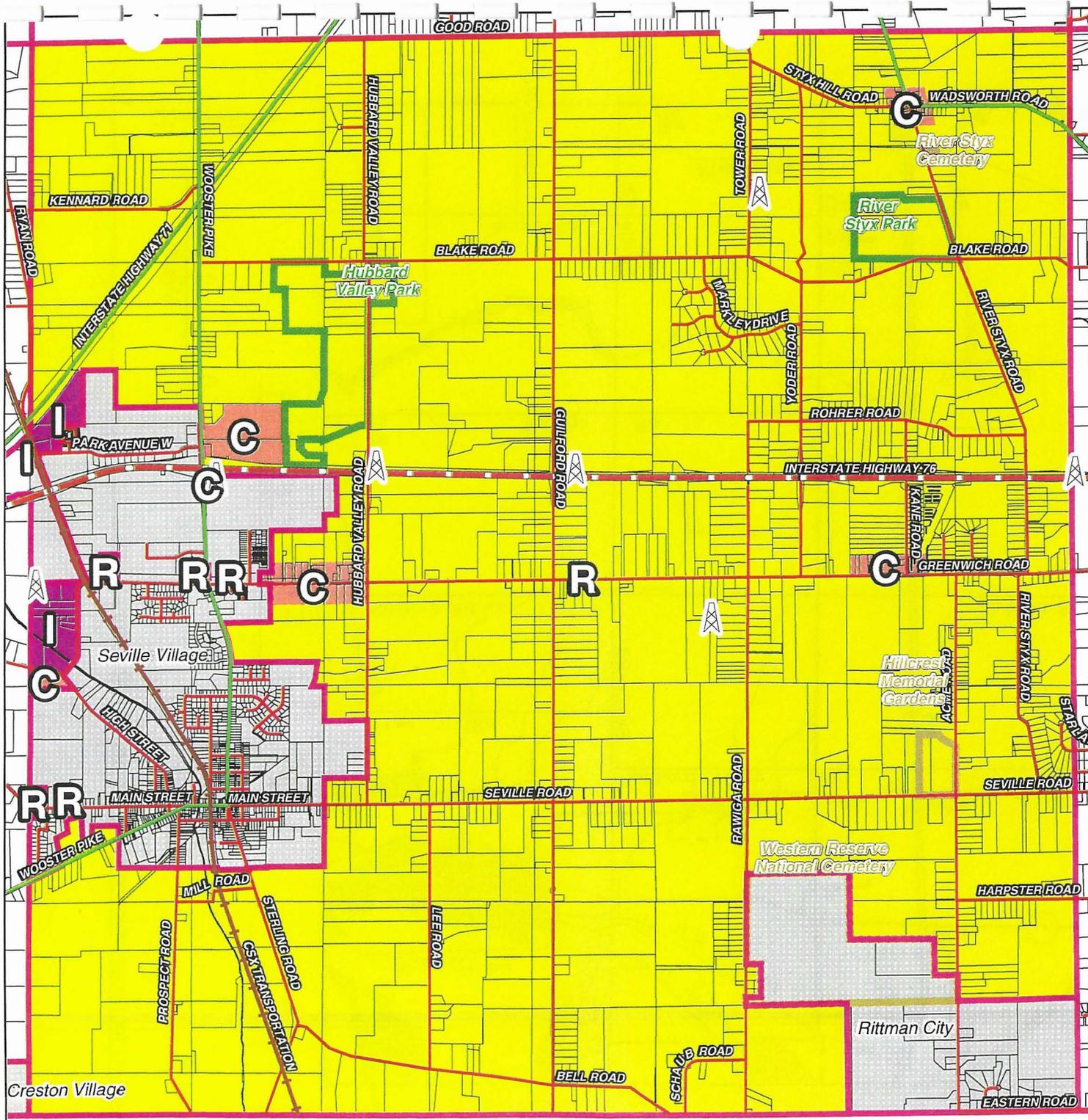
Comprehensive Map Amendment
adopted August 17, 2004



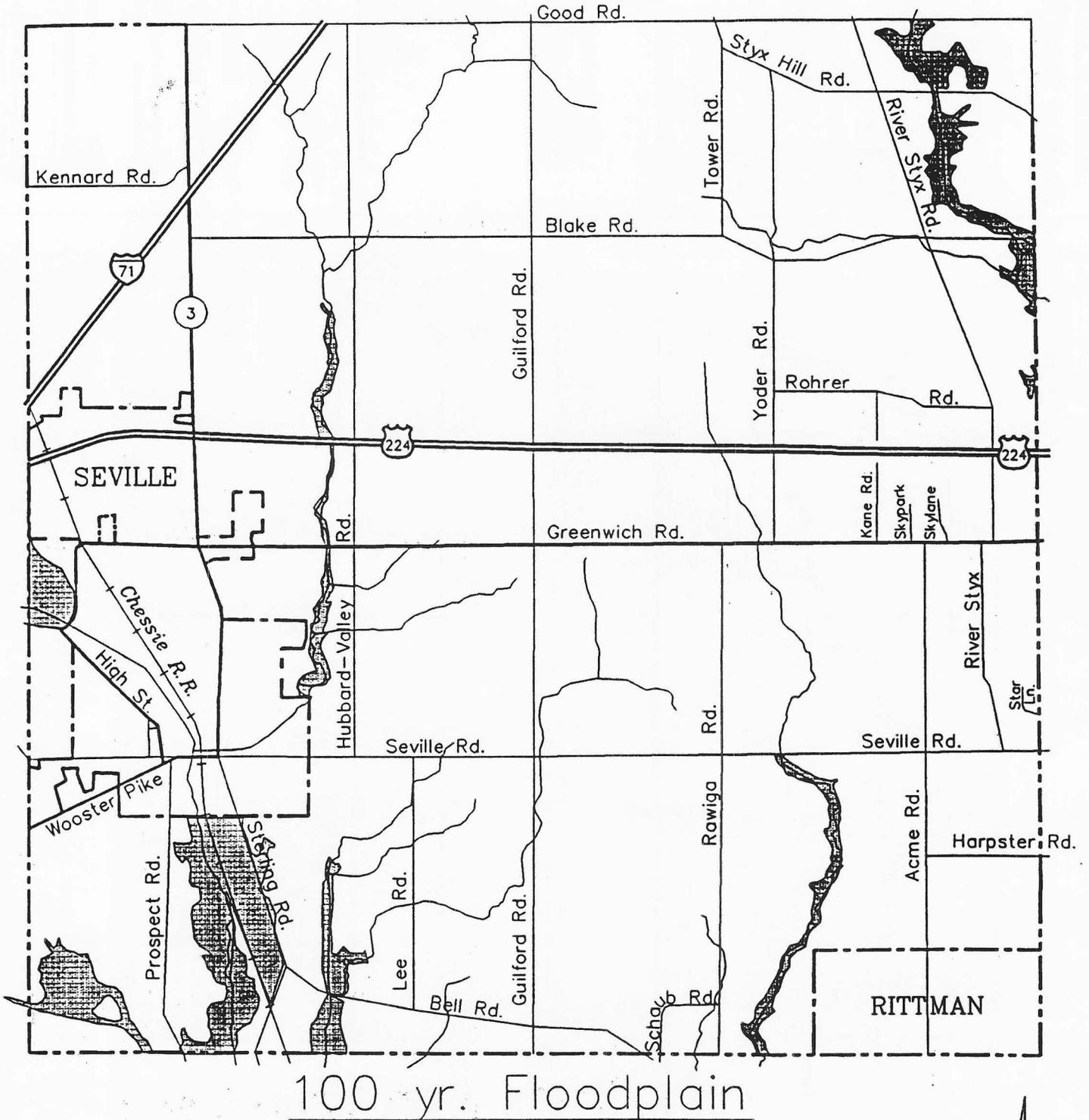
Prepared by:
**Department of
Planning Services**

124 01, Washington St., Suite B-4 31606, OH 44256 (519) 722-9219 Fax: (519) 764-2426

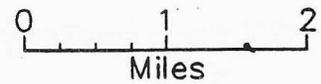
Updated by: Stacie Duberstein, Associate Planner/GIS Analyst
File Location: R:\arcview\zoning\guilford\guilford_zone_0604_8.5x11.mxd



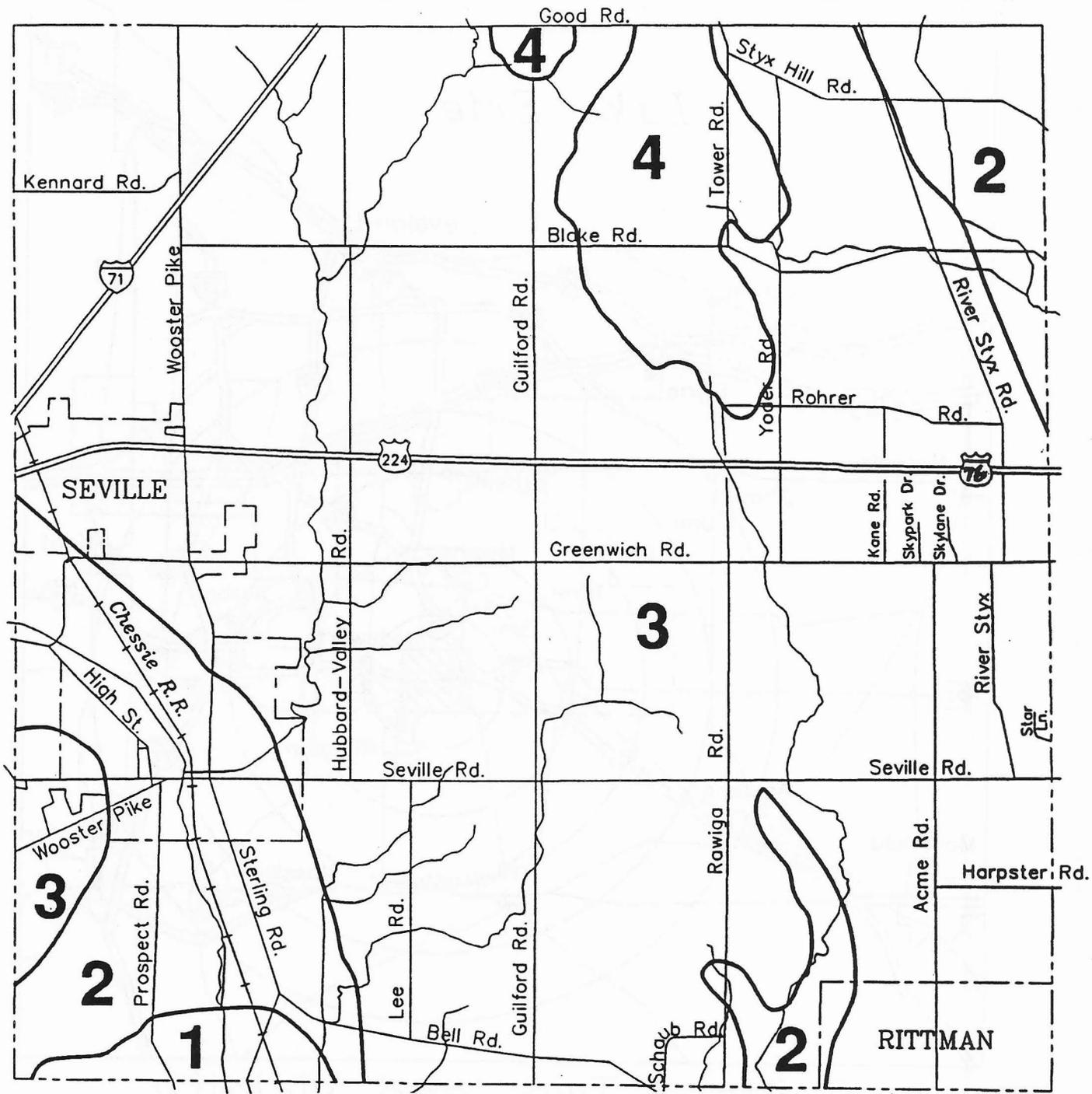
GUILFORD TOWNSHIP



100 yr. Floodplain

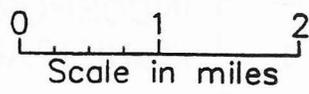


GUILFORD TOWNSHIP

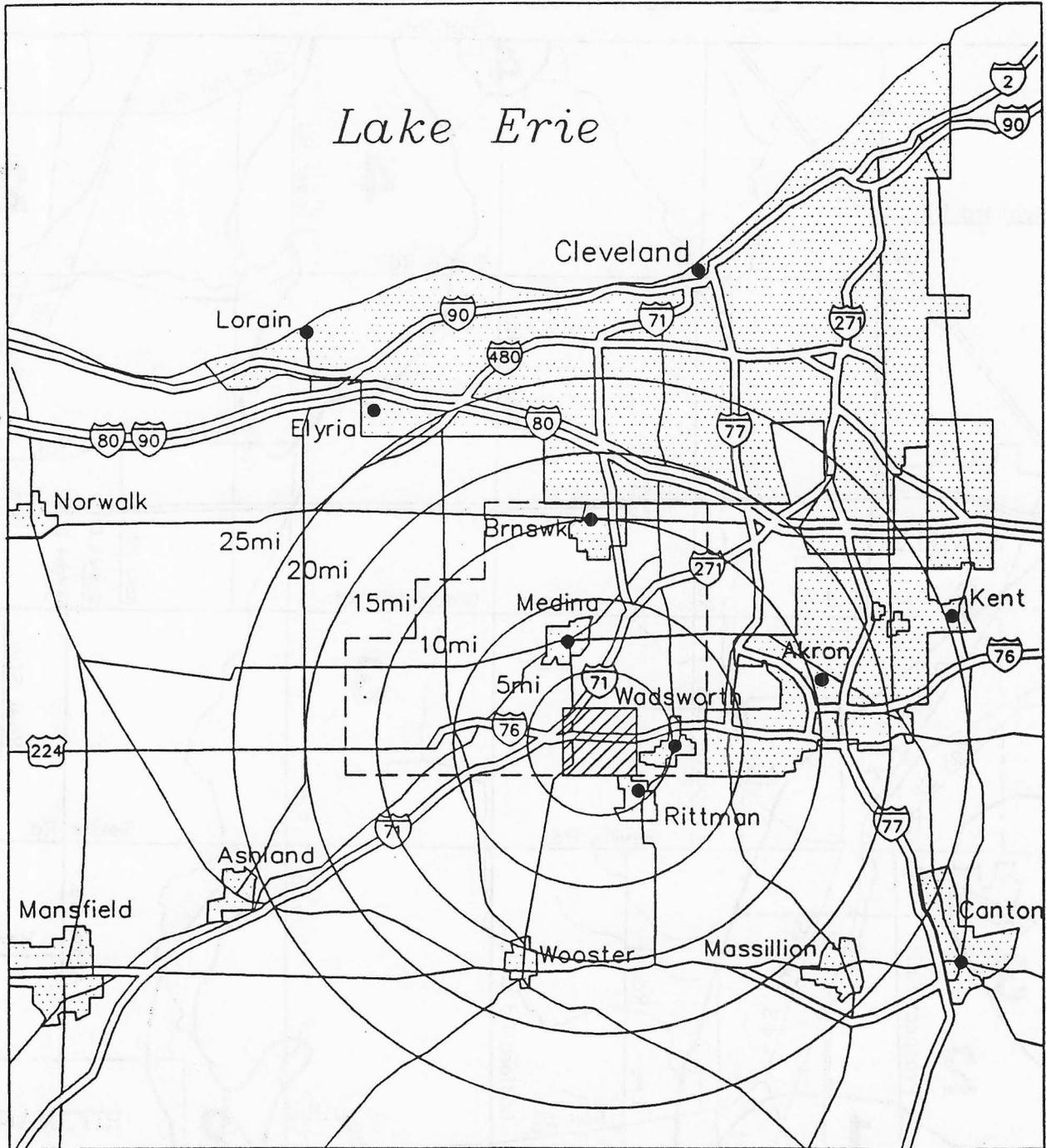


Ground Water Yields

- 1** Over 100 Gal/Min
- 2** 25 to 100 Gal/Min
- 3** Less than 25 Gal/Min
- 4** Less than 25 Gal/Min Brackish and Salt Water

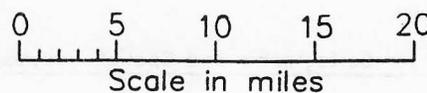


GUILFORD TOWNSHIP



Guilford Twp. and Vicinity

-  INCORPORATED MUNICIPALITIES
-  GUILFORD TWP.

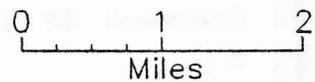


GUILFORD TOWNSHIP

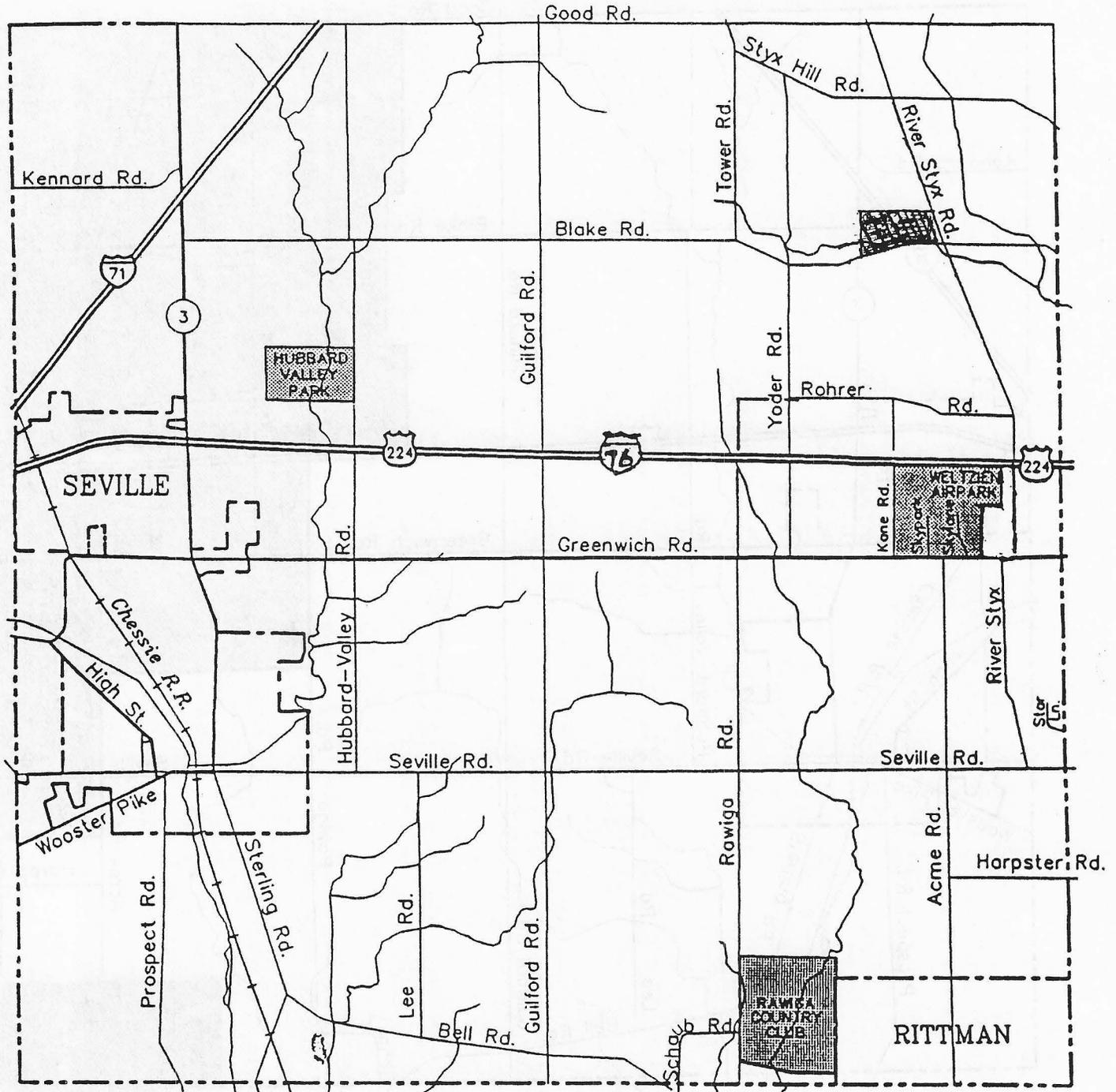


School Districts

-  Wadsworth
-  Cloverleaf
-  Rittman

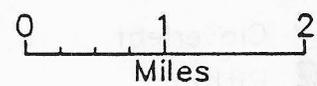


GUILFORD TOWNSHIP

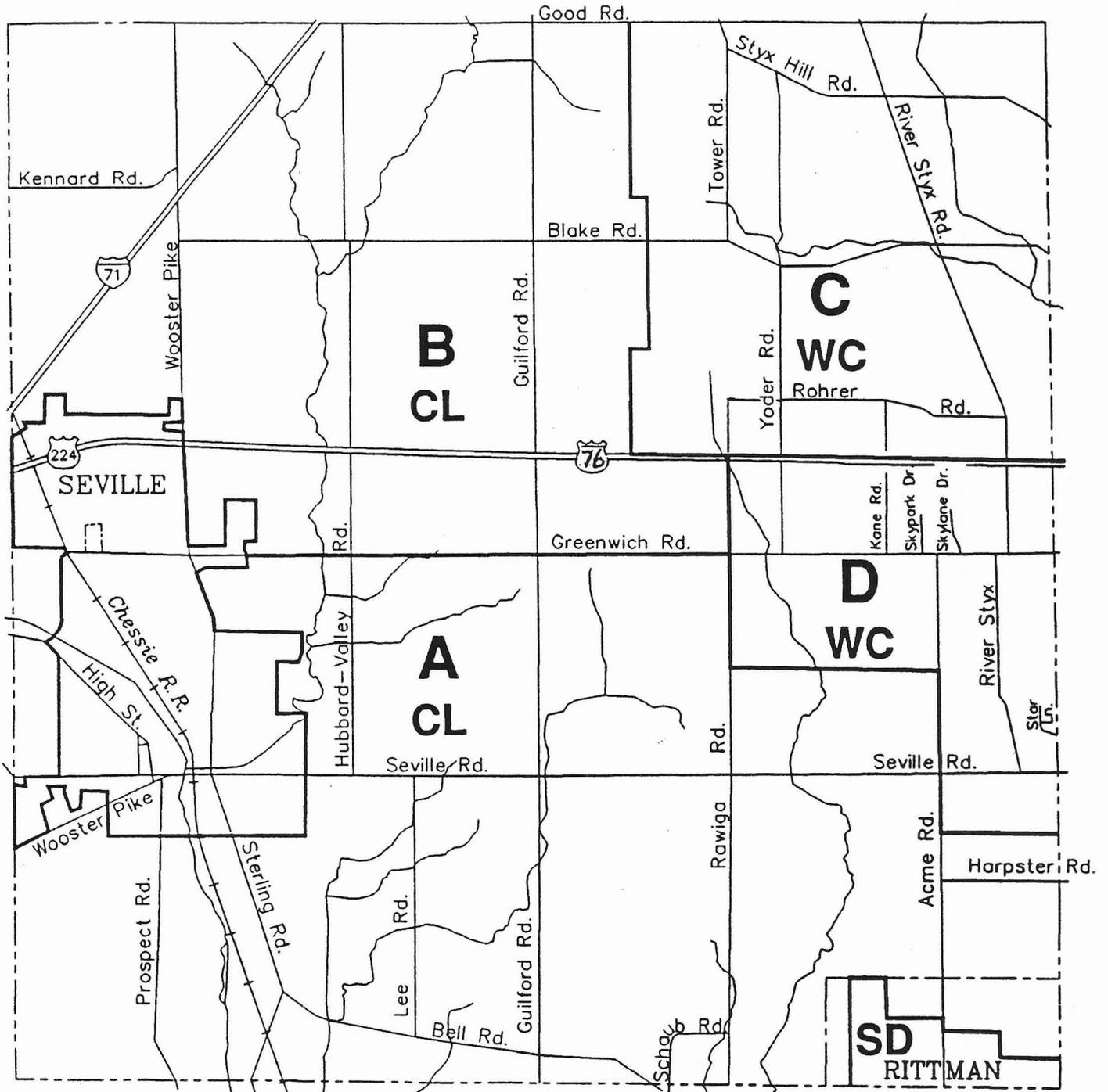


Parks and Recreation Facilities

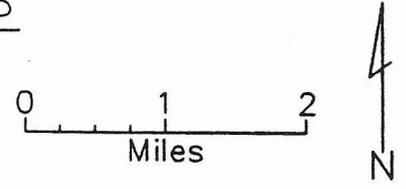
-    River Styx Valley Park
-  Parks



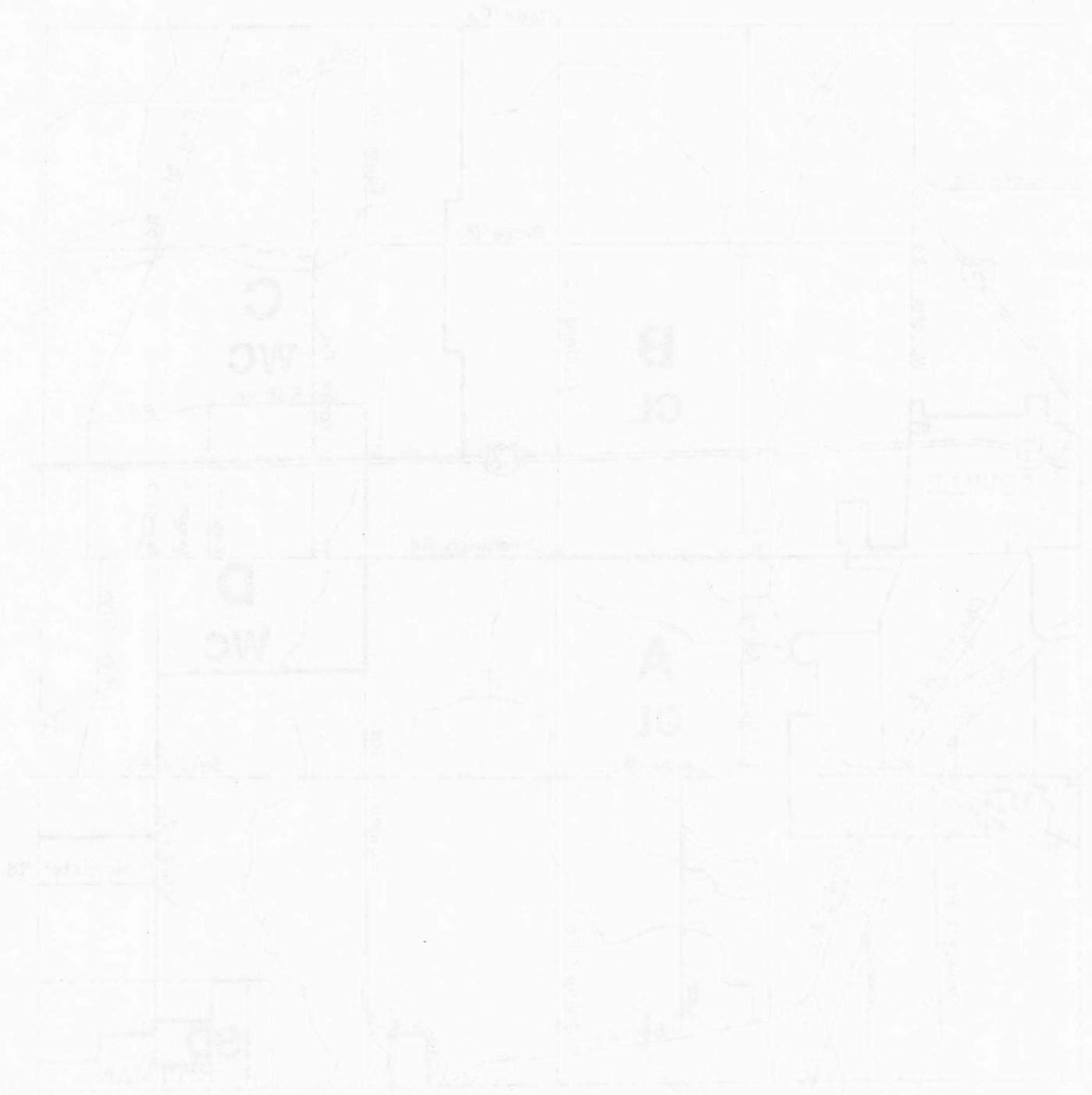
GUILFORD TOWNSHIP



Election Precincts



GUELPHORD TOWNSHIP



Electoral Precincts



Approved by the State Board of Elections and the State Board of Education on 10/10/00