



JEFFERSON TOWNSHIP FUTURE LAND USE STRATEGIC PLAN

- *EXPLORE*
- *DECIDE*
- *PLEDGE*

October 30, 2015



APPENDICES

A. SWOTT ANALYSIS SUMMARY	37
B. EXISTING CONDITIONS	47
C. GOALS AND PRIORITY SETTING WORKSHOP SUMMARY	73
D. MAIL SURVEY SUMMARY	79
E. PLACE-MAKING AND IMPLEMENTATION IDEAS WORKSHOP SUMMARY	89
F. PROJECT OPEN HOUSE SUMMARY	105

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A. SWOTT ANALYSIS SUMMARY

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Session Report
Jefferson Township SWOTT Analysis
Monday, October 20, 2014

Prepared by: Bob Steinbach
Miami Valley Regional Planning Commission

Section 1: Session design

Topic Conducting a situation analysis (SWOTT) for Jefferson Township that will feed into a Future Land Use Vision and a Strategic Action Plan Process

Background

- MVRPC is assisting JT to develop a future land use vision and strategic action steps
- JT has a mix of rural, urban, and suburban settings
- Almost 60% of the land is considered (zoned?) agricultural
- The Township covers about 25 square miles – a little more than 5% of the County
- JT's is diverse: about 55% of residents are black, 42% white and 3% other
- About 19% of the residents are 65+ compared to 15% county-wide (slightly older population)
- Between
- Per capita income is below the County average and the poverty rate is higher in JT
- The vacancy rate in JT is slightly higher than in the County as a whole
- *Sources for all statistics were the 2010 Census and the 2008-2012 American Community Survey*

Overall Project Purpose

- To develop a future land-use vision and a strategic action plan by summer of 2015
- To begin implementing the “to be identified” Strategic Action Steps by 8/31/2015

Purpose of this storyboard session

- To conduct a Situation Analysis for JT that reflects current state:
- Fall 2014
- To identify significant Strengths, Weaknesses, Opportunities, Threats and Trends
- To look for patterns or clusters across those categories

Non-Purpose of this session

- To “jump to solutions”
To reach “consensus” on the current situation
- To place blame or assign credit for elements of the current situation in JT

Important note to reader: The remainder of the report is a transcription of the cards as generated by the group. The numbers at the end of lines are prioritization votes (dots) awarded to each idea by the participants. The ideas with the highest number of dots are the ones the group felt were most significant.

Where multiple cards stating the same basic idea received dots, those cards appear in the same bullet line with the number at the end of the phrase indicating the **total dots** of

the combined cards. Only cards which received dots were “merged” into one line, and some cards that were similar, but not the same, were left separate. Whether to merge ideas into one line is a subjective decision made by me in preparing the report and can be changed by the group.

Significant current strengths of Jefferson Township include...

- Quietness (7) Quiet country setting: peaceful and beautiful (7) The topography of the land is very beautiful (2) **(16 total)**
- Beautiful parks (Fisher, Possum Creek, Richardson, Learning Tree farm, etc.) (6) Beautiful parks and rivers which all surrounding areas share (4) **(10 total)**
- Community's spirit to resolve issues and problems (6) The community unites and responds to threats (3) Community members willing to become involved (2) **(11 total)**
- Open land, not cramped but still close to town (7) Close access to employment, entertainment, business and shopping (2) **(9 total)**
- Law enforcement quick response time (8)
- Diversity of cultural groups and economic class (7)
- The cost of real estate is inexpensive (5)
- The sheriff's department on the drug issue is taking charge with addicts and dealers (4)
- Transportation access is good (35/49) (5)
- No income tax and property taxes are cheap (5)
- A lot of small business owners and home-based businesses (5)
- Land mass provides a great base for agri-tourism (4)
- We have a historic district (4)
- The farmers create another economic base (3)
- We have our own water department (3)
- Wildlife gives us tremendous potential for business development and recreation (2)
- People like living here (2)
- We have an abundance of unoccupied/unused land (2)
- Residents are family oriented which makes them concerned about the area (2)
- Lots of churches and a variety of faiths – people can worship freely and not be pigeon-holed (1) We have a large number of churches (1) **(total 2)**
- Rural nature of community qualifies for a lot of USDA funding (1)
- Recreation, basketball, baseball, fishing
- A lot of sugar maple trees in our area
- Over half of church members reside in Jefferson Township
- People look out for one another
- Have an abundance of children and young people
- Maintenance of rural classification guarantees USDA funding
- Good communication and information-sharing with each other
- Great cheeseburgers and fast and friendly service at Valero's

Significant Current Weaknesses of Jefferson Township include...

- Zoning is vulnerable to solid waste facilities (12)
- We are the target of dirty businesses (9)
- Lack of grocery stores and other basic businesses (6) Limited availability of various resources (restaurants, groceries, drugstores) (5) **(total 11)**
- No comprehensive zoning plan (6)
- We need activities to bring the community together that we don't currently have (6)
- Invisible to the rest of the community (5)
- Schools: low scores and attendance from kids moving out of the area (5)
- Poorly-rated school system (5)
- Township is underfunded - is like the 1970s – 1976 budget (5)
- Too many abandoned properties (4)
- Lack of resources to clean up abandoned properties (4)
- Too many foreclosures and vacancies (4)
- Too much waste dumping by business people (4)
- No business district in the Township (4)
- Poor wi-fi, cable, connectivity, homes are poorly connected to the web (4)
- Thefts and drug dealing (3) Too many drug dealers (1) **(total 4)**
- People from out of area come to Drexel to buy drugs (3)
- No Urgent Care medical facilities (3)
- Outdated zoning laws (3)
- Poor upkeep and lower than average income levels (3)
- Poor upkeep of property (3)
- Junk cars and junk yards (3)
- Unfairly suffer from negative perception (3)
- We need more people watching out for each other and calling the police (3)
- Population getting older and the young people coming in are bringing drug activity (2)
- Occupied homes are poorly- kept – property maintenance issues (2)
- No shopping experience to bring people to the area i.e. boutiques (2)
- We don't toot our own horn (2)
- No snacks for township meetings (2)
- Fear of personal safety in some neighborhoods (2)
- Low average income level for families (2)
- We don't share good news in the township (1)
- More retirees than workers (1)
- Need more fire hydrants (1)
- Few activities for youth (1)
- Water quality bad from JTRWA (1)
- Young professionals and seniors not returning to the community (1)
- We are hypercritical of ourselves (1)
- Not enough activities for the kids (1)
- No Urgent care facilities (1)

Significant Current Weaknesses of Jefferson Township include (continued)...

- Home ownership has decreased resulting in abandoned houses
- Tax rates discouraging – too high
- No organized recreation for children
- Poaching of wildlife
- Insurance rates and crime rates
- No large chain grocery store with fresh fruit
- Vacant land with structures still up
- People dropping off live animals
- Parks are not equipped properly
- High poverty levels, low economic development

Opportunities that Jefferson Township should pursue include...

- Redo our zoning and update to protect our resources (9)
- Create cleanup program for Jefferson Township (7)
- Publicize the positives of JT in media and elsewhere (7)
- Promote 5 acre home sites (6)
- Passage of general fund levy – 1976 funding (5)
- Have an Urgent Care hospital in the community (4)
- Partner with other districts on common goals (3)
- Land and water – organic farms, CSAs, aquaculture, food, food, food. (3)
Promote local produce – offer produce to broader community (2) **(total 5)**
- Redo zoning laws for the community (4)
- Jefferson township could be pointed out by county officials to businesses looking for locations (clean businesses) (3)
- Good place for the fairgrounds it is a farming community with fairgrounds stuff (3)
- Recreational retreats for colleges and universities (2)
- Have a community center for the residents (2)
- Initiate a business Chamber of Commerce (2)
- Rural residential living (2)
- Having a shopping center or strip mall coffee shops (2)
- Basic industry – attract them with land and transportation access (1)
- Clean water is abundant (1)
- Hunting and recreational trails (1)
- Have a farmers Market in the community (1)
- Township offices should be moved to free up best property on the highway (1)
- Create a community activity committee for everyone (1)
- Create a support committee for the schools (1)
- Update zoning laws in JT (1)
- Support local businesses – lucky to have a grocery store (1)
- Centerpiece for economic development – small area mall
- Township building needs more outside lighting
- Farmers market to buy fresh fruit and vegetables

Opportunities that Jefferson Township should pursue include (continued)...

- Smallmouth bass fishing in Bear Creek
- Advertise the positive businesses
- Upscale housing on large pieces of land – very desirable locations
- We have cheap land which is conveniently located
- Pursue the idea of a local newspaper
- Attractive entrances announcing Jefferson Township community
- Should pursue high-end home builders to attract high-income residents to support businesses
- Nighttime policing for neighborhoods
- Protect the quiet and promote business
- We need 250 young families
- Have a gated community to stop drugs
- Good time to have the trustees and the community come together
- Bringing in grocery stores and Walmart

Threats we must keep our eye on include...

- Relaxed zoning (8) Negative intrusions are the result of poor zoning regulations (5) **(total 13)**
- Annexation of prime land (4) To stop annexation from happening to the township (4) **(total 8)**
- Theft and drugs is high in township (7)
- Need to use good property for economic development on the most likely place on 35 (5)
- Clark oil, Permafix, Clean Water waste processing facility location (4)
- Largest landowner may bring unfavorable businesses (4)
- Stop any landfills from coming (3)
- Need media releases on every positive thing in Jefferson Township (2)
- Illegal businesses coming into the community (1)
- Abandoned properties and dumpsites (1)
- Losing our quiet community to big business or progress (1)
- When zoning laws are lacking negative business will take advantage (1)
- People who are willing to rent land out for negative use
- Licensed solid waste facilities
- Clean water limited should be limited or closed
- Outside increased drug activity and theft
- Declining regional population – demographics not favorable
- Too many areas are annexing to other surrounding areas making the township smaller and smaller
- Drug locations posing as car washes
- Negative businesses could affect the health of the community
- Lack of ability to come together as one
- Not having a strategic plan to stop things from happening

Threats we must keep our eye on include (continued)...

- Lack of new zoning laws
- Lack of vision for the future
- Decreased local government funding from state
- Attractiveness to waste management companies
- Lack of job growth

Trends that could have a significant impact on Jefferson Township in the future could include...

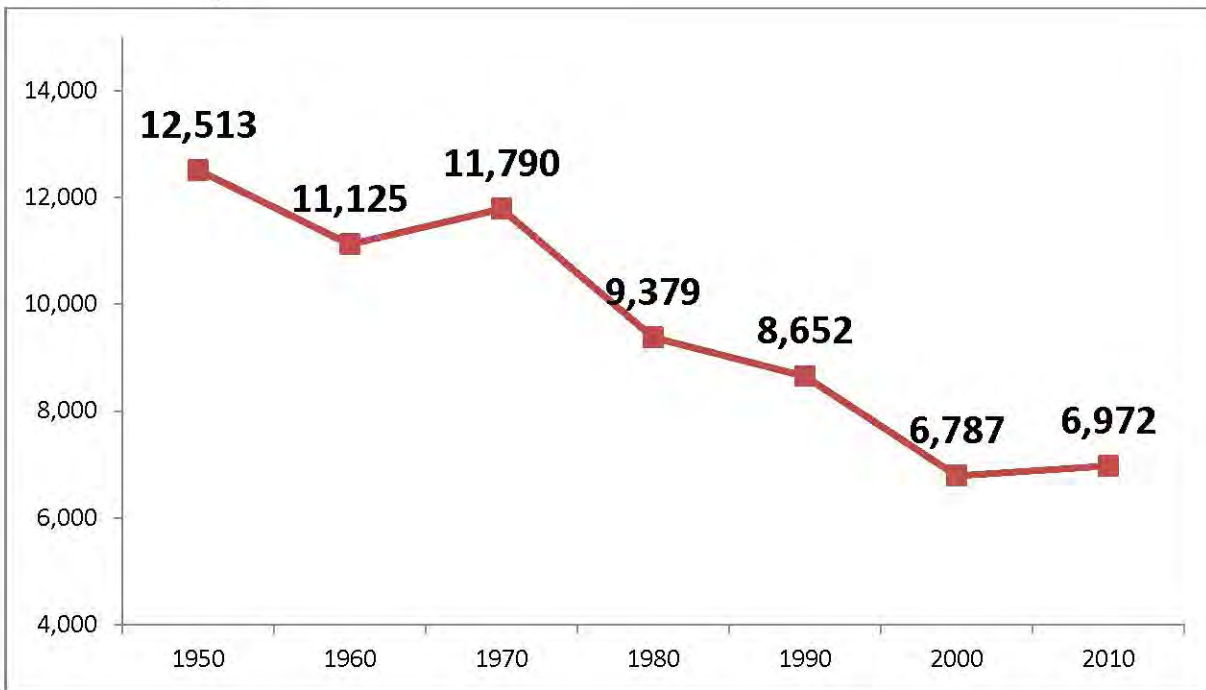
- Increased need for cable access for all residents for communication (10)
- Developers favoring small lot development and apartments (6)
- Negative dump sites with trash and poisonous waste (6)
- Township farmers could benefit from local food movement (4)
- Clean water is abundant in our township – other regions are drying up (3)
- Lack of township infrastructure and resources (3)
- Decreasing pollination and bee population (2)
- Focus on water being fresh and clean (2)
- We have the land, but no water system or sewer system (1)
- Lyft's cars could fill public transportation gap (1)
- Need the trend of new branding of Jefferson Township as a positive residential community with bucolic country (1)
- Concerns for the Ebola virus (1)
- The heroin epidemic taking over (1)
- People starting home businesses being entrepreneurs
- Movement toward smaller lots
- Reconsider rail for passenger trains across the state
- Wi-Fi access needed
- The few work and the others sit back
- Gardening to have fresh food

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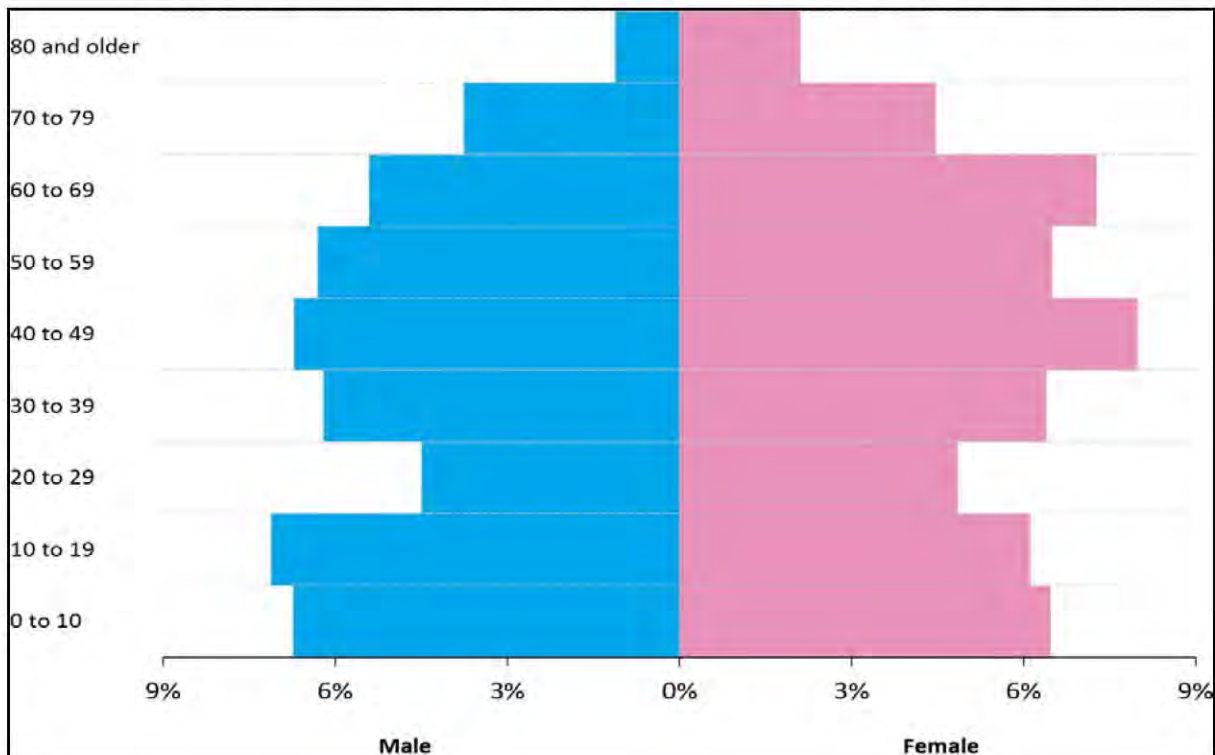
B. EXISTING CONDITIONS

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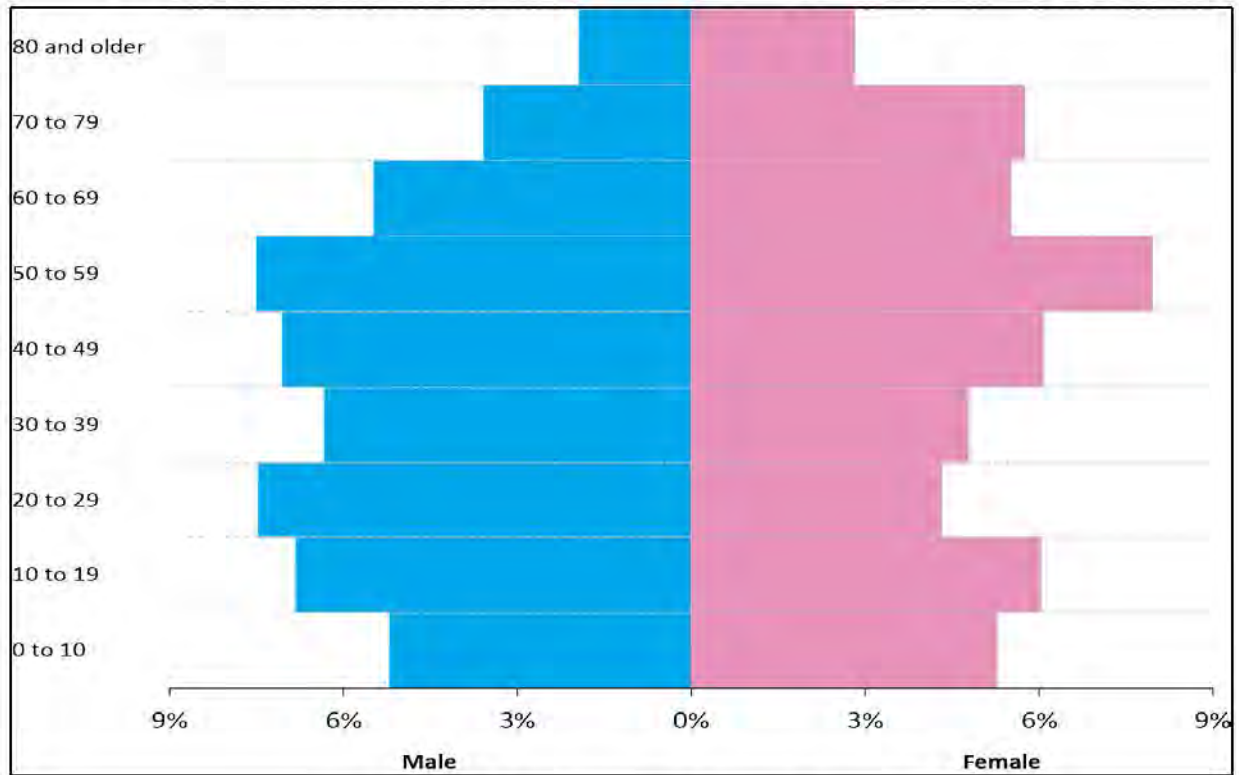
Population Trends: 1950 - 2010



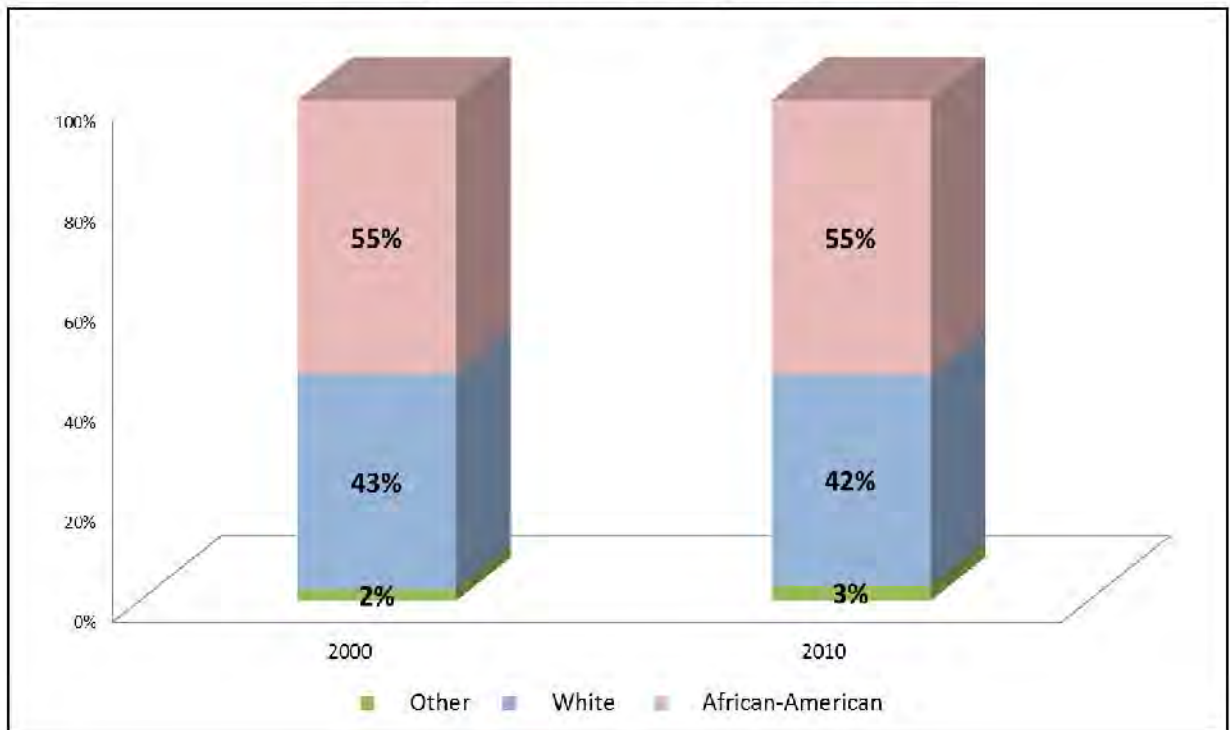
Population by Gender by Age, 2000



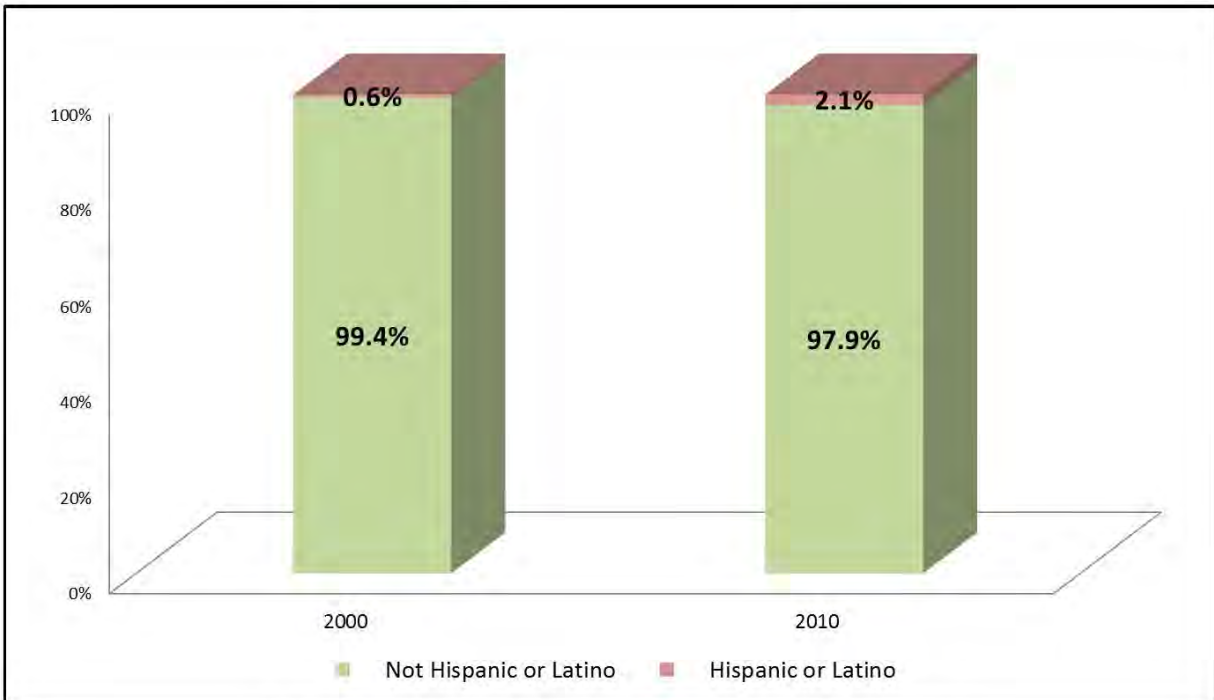
Population by Gender by Age, 2010



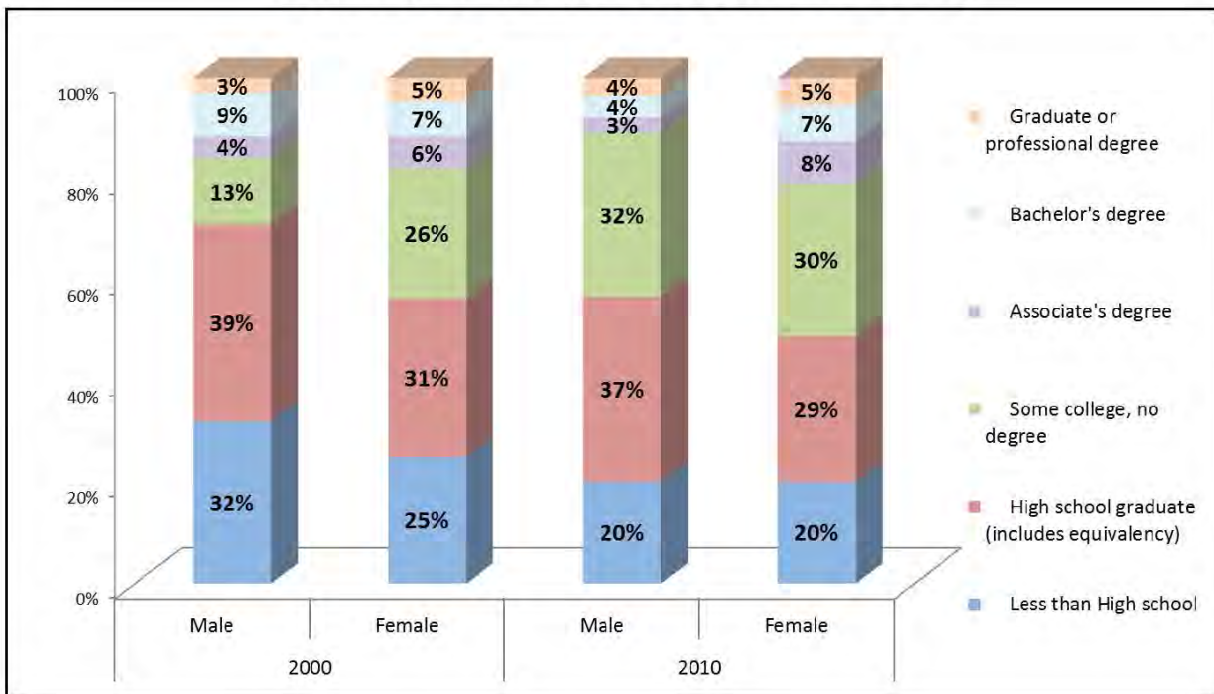
Population by Race



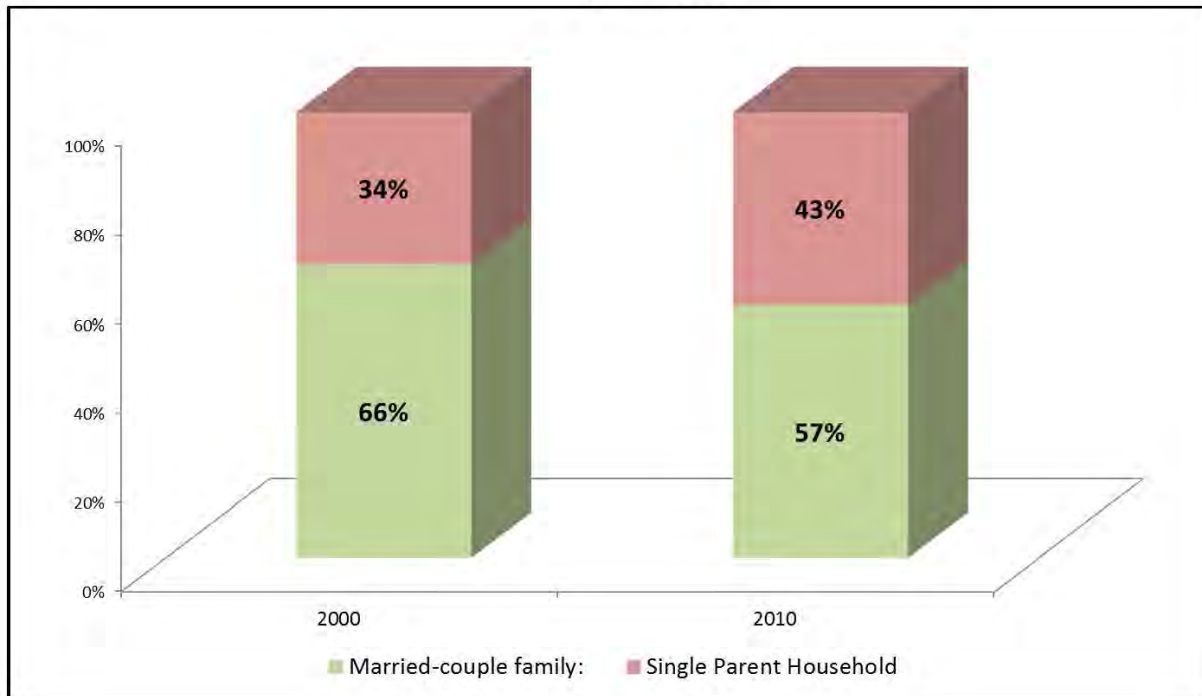
Hispanic/Latino Population



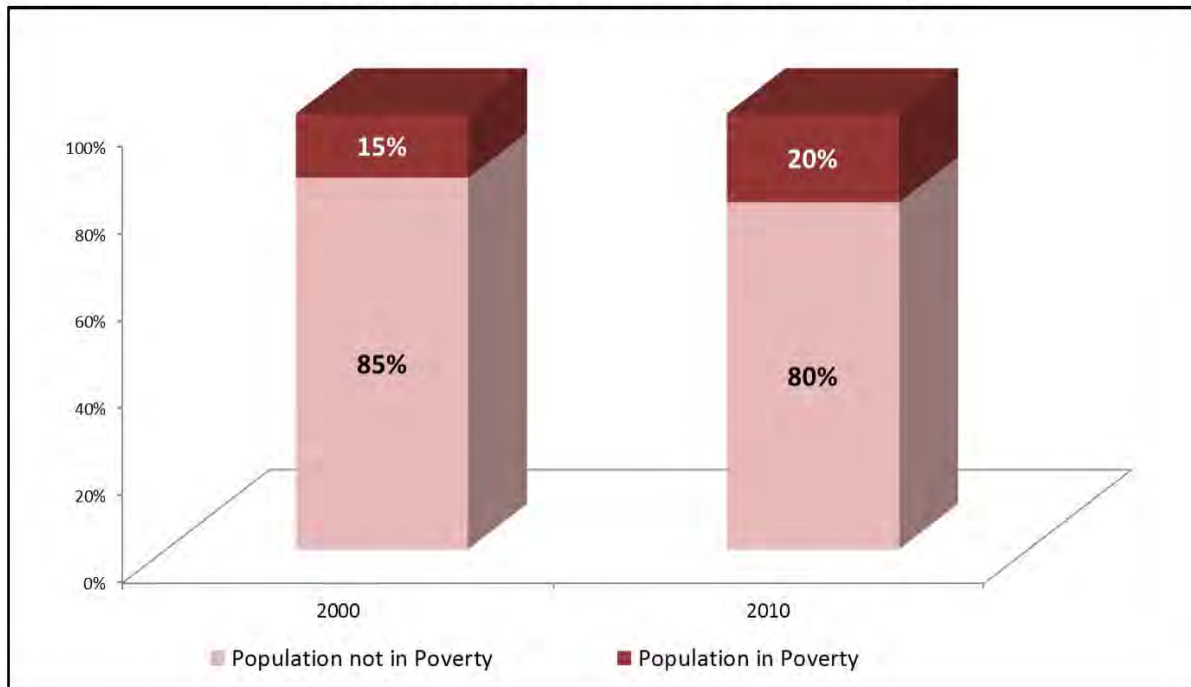
Educational Attainment



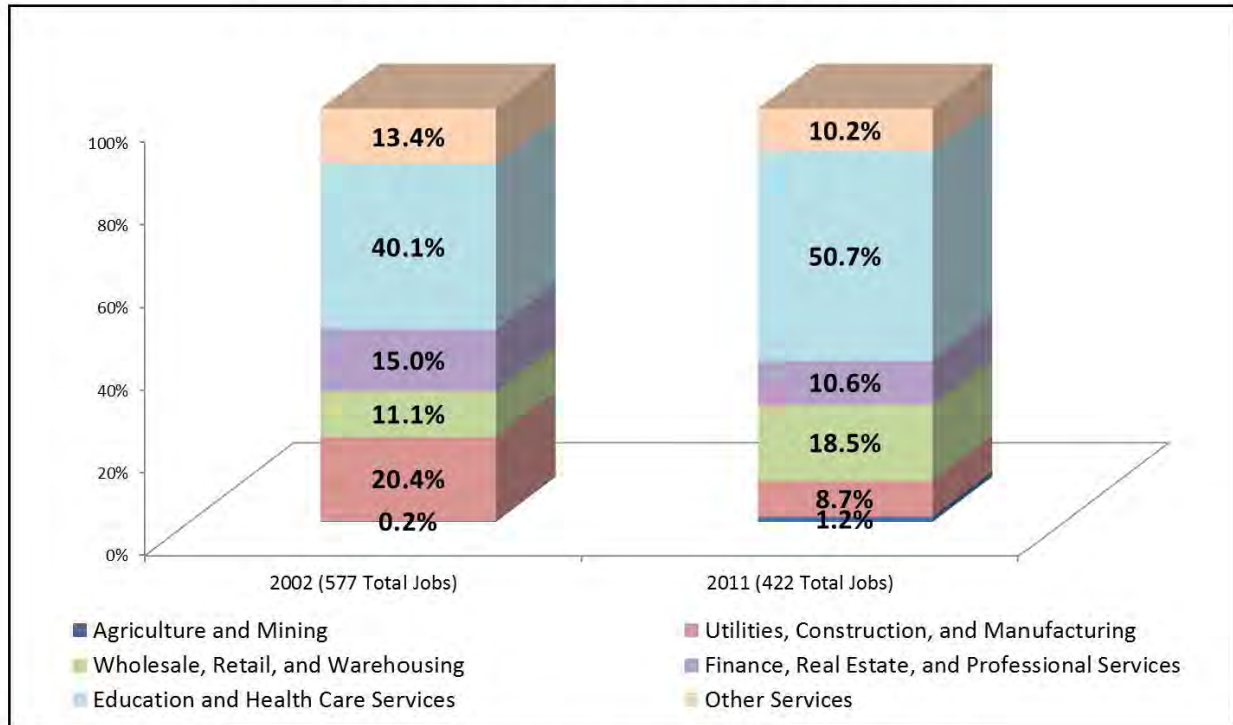
Family Type



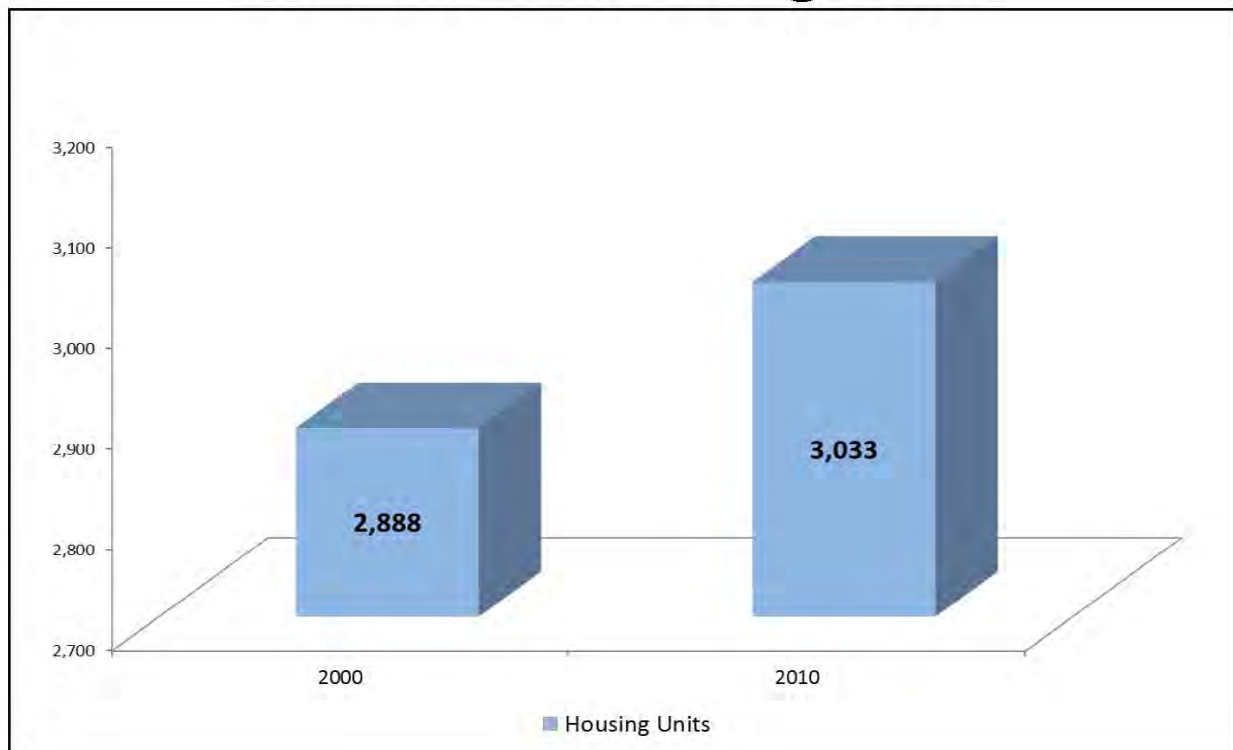
Population in Poverty



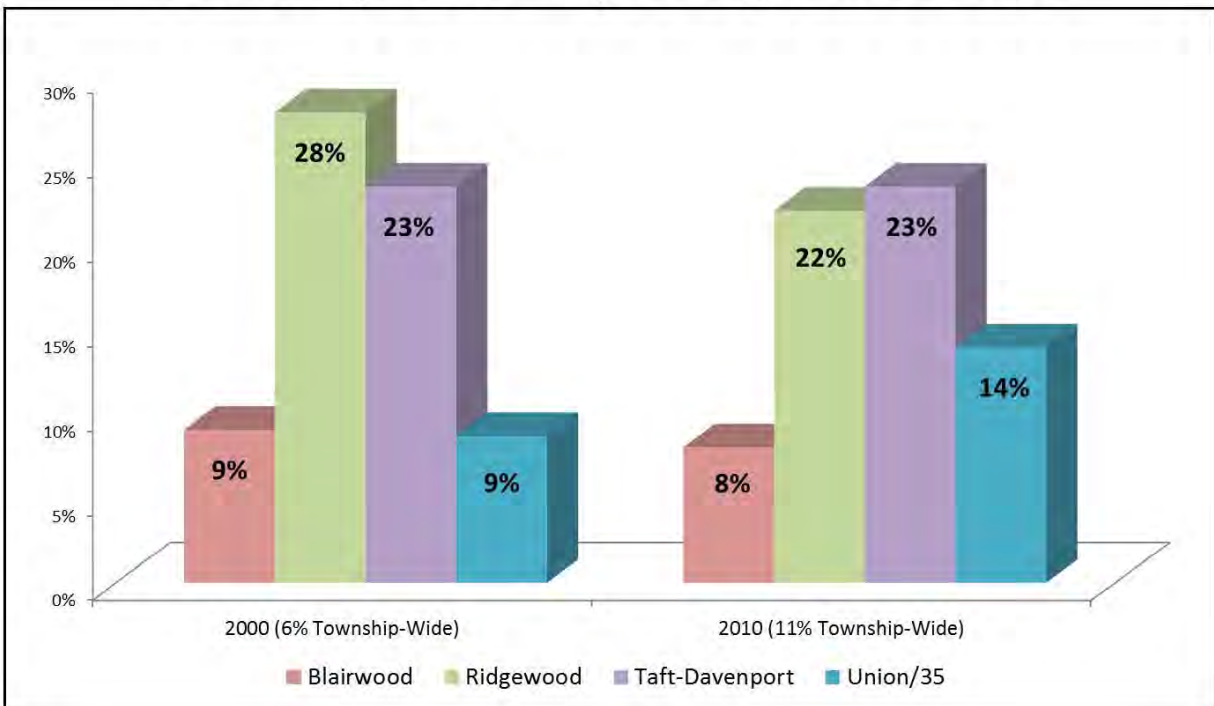
Number of Jobs by Sector



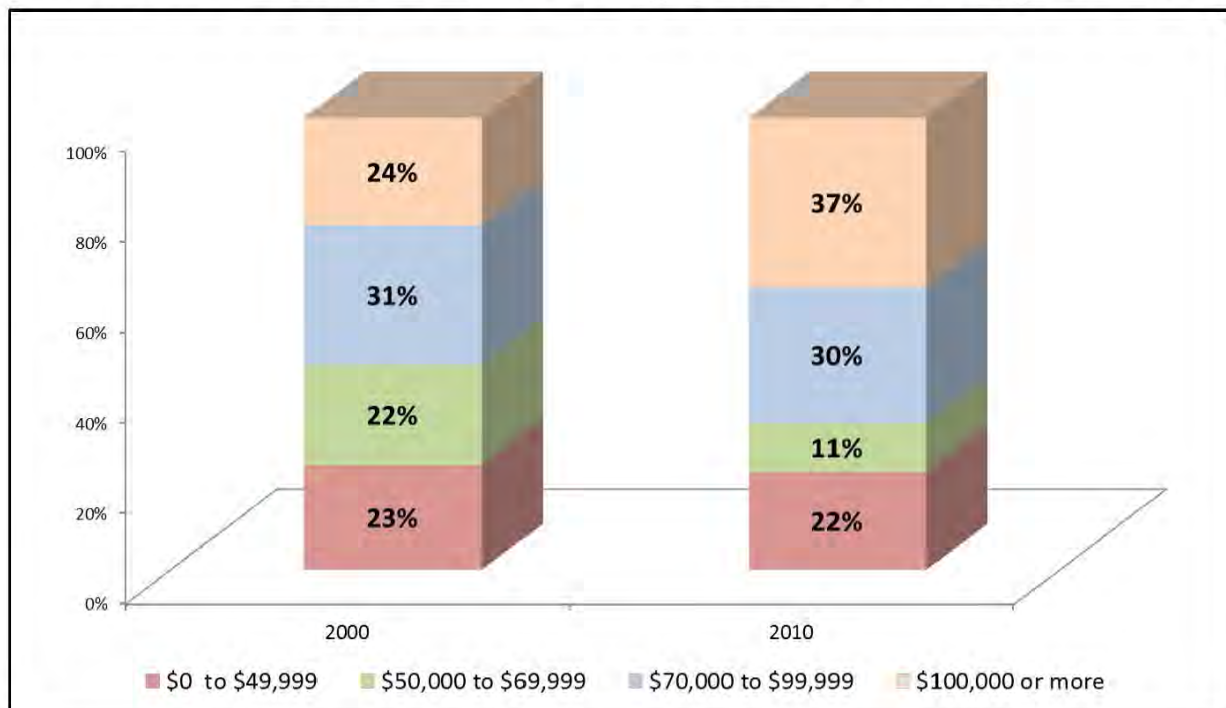
Number of Housing Units



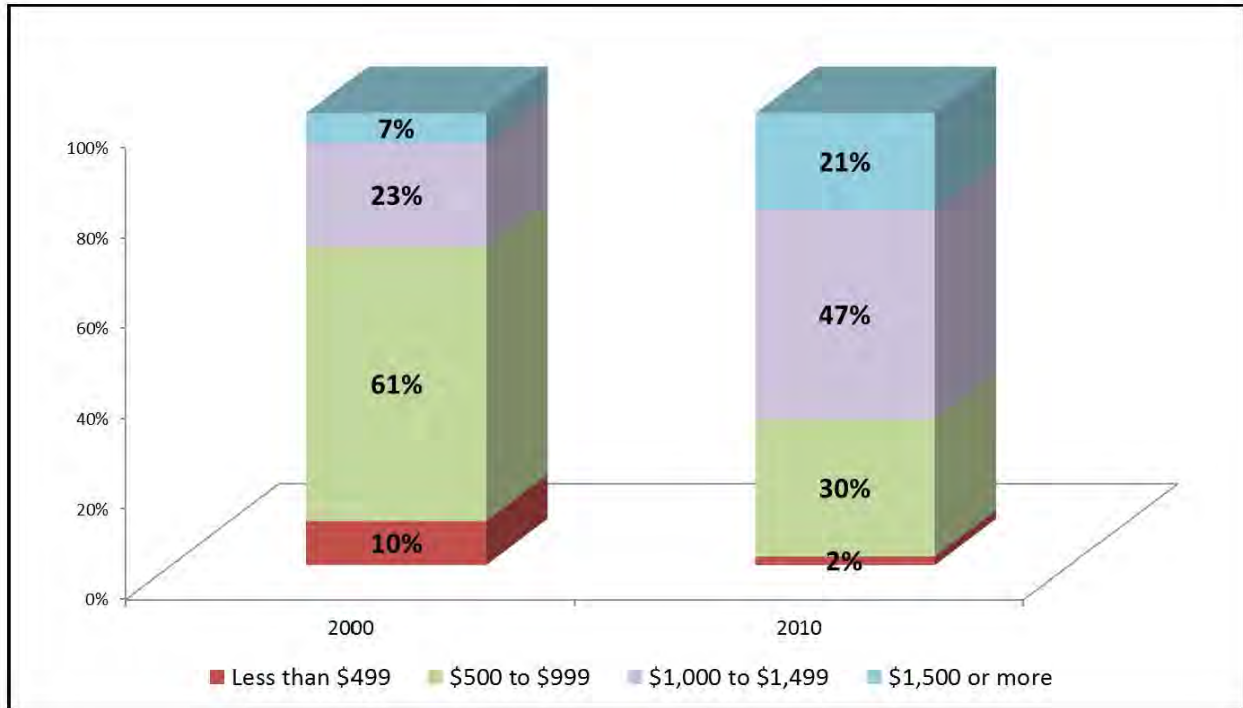
Vacancy Rate by Neighborhood



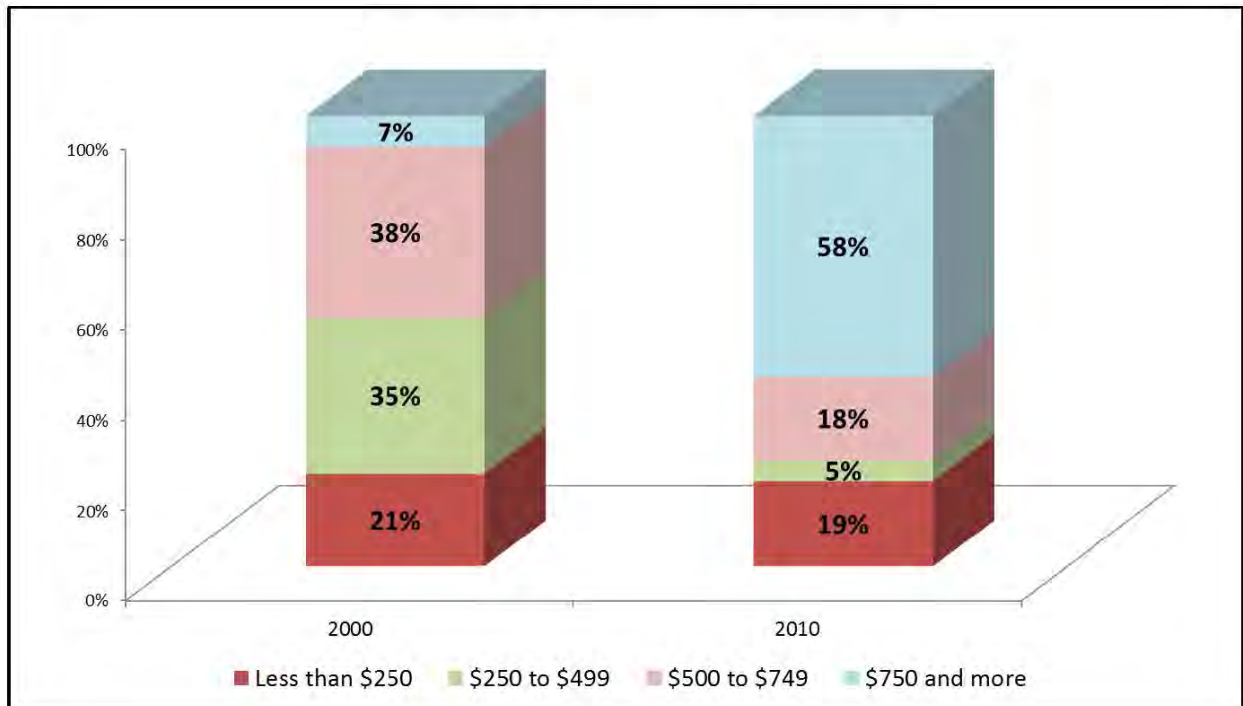
Value of Owner Occupied Housing Units



Monthly Owner Cost (for housing units with a mortgage)

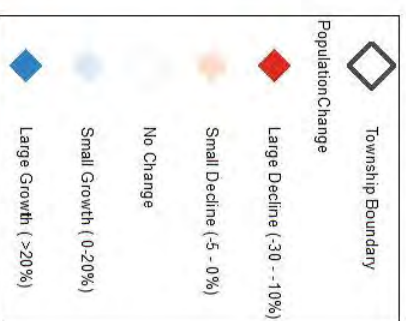
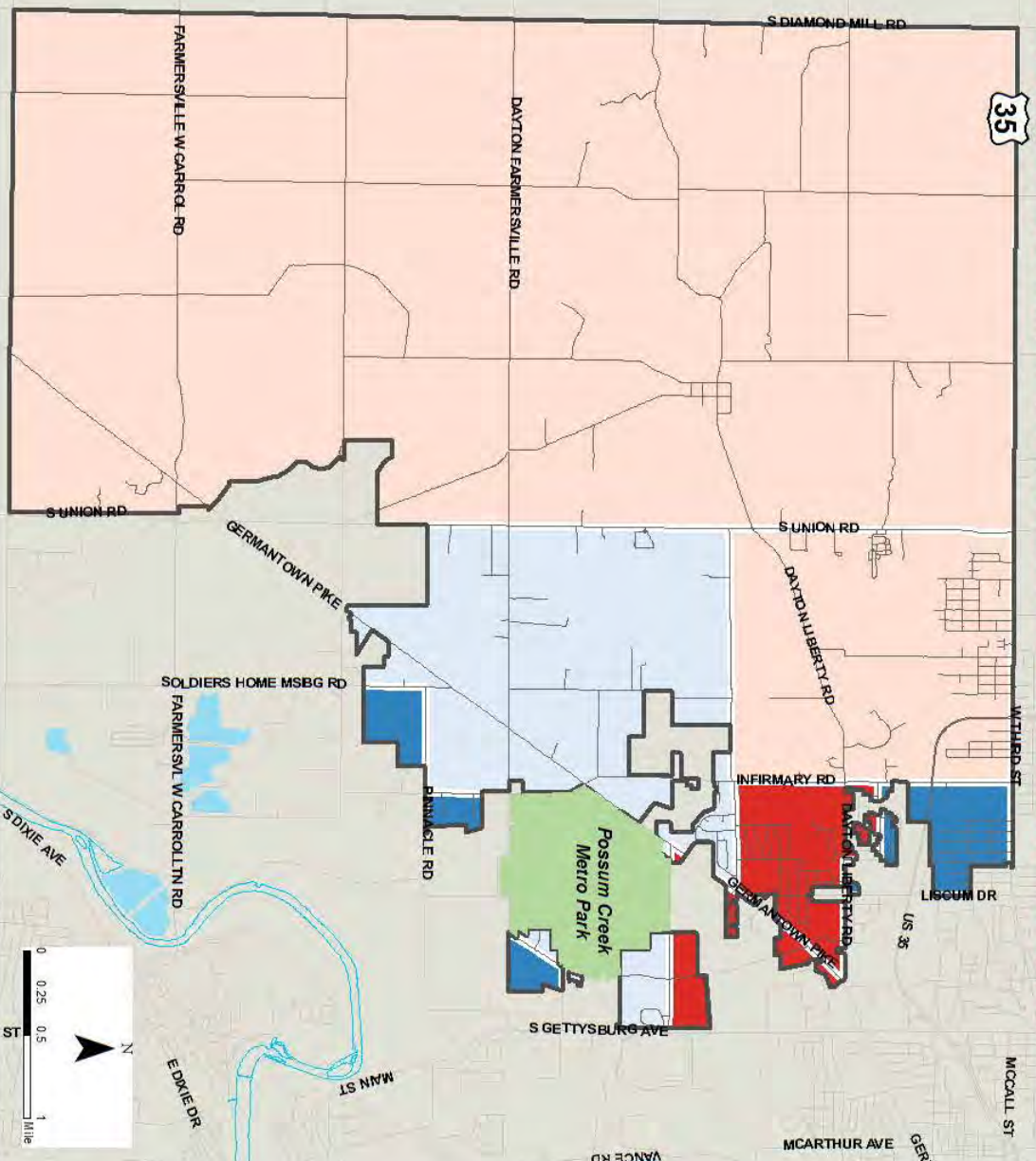


Gross Rent (for occupied housing units)



JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

2000 - 2010 POPULATION CHANGE BY CENSUS BLOCK GROUP

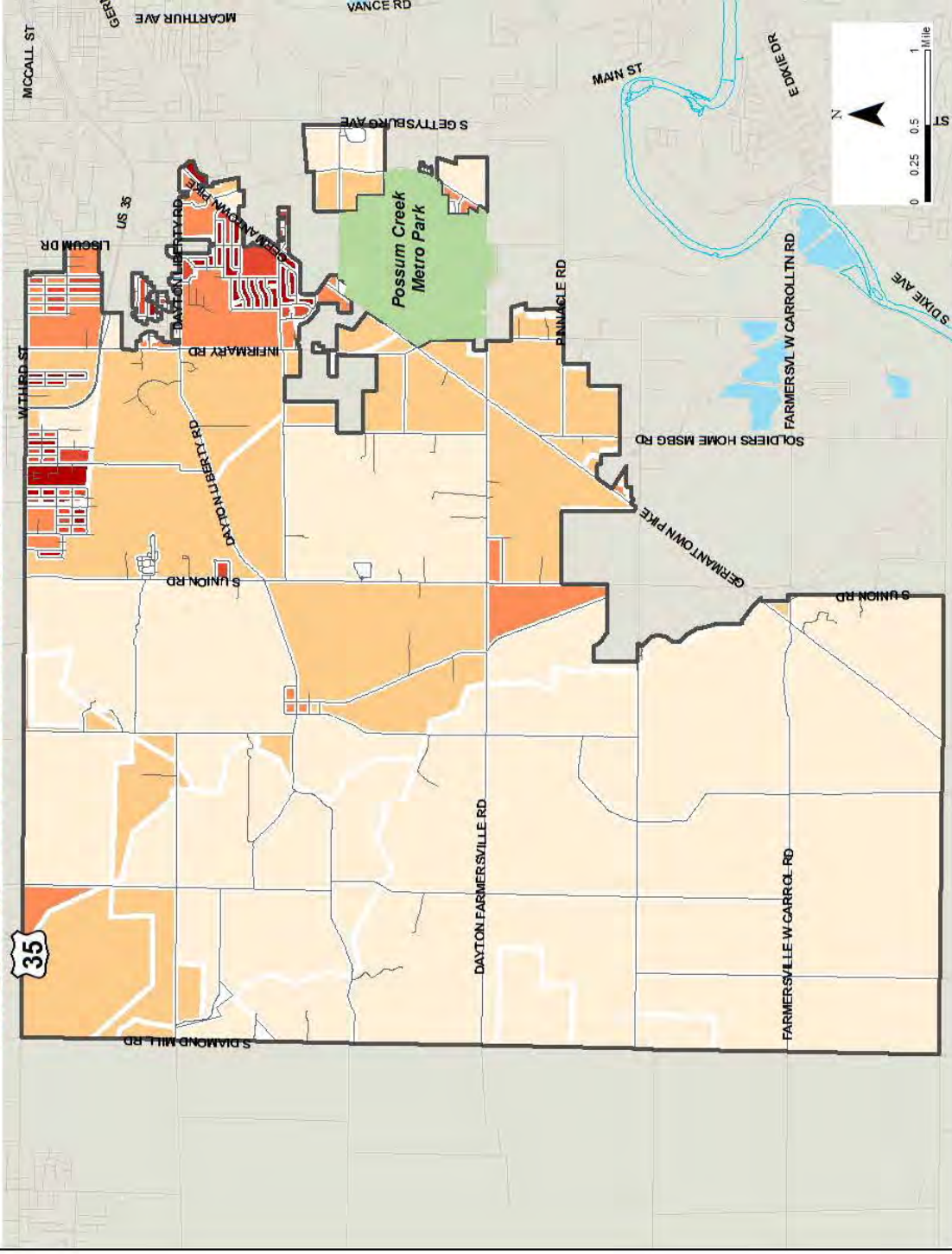


2000 Population: 6,787
 2010 Population: 6,972
 Total Population Change: + 185 (2.65%)

Source: Census



2010 POPULATION DENSITY BY CENSUS BLOCK

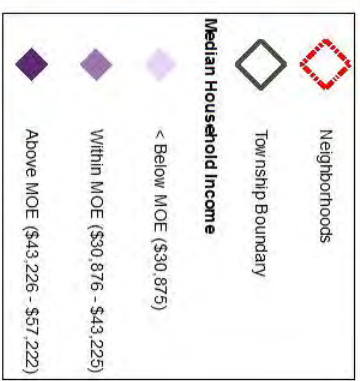
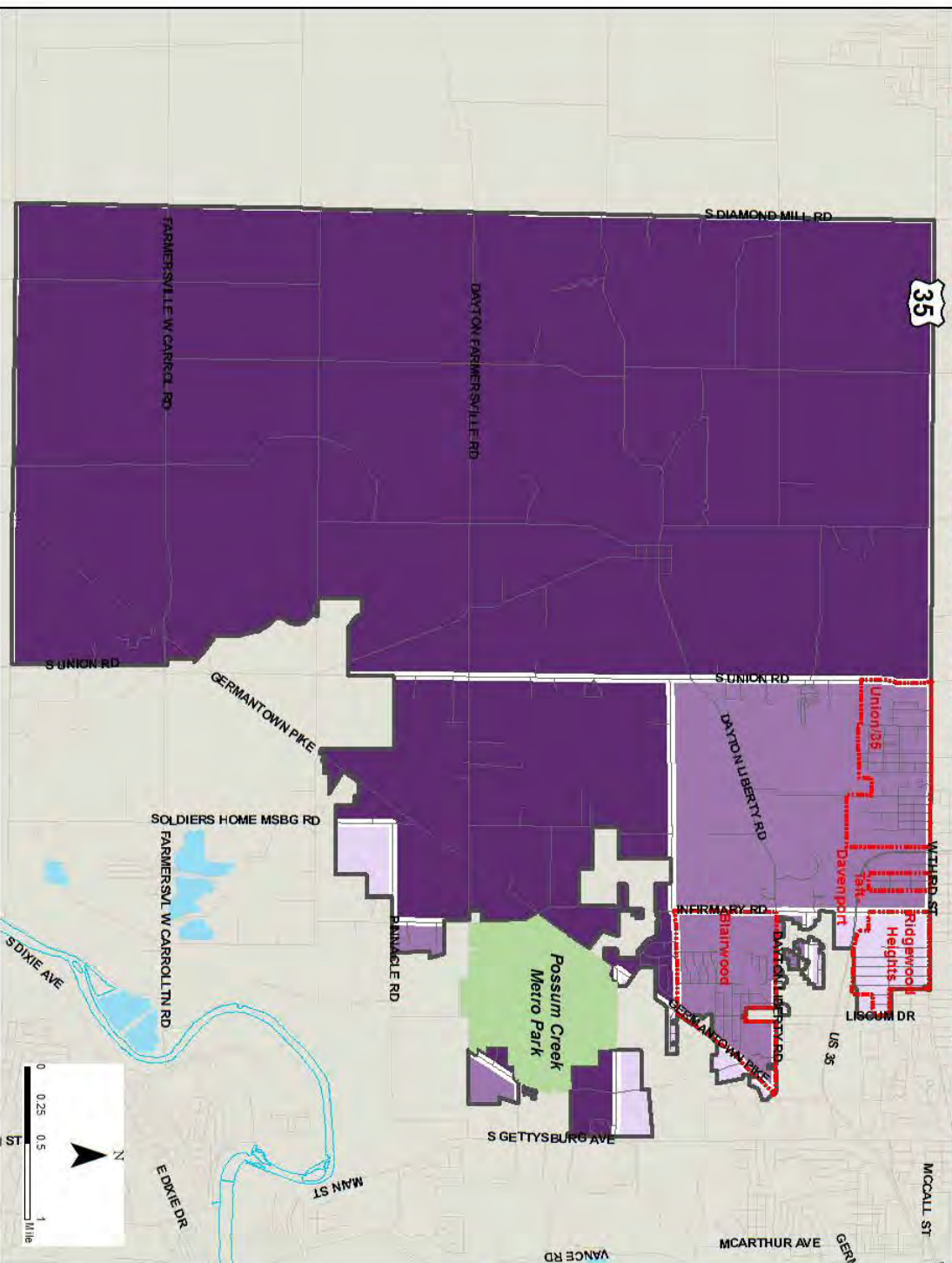


MIAMI VALLEY
Regional Planning Commission



JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

2010 MEDIAN HOUSEHOLD INCOME BY CENSUS BLOCK GROUP



Jefferson Township Median Household Income: \$37,050 +/- \$6,175

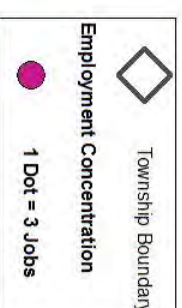
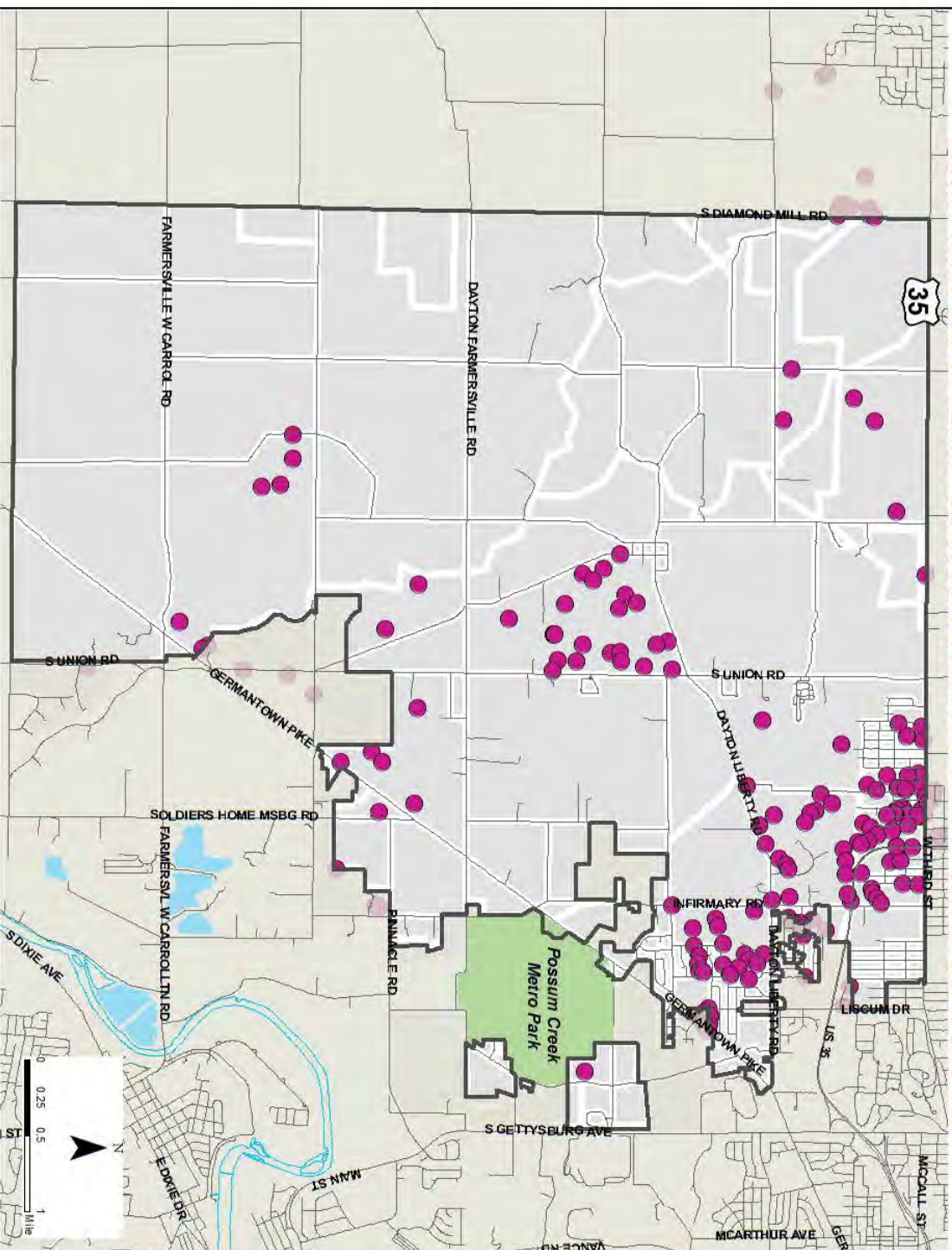
Source: Census, ACS 2008-2012 Estimate





JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

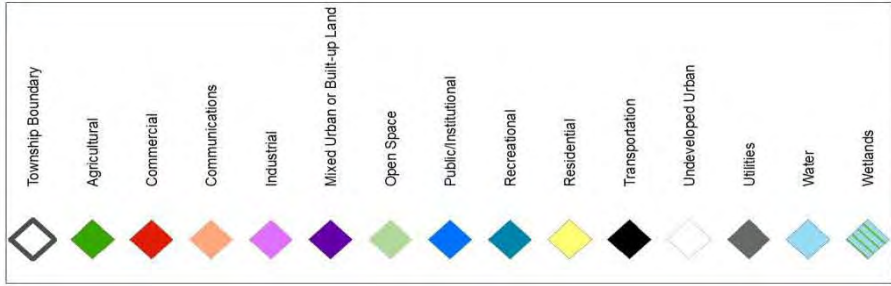
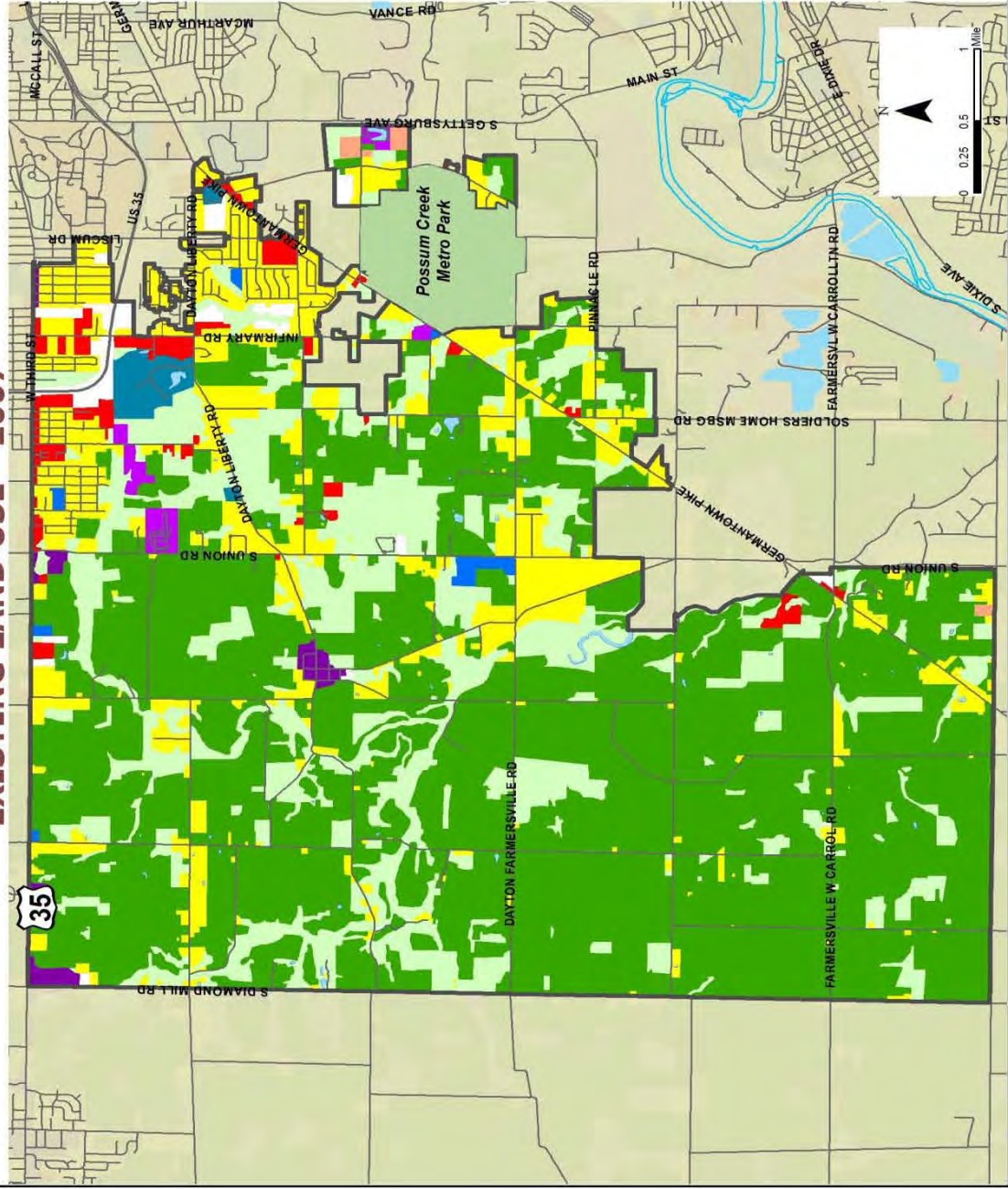
2011 EMPLOYMENT CONCENTRATION BY CENSUS BLOCK



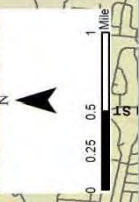
Source: Census

JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

EXISTING LAND USE - 2007

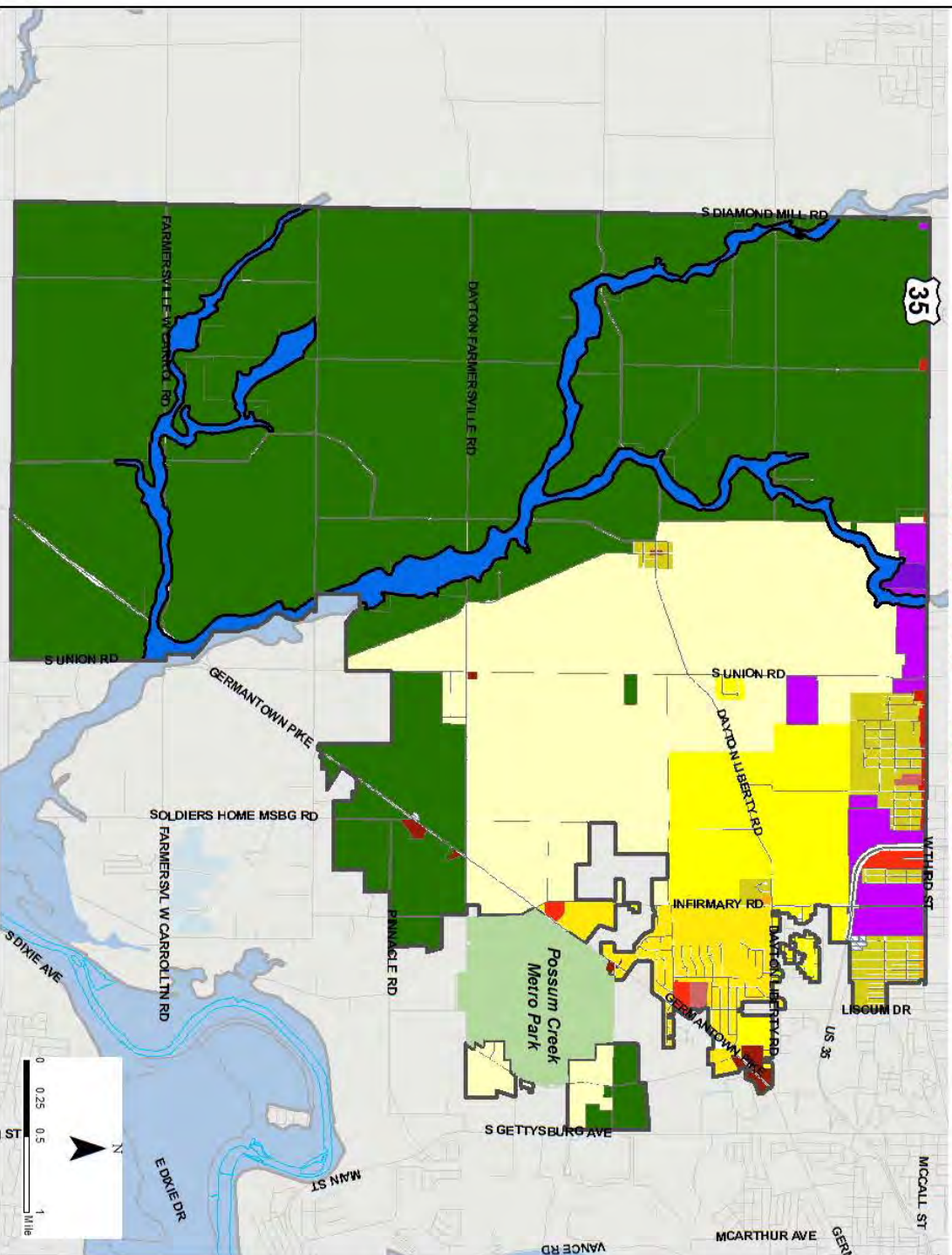


Source: MVRPC



JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

ZONING MAP - 2014



District	Township Boundary
	A
	B-1
	B-2
	B-3
	B-4
	L-1
	L-2
	M-2
	OR-1
	PD-1
	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	RFP
	SR-1

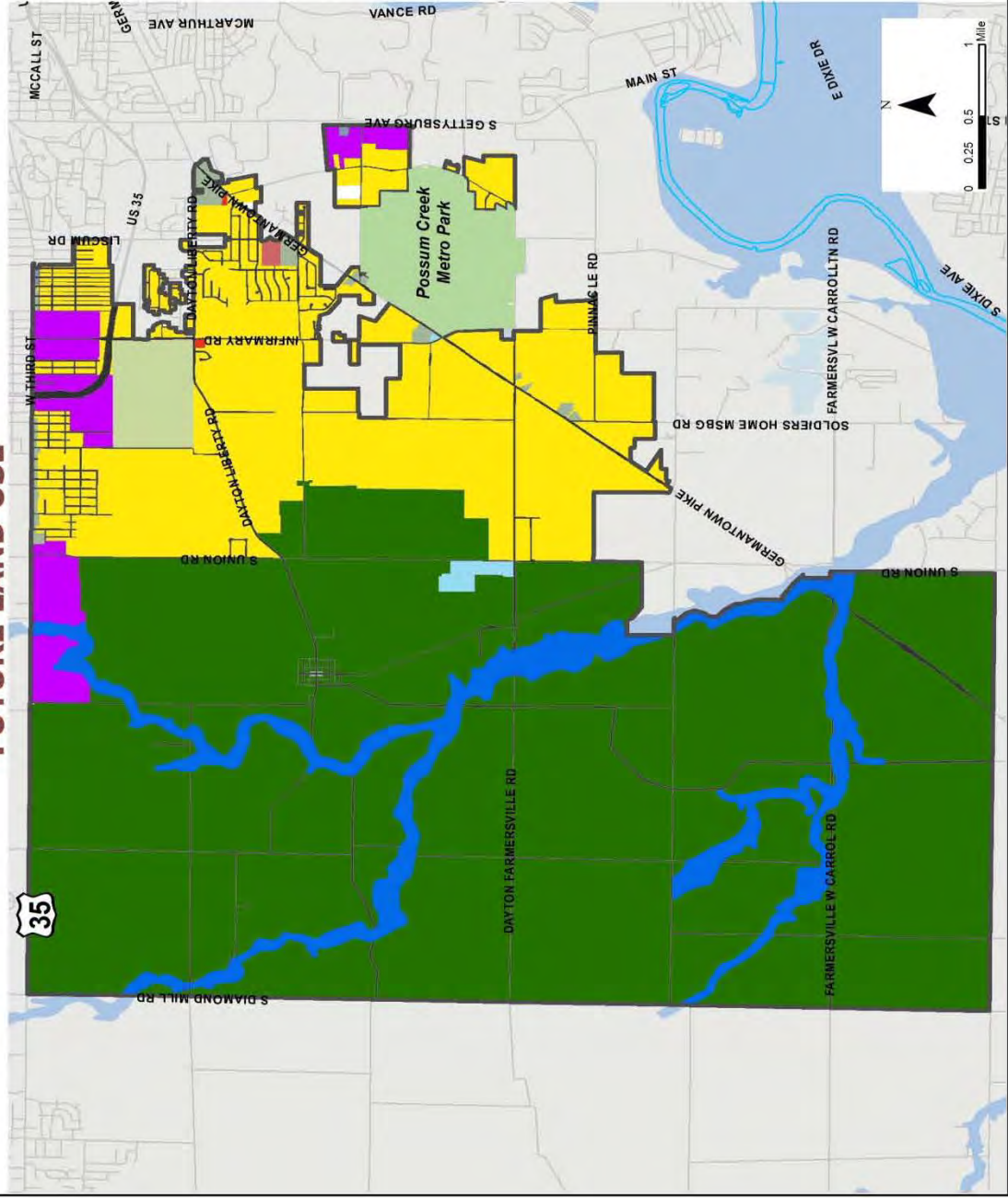
Source: Jefferson Township



11/17/2014

JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

FUTURE LAND USE



Plan Code	Plan Code
	Single Family Medium Density
	Multi-Family Residential
	Industrial
	Office
	Agriculture
	Institutional
	Open Space
	Corporation
	Roadways
	General Comm

Source: Montgomery County, 2011

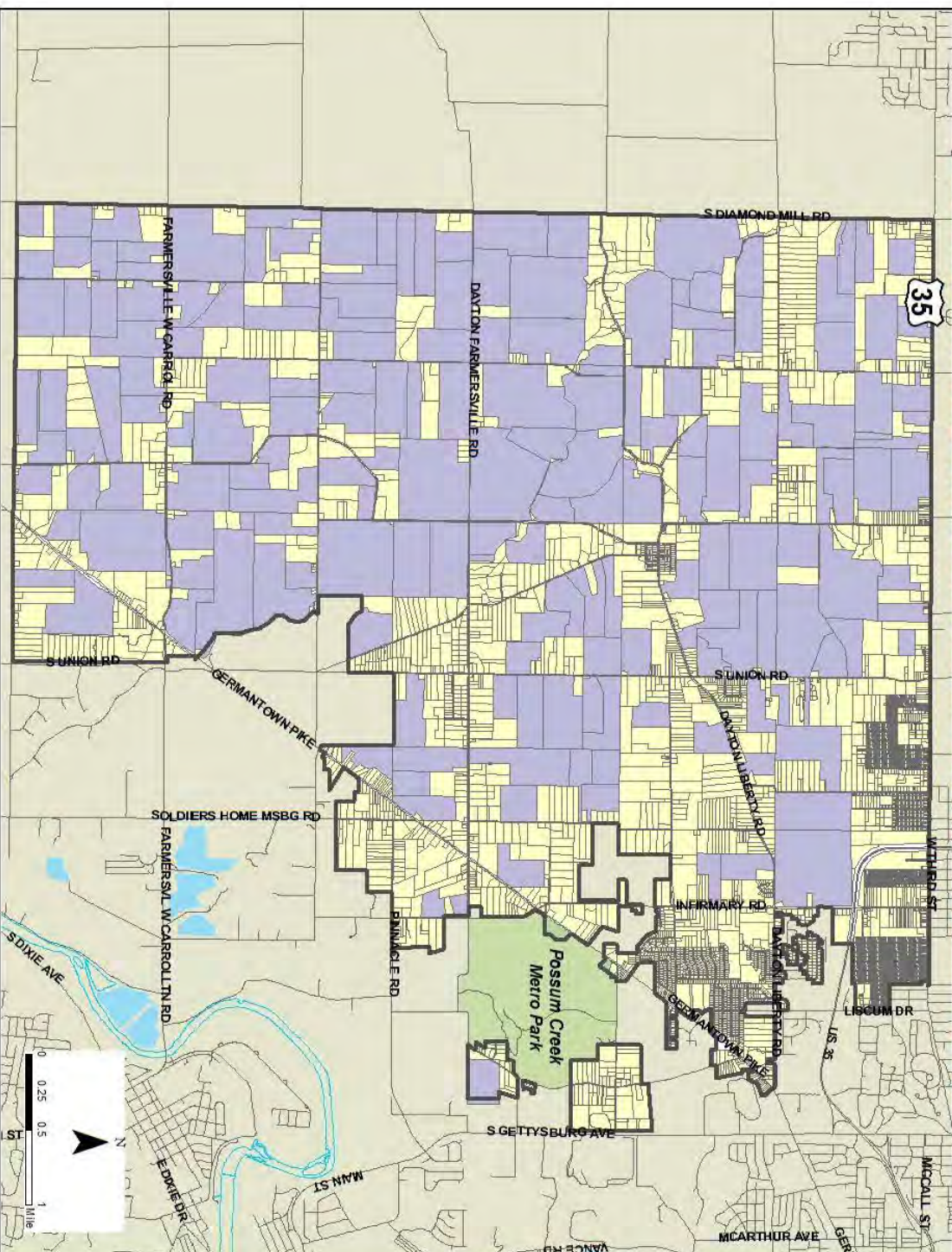


11/17/2014



JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

PARCELS LARGER THAN 25 ACRES WITH SINGLE OWNER



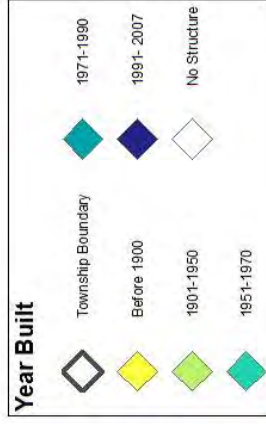
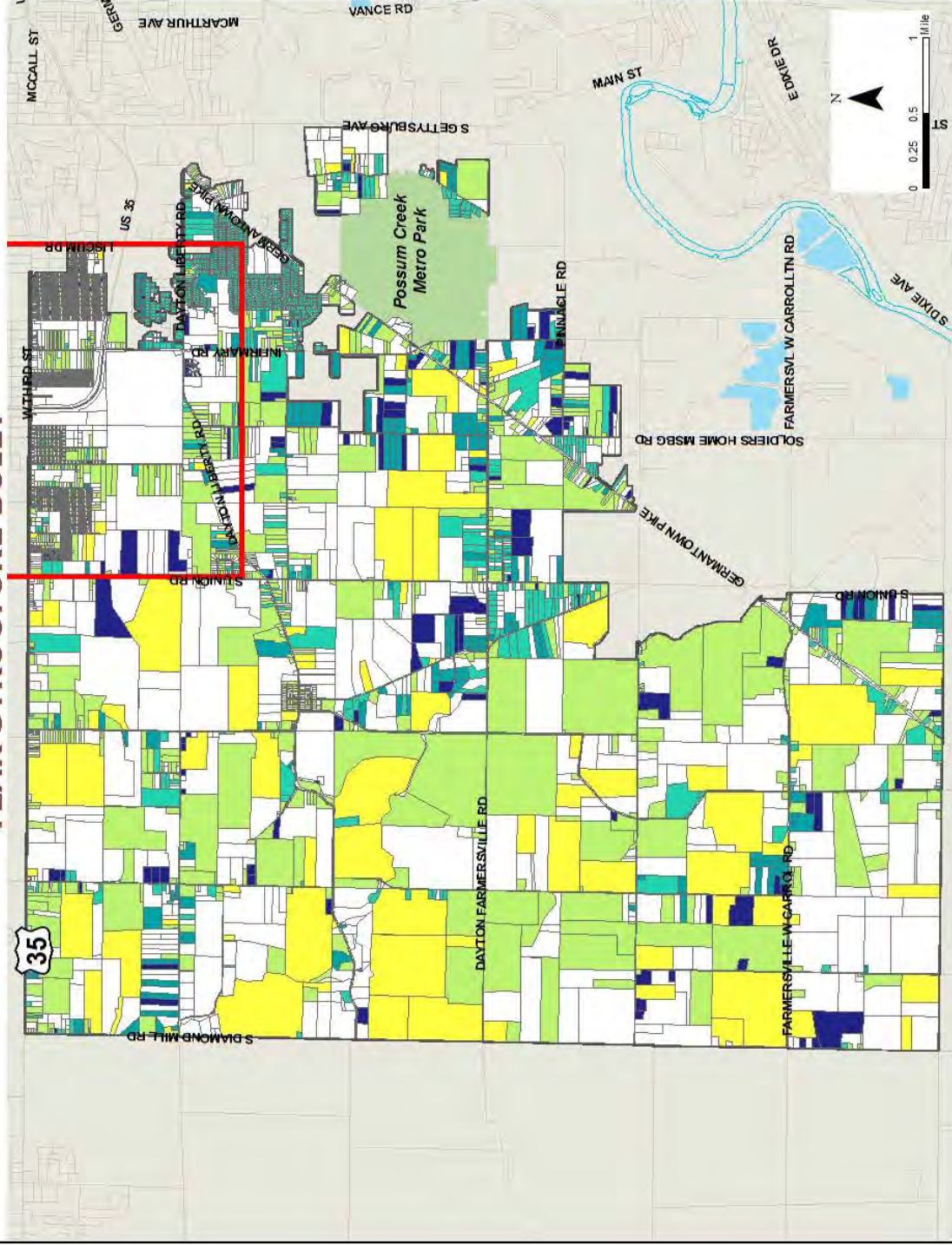
Source: Montgomery County Auditor's Office



11/17/2014

JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

YEAR STRUCTURE BUILT



Source: Montgomery County Auditor's Office

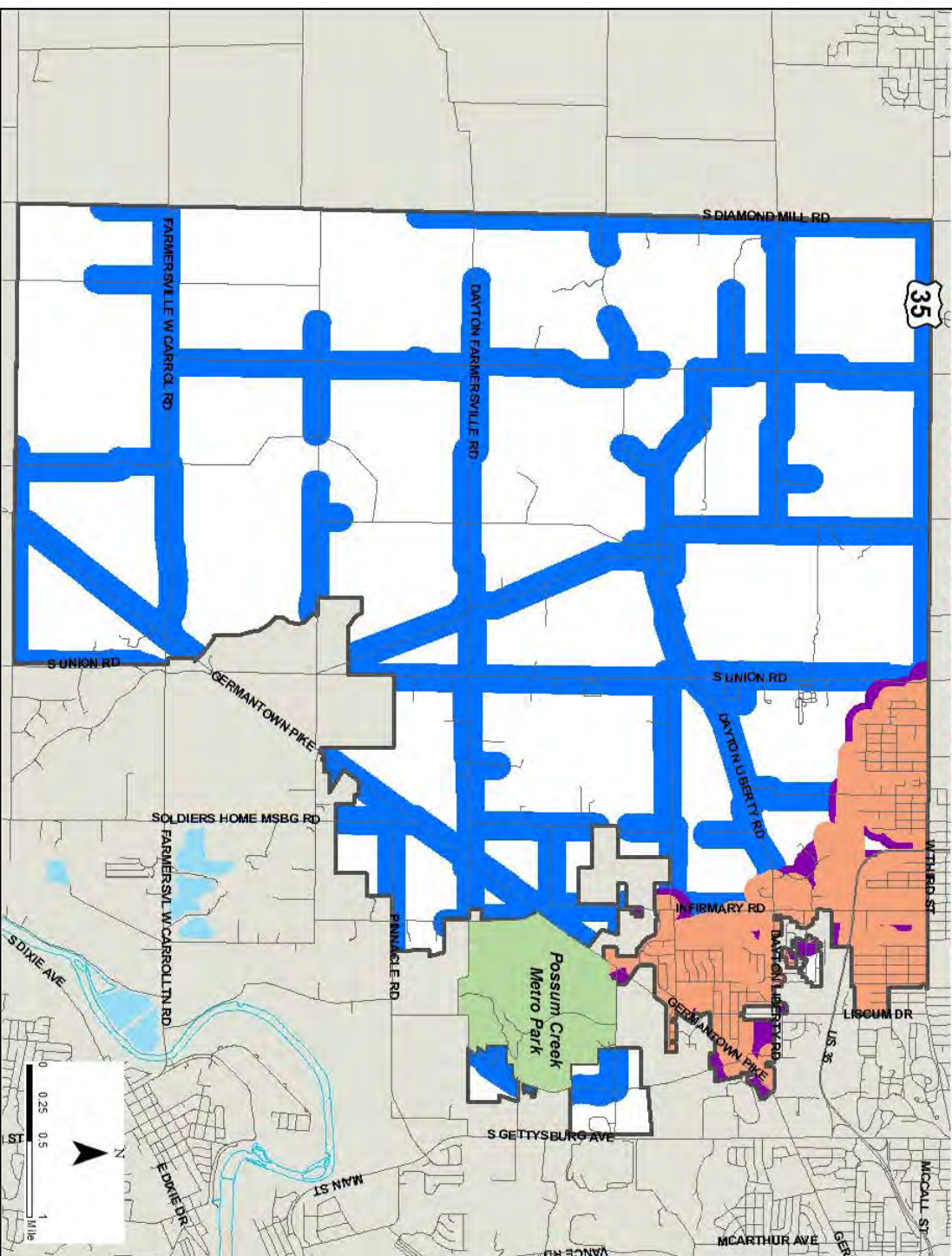


11/17/2014



JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

WATER AND SEWER SERVICE AREAS



	Township Boundary
	JWRA Water Service
	Mont Co Water Service
	Sewer Service

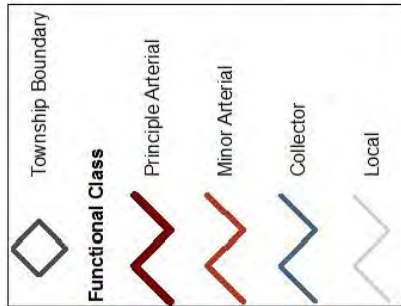
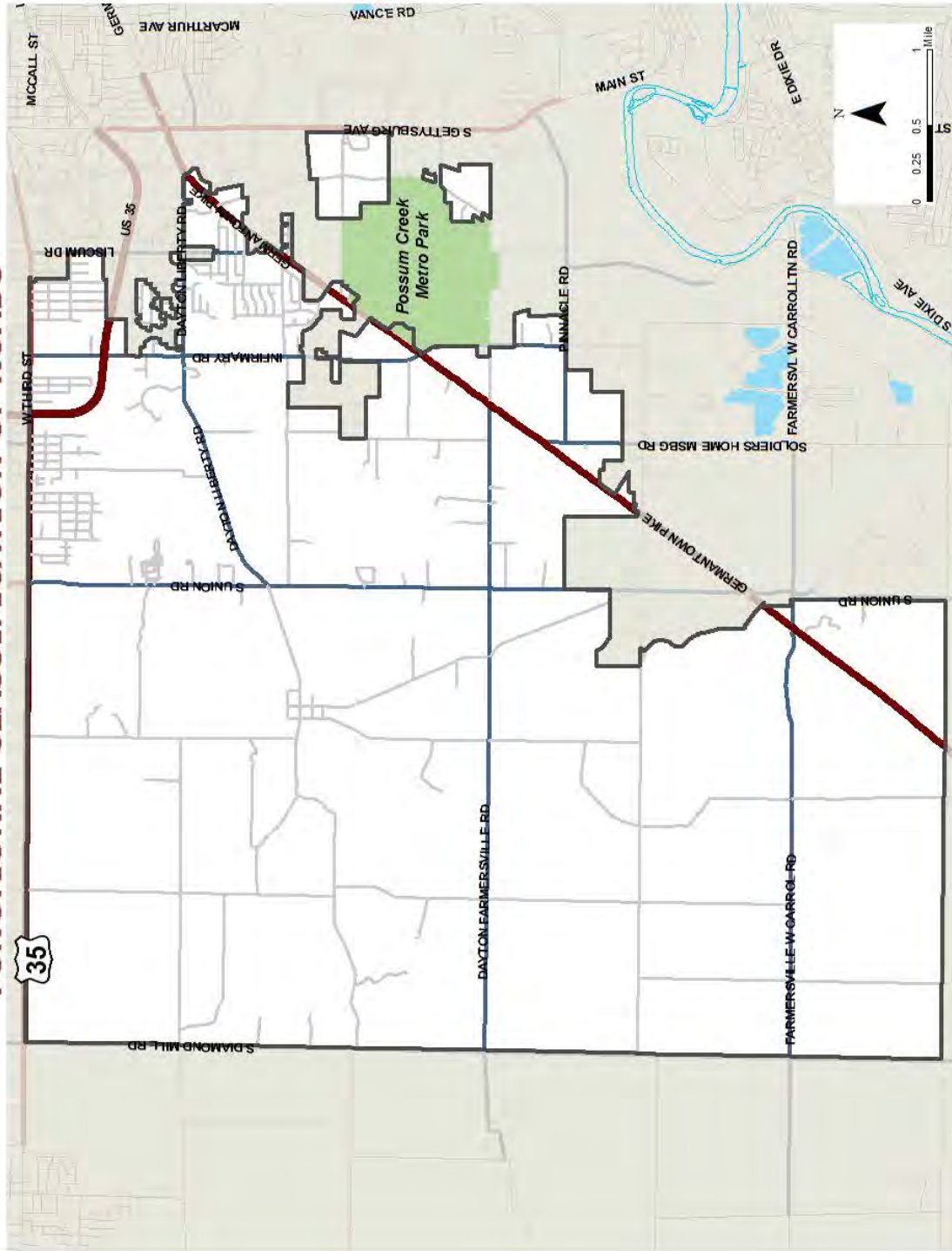
Source: Jefferson Township Water Authority,
Montgomery County Water Services





JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

FUNCTIONAL CLASSIFICATION OF ROADS



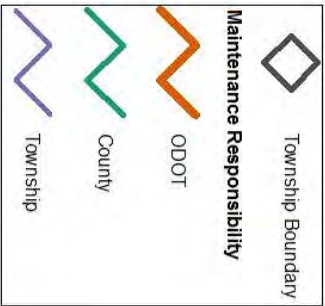
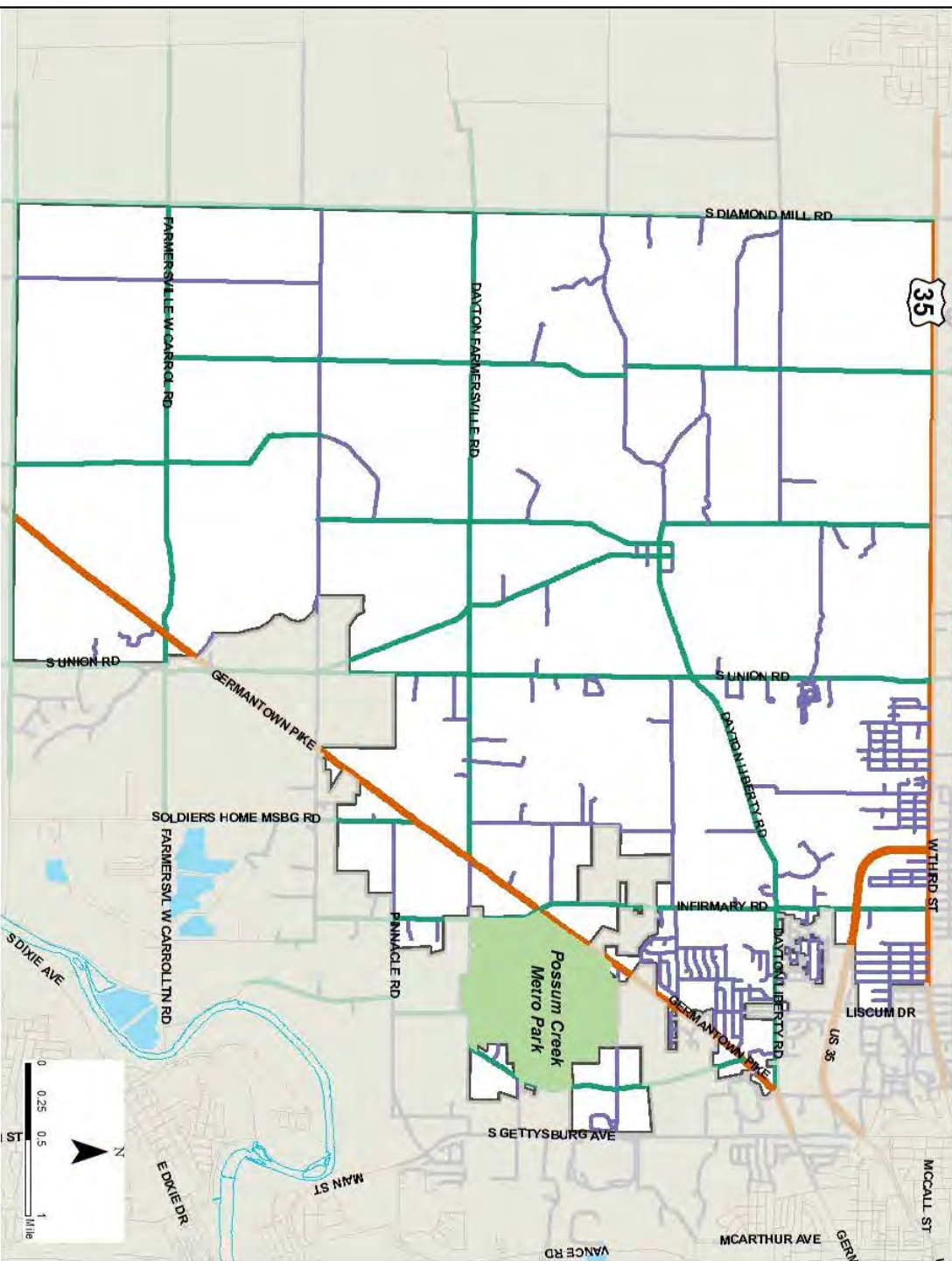
Source: National Highway System





JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

ROAD MAINTENANCE RESPONSIBILITY



Source: Jefferson Township



JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

PRIME FARMLAND



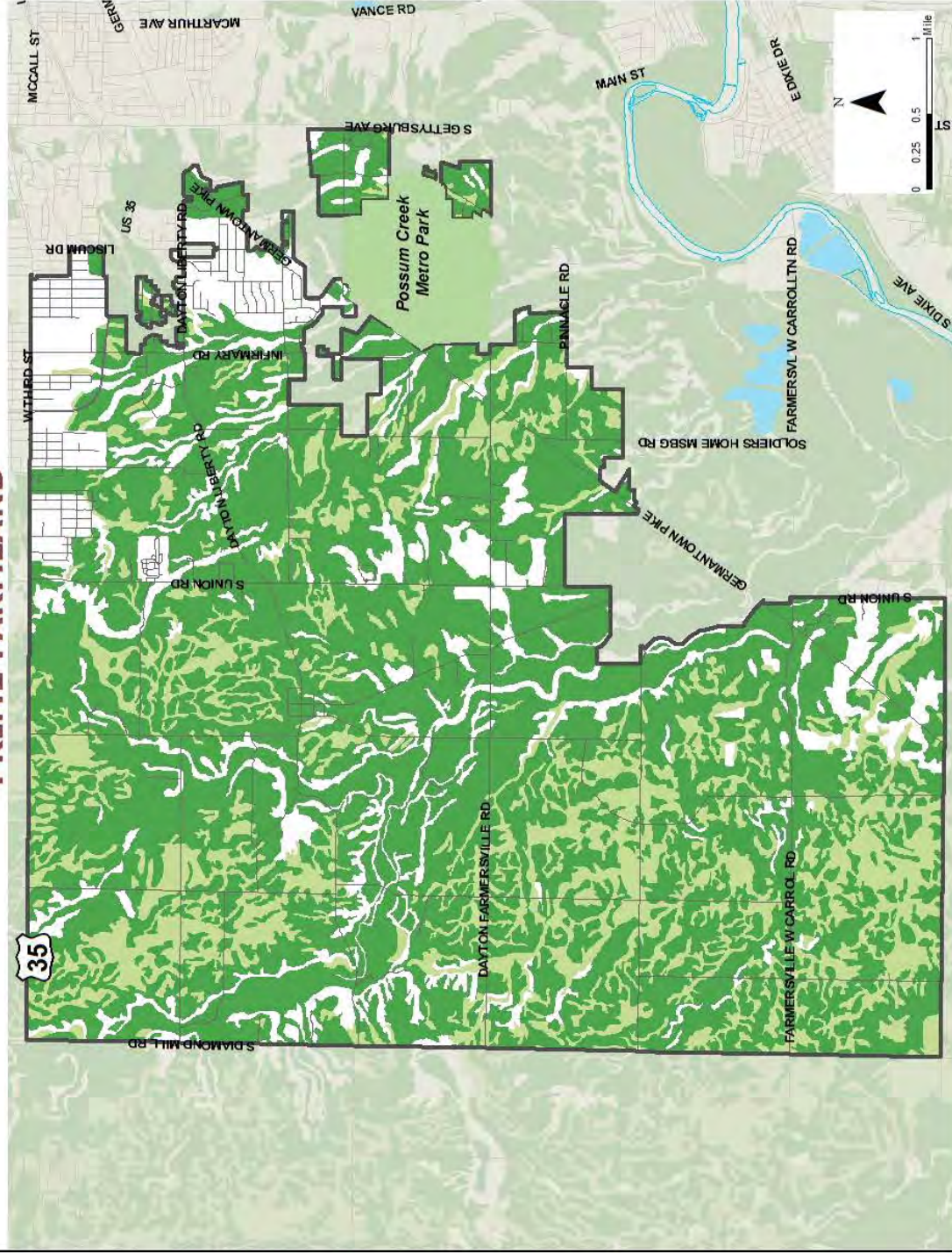
U.S. Department of Agriculture defines prime farmland as "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses."

Prime Farmland with Conditions is land that could be used for farmland but would require the land to be artificially drained and/or protected from flood to produce an economically viable crop.

Source: MYRPC

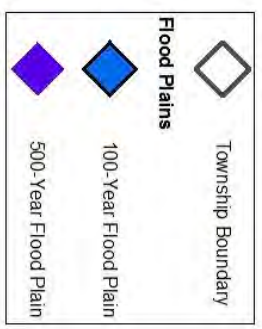
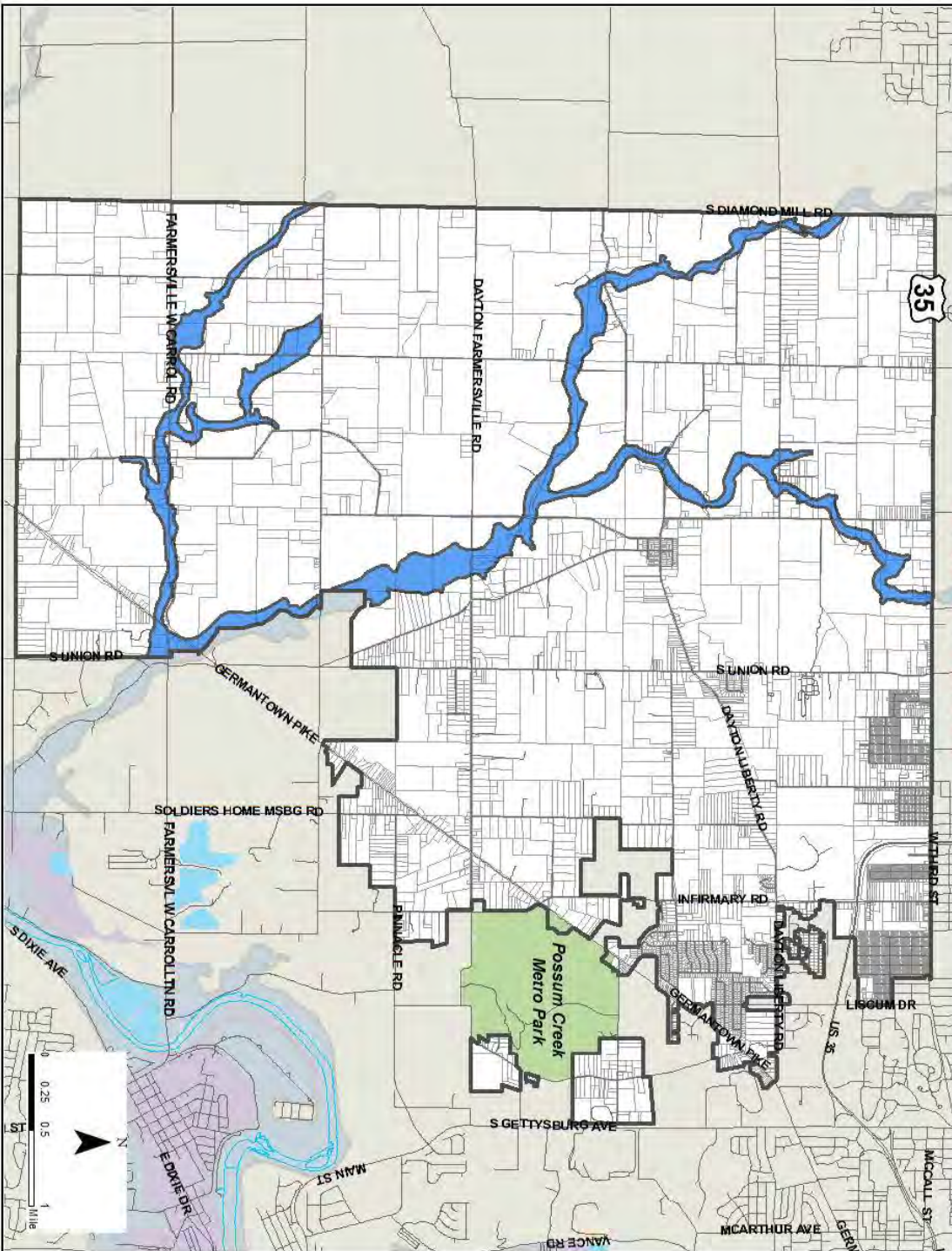


11/17/2014





JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY FLOOD PLAINS

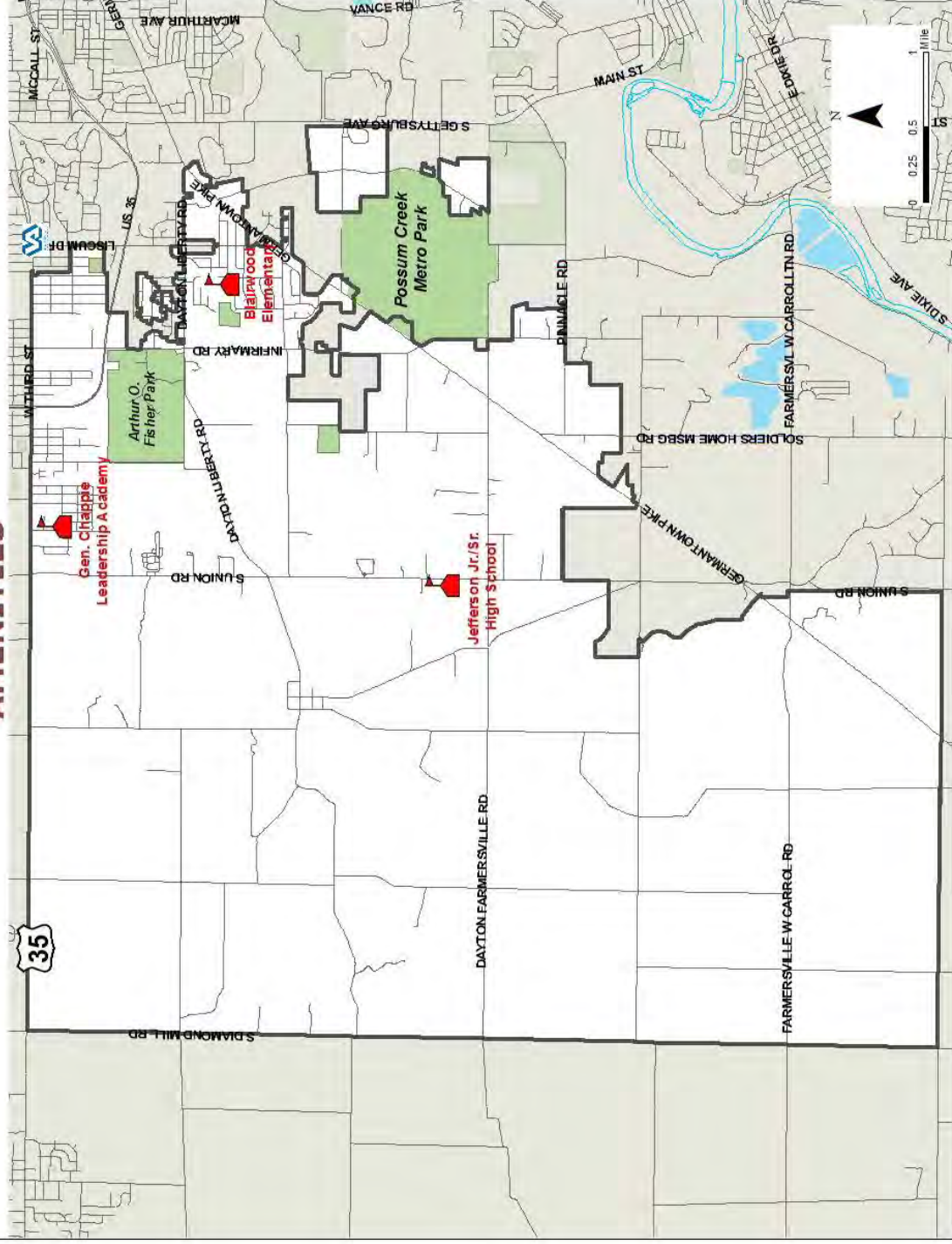


Source: Montgomery County Auditor's Office



JEFFERSON TOWNSHIP OF MONTGOMERY COUNTY

AMENITIES



Source: MVRPC



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C. GOALS AND PRIORITY SETTING

WORKSHOP SUMMARY

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JEFFERSON TOWNSHIP FUTURE LAND USE STRATEGIC PLANNING

Community-Wide Goal and Priority Setting Workshop Summary

The first public workshop for Jefferson Township Future Land Use Strategic Planning project was held on Saturday, January 24, 2015 from 2:00 -4:00 p.m. at Blairwood Elementary school. A total of 75 participants attended.

The three main purposes of the workshop were:

- 1) Provide project overview
- 2) Share and solicit input on preliminary community goals, which were identified from the Community Leadership Team
- 3) Solicit input on Priorities among preliminary goals

This workshop was presented in an open house format, with 5 stations set up around the room. Attendees were asked to visit all five stations to review and participate in activities to provide input. Members of the Community Leadership Team and staff members from both Jefferson Township and Miami Valley Regional Planning Commission were present to provide additional explanation and to answer any questions attendees had. The five stations were:



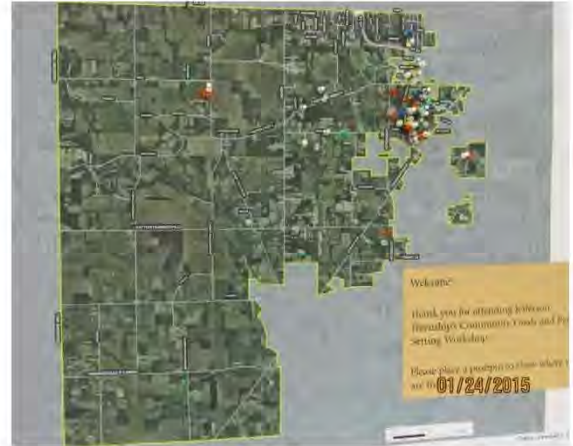
- 1) Sign-In station: One page handout describing the workshop and project information, and workshop materials were provided to each attendee. Also, each attendee was asked to mark where they are from on the map.
- 2) Project Overview station: Project purpose, scope, and timeline were provided on a display board.
- 3) Community Profile station: Information about Jefferson Township on charts and maps were presented on two display boards.
- 4) Goals station: Eleven preliminary community goals identified by the Community Leadership Team were presented on two display boards. Attendees were asked to add additional goals and/or share suggested changes at this station.
- 5) Goals Priority Setting station: Attendees were asked to indicate their top four goals out of eleven preliminary goals by placing four dots on a display board.



The new pages provide a summary of inputs received during the workshop.

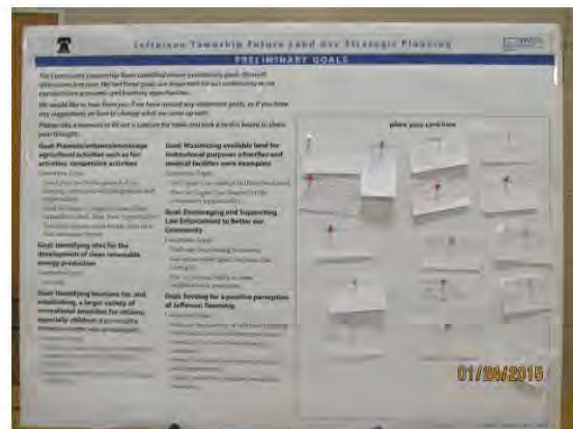
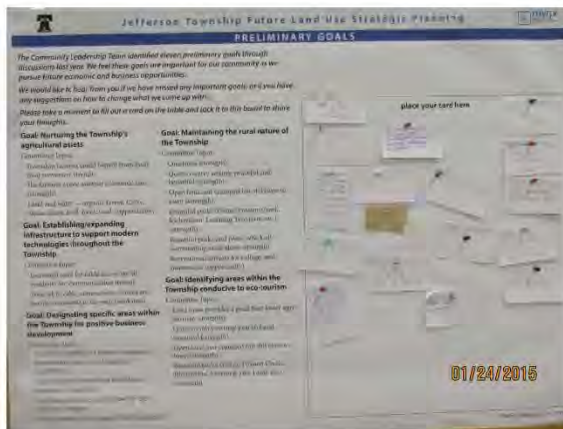
Participant Location Map Results

A map was stationed near the Sign- In table requesting attendees to place a pushpin in their approximate location of Jefferson Township. As shown on the photo, the overwhelming majority of participants came from northeast part of the Township, mainly from the established neighborhoods.



Participants' Additional Goals

At the Goals station, participants were asked if they had additional goals or possible revisions to the Committee derived eleven preliminary goals. Below is the feedback received, reprinted from their posted input on supplied index cards.

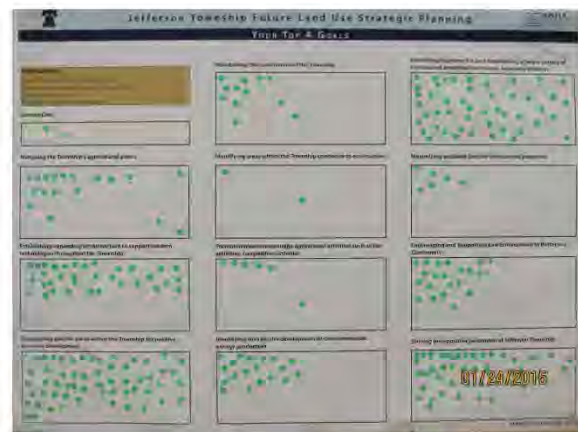


- Goal # 8: Save the Dixon Wellness Center and the school adjacent
- Dissolve the school district
- Something for Children and gym
- Clean Green Building Technology, Job Creation, Green Building Technology
- Land and water=organic farms. No farms like Steve Rach or Dump.-William Well
- Make Jefferson Township nicer
- Don't see Be nice if it good happen
- No landfills, better schools, Walmart, Kroger, etc. Better Fire and Rescue Dept.
- Jeff. Twp. needs new businesses to attract people the community. Clean up areas that are ran down.
- Retail. New Housing. Infirmary Rd.
- Need better cell phone reception-possible tower-
- We need positive develop, for economic develop, levy, for road dept.
- Strong Code enforcement
- No Landfills!
- No Landfills. And if Goal can be kept:
- upkeep of Property

- Land & Water use. Need to forever prohibit organic farms, the type "Rauch proposes.
- Businesses are needed in the twp. No Landfills. Strong Code Enforcement
- If we don't clean up our township, nothing will change.
- No Rental apartment. Do not bring in people who are not invested in community.
- No Landfills
- I would like to see more positive business such as health facility, restaurants, nice strip mall. No more landfills or dumps.
- No matter how thoughtful the comprehensive plan is, no matter what the zoning map and code is set forth, without a zoning administrator who understands and follows the code and requires individuals and businesses to follow all procedures the code requires for conditional uses and variances and without a strong code enforcement this effort will fail.
- Revitalize the failing school district!
- I would like to see less vacant houses. Teardown the ones that are dilapidated.
- My goal is to see more business in Jefferson Township like grocery store, pharmacy, beauty shops, clothing stores, shoe shops etc.

Goal Priority Voting Results

Participants were encouraged to vote for their Top 4 goals, casting up to 4 votes. A total of 267 votes were cast over the 11 preliminary goals. Below is the breakdown by each individual goal and their respective tallies.



Preliminary Goal

Number of Votes

- | | |
|--|-----------------|
| • Designating specific areas within the Township for positive business development | 58 votes |
| • Identifying locations for, and establishing, a larger variety of recreational amenities for citizens, especially children (a community recreation center was an example) | 48 votes |
| • Striving for a positive perception of Jefferson Township | 43 votes |
| • Establishing/expanding infrastructure to support modern technologies throughout the Township | 34 votes |
| • Encouraging and Supporting Law Enforcement to Better our Community | 21 votes |
| • Identifying sites for the development of clean renewable energy production | 19 votes |
| • Nurturing the Township's agricultural assets | 18 votes |
| • Maintaining the rural nature of the Township | 12 votes |
| • Maximizing available land for institutional purposes (churches and medical facilities were examples)- | 6 votes |
| • Promote/enhance/encourage agricultural activities such as fair activities, competitive activities | 6 votes |
| • Identifying areas within the Township conducive to eco-tourism | 2 votes |



Next Steps

- **Community Leadership Team meeting #3** (Tentatively scheduled on Monday, February 16, 2015 from 6:30 pm to 7:30 pm at Township Admin building) to review outcomes from the workshop.
- **Community-wide Place-Making and Implementation Ideas Workshops** tentatively scheduled during March 16 and March 27 to: 1) share final community goals and their priorities; 2) identify places and corridors best suited for high priority community goals; and 3) solicit ideas on implementation strategies.

Please visit Jefferson Township Website at www.jeffersontwp.org or contact Mr. Jeff Payne, Jefferson Township Zoning Director at 937-262-359 Ext 208 for more information.

D. MAIL SURVEY SUMMARY

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Jefferson Twp. Community Goal Survey

Jefferson Twp. is engaged in a long term goal setting process. We are asking residents of Jefferson Twp. what they would like to see in the Township. In addition, we are asking about their perception of current service delivery.

- Here are some different types of housing. For each, please indicate how interested you are in seeing this type of housing developed in Jefferson Twp. on a scale from 1 to 5 where 1 is "Not at all interested" and 5 is "Very Interested"

Housing Types	Not at all interested				Very Interested
Single Family Residences only	1	2	3	4	5
Single Family Residences and two family residences	1	2	3	4	5
Multiple Family residences	1	2	3	4	5
Housing mixed with commercial and/or business services	1	2	3	4	5

- You could imagine marketing housing to different types of families. For each of the following family types please indicate how interested you are in Jefferson Twp. marketing housing to them.

	Not at all interested				Very Interested
Marketed to higher income families	1	2	3	4	5
Marketed to moderate income families	1	2	3	4	5
Marketed to a mix of income families	1	2	3	4	5

- In thinking about commercial and retail services, which of the following statements best describes what you would like to see in Jefferson Twp.

I would prefer only small commercial and retail services be located in the township

I would prefer that only larger Walmart like commercial and retail services be located in the township.

I am comfortable with both small and large commercial and retail services in the township

I would prefer not to have any commercial and retail services in the township

- Thinking about commercial and retail services, how interested are you in each of the following:

Nature of commercial and retail services	Not at all interested				Very Interested
services in walking distance of my home	1	2	3	4	5
services that are for my neighborhood only	1	2	3	4	5

services that are for an area larger than the township	1	2	3	4	5
--	---	---	---	---	---

5. In thinking about Industrial development, which of the following statements best describes what you would like to see in Jefferson Twp.

I am comfortable with industrial development in a wide variety of locations in Jefferson Twp.

I am comfortable with industrial development only in a few specifically zoned locations in Jefferson Twp.

I would prefer not to have any locations for industrial development in Jefferson Twp.

6. How interested are you in each of the following types of development for Jefferson Twp.

Types of Development	Not at all interested				Very Interested
Industrial	1	2	3	4	5
Residential	1	2	3	4	5
Office/commercial /retail	1	2	3	4	5
Warehousing/ Logistics	1	2	3	4	5

Please indicate how interested you are in attracting each of these types of facilities to Jefferson Twp.

	Not at all interested				Very Interested
Community Facilities	1	2	3	4	5
Recreation Centers	1	2	3	4	5
Medical Facilities	1	2	3	4	5

7. Jefferson Twp. is trying to prioritize what are the most important goals to pursue. Looking at the possible 11 goals below. Would you rate each on a 1 to 5 scale where 1 is Very Unimportant and 5 is Very Important.

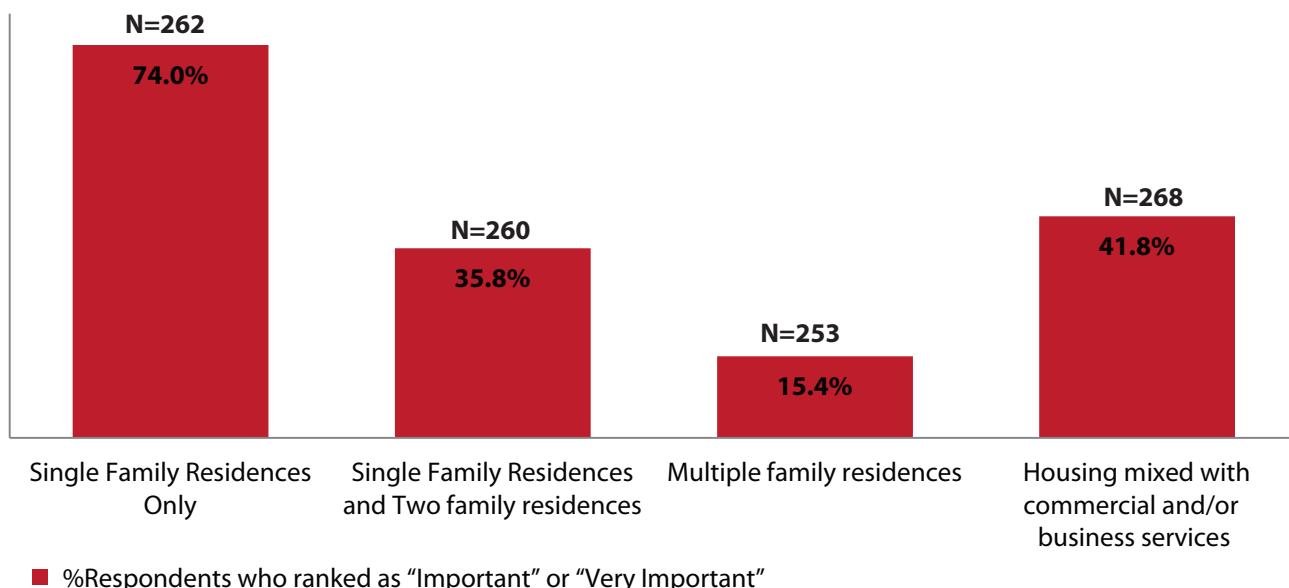
	Very Unimportant			Very Important	
	1	2	3	4	5
Designating specific areas within the Township for positive business development	1	2	3	4	5
Identifying locations for, and establishing, a larger variety of recreational amenities for citizens, especially children (a community recreation center was an example)	1	2	3	4	5
Striving for a positive perception of Jefferson Township	1	2	3	4	5
Establishing/expanding infrastructure to support modern technologies throughout the Township	1	2	3	4	5
Encouraging and Supporting Law Enforcement to Better our Community	1	2	3	4	5
Identifying sites for the development of clean renewable energy production	1	2	3	4	5
Nurturing the Township's agricultural assets	1	2	3	4	5
Maintaining the rural nature of the Township	1	2	3	4	5
Maximizing available land for institutional purposes (churches and medical facilities were examples)-	1	2	3	4	5
Promote/enhance/encourage agricultural activities such as fair activities, competitive activities	1	2	3	4	5
Identifying areas within the Township conducive to eco-tourism	1	2	3	4	5

ON a scale from 1 to 5 where 1 is Very Dissatisfied and 5 is Very Satisfied, how satisfied are you with the following services provided by the Township:

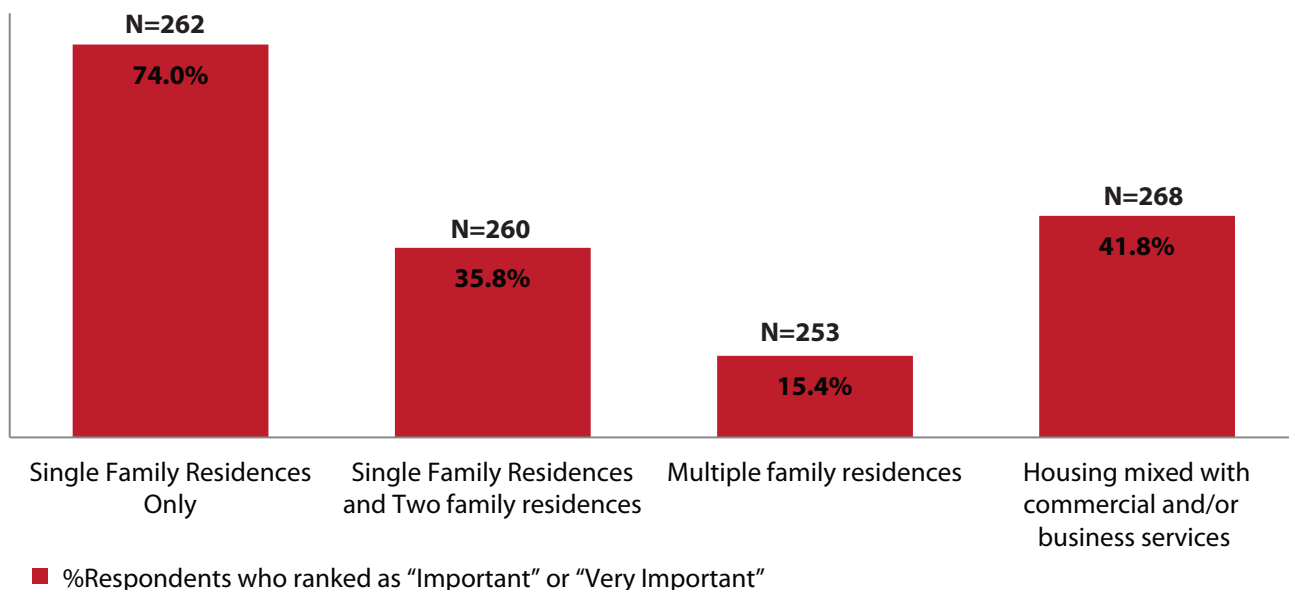
	Very Dissatisfied			Very Satisfied	
	1	2	3	4	5
Police	1	2	3	4	5
Fire	1	2	3	4	5
Roads	1	2	3	4	5
Zoning	1	2	3	4	5

Demographics

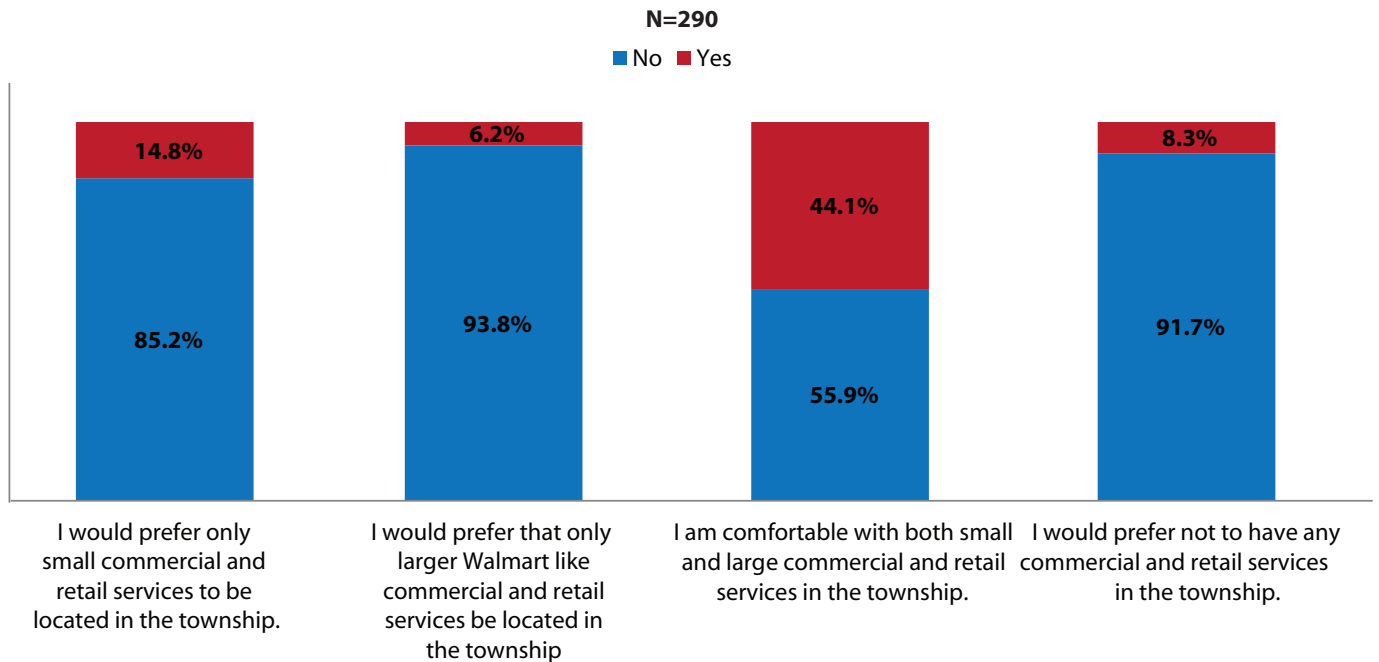
Q1. For each different type of housing, please indicate how interested you are in seeing this type of housing developed in Jefferson Township



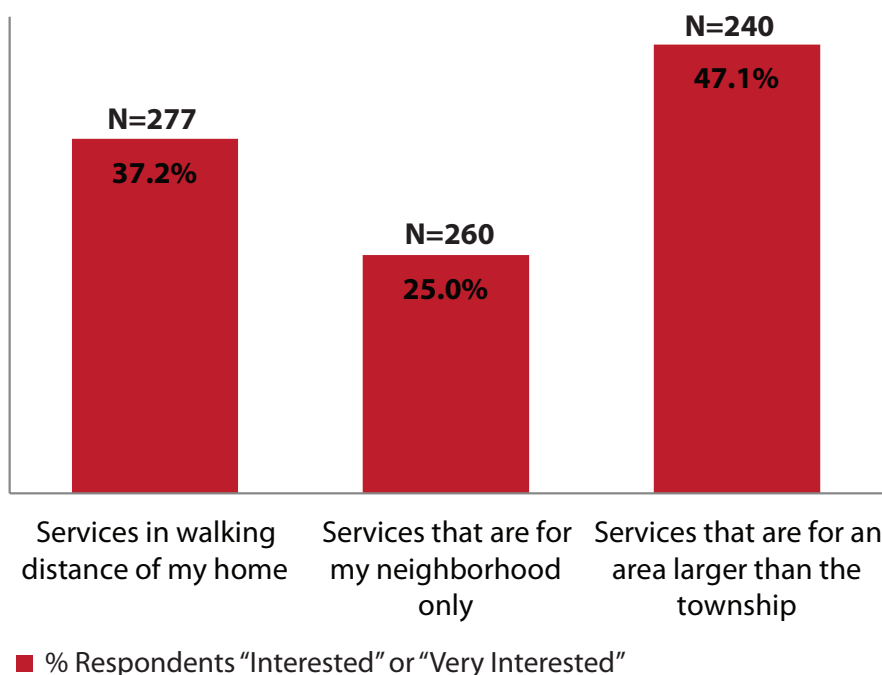
Q2. For each of the following family types, please indicate how interested you are in Jefferson Township marketing housing to them.



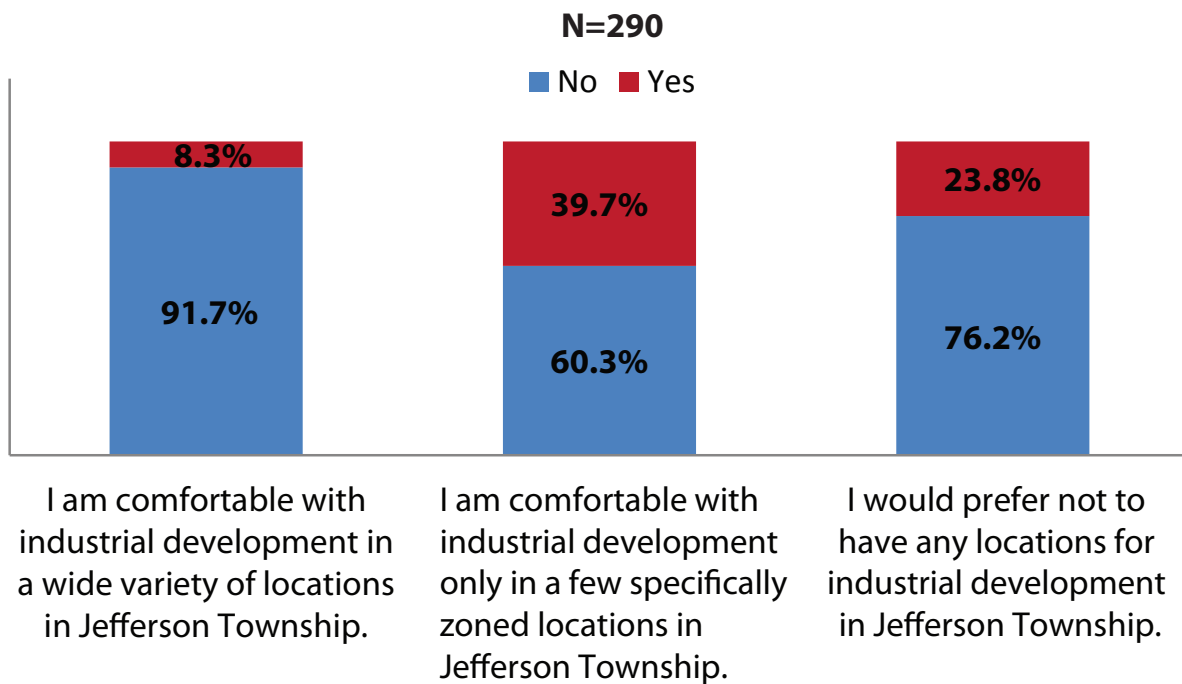
Q3. In thinking about commercial and retail services, which of the following statements best describes what you would like to see in Jefferson Township



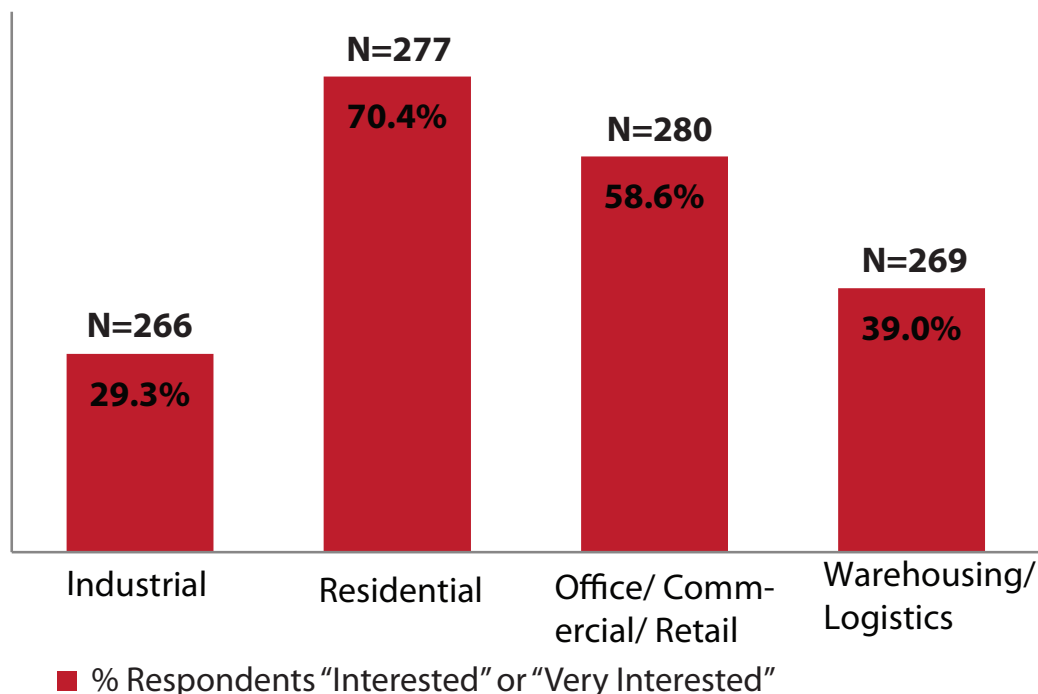
Q4. Thinking about commercial and retail services, how interested are you in each of the following:



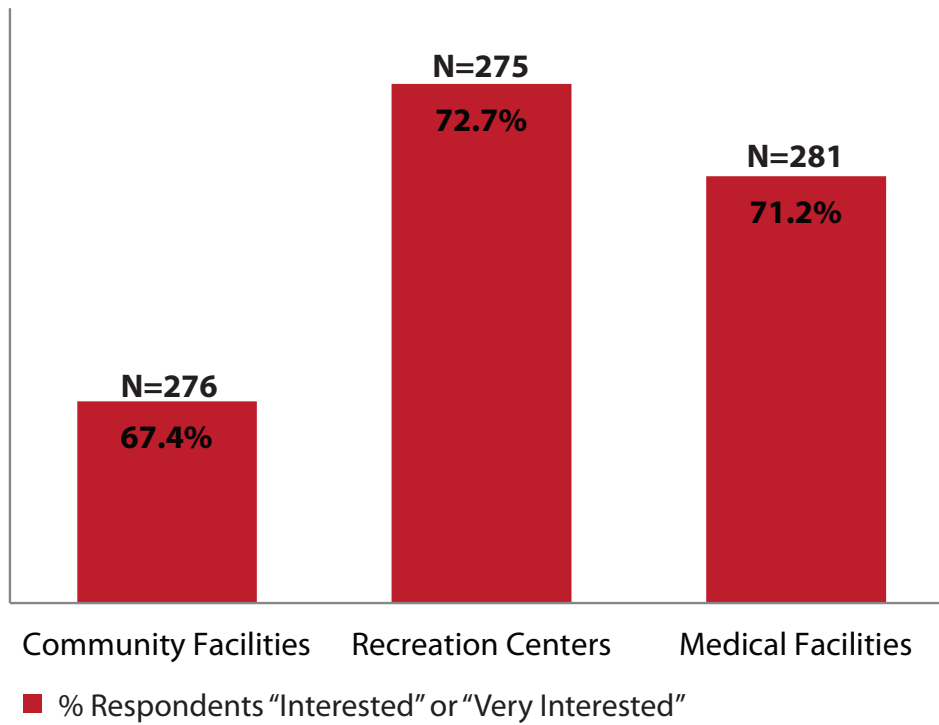
Q5. In thinking about Industrial development, which of the following statements best describes what you would like to see in Jefferson Township.



Q6. How interested are you in each of the following types of development for Jefferson Township?



Q6A. Please indicate how interested you are in attracting each of these types of facilities to Jefferson Township.



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E. PLACE-MAKING AND IMPLEMENTATION IDEAS WORKSHOP SUMMARY

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JEFFERSON TOWNSHIP FUTURE LAND USE STRATEGIC PLANNING

Community-Wide Place-Making and Implementation Ideas Workshop

The second round of public workshops for Jefferson Township Future Land Use Strategic Planning project was held during the month of June 2015 at the following time and locations:

- Wednesday, June 3, 2015, 6:30 - 8:30 p.m. at Jefferson Township Administration Building (One Business Park Dr., Dayton, OH 45417)
- Thursday, June 4, 2015, 6:30 - 8:30 p.m. at St. Peter's Baptist Church (1465 Kimmel Ln., Dayton, OH 45417)
- Saturday, June 6, 2015, 10:00 - 12:00 p.m. at St. Peter's Lutheran Church (8890 West Third St., Dayton, OH 45417)

The three main purposes of the workshop were:

- 1) Share final community goals and their priorities, established by the Community Leadership Team based on community-wide input
- 2) Solicit input on implementation strategies on final goals
- 3) Solicit input on places/corridors best suited for future economic opportunities

Each workshop followed the same format, which consist of three input-gathering activities in a small group setting. Staff members from both Jefferson Township and Miami Valley Regional Planning Commission guided the participants through the activities and answered questions as needed. The sequences of activities during the workshop were:



- 1) **Sign-In:** One page handout describing the workshop and project information was provided to each attendee. A Project Overview poster was displayed to provide more detailed information.
- 2) **Strong/Weak Places:** Attendees participated in the first mapping activity, which was designed to identify the locations and characteristics of strong and weak places/corridors within the Township. Using the materials provided, each participant placed up to 5 "green" dots and 5 "red" dots on a large map and wrote down the reasons why.
- 3) **Final Goals and Priorities:** Staff briefed attendees on the four final goals that were established by the Community Leadership Team at its May 21st, 2015 meeting.



Guiding Principle: Striving for a positive perception of Jefferson Township

- Goal A: Designating specific areas within the Township for positive business development
- Goal B: Establishing/Expanding infrastructure to support modern technologies throughout the Township

- Goal C: Maintaining the rural nature of the Township
- Goal D: Identifying locations for, and establishing, a larger variety of recreational amenities for citizens, especially children (a community recreation center was an example)

In addition, staff provided a summary of the priority voting results on eleven preliminary goals solicited from the January 24th Goal and Priority Setting workshop and the community-wide mail survey conducted during April 2015.

- 4) **Implementation Ideas:** The second activity of the workshop was to solicit ideas on how to advance and make community goals a reality. Using index cards provided, each participant was asked to write down their ideas and post them on to one of the four large display boards, one for each goal. Participants were encouraged to view others' ideas and add more as necessary.

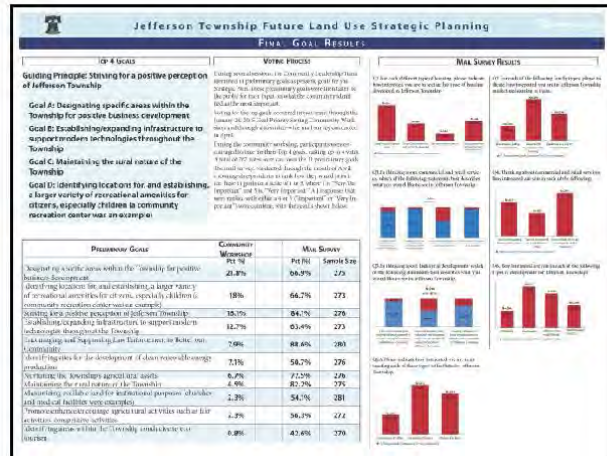
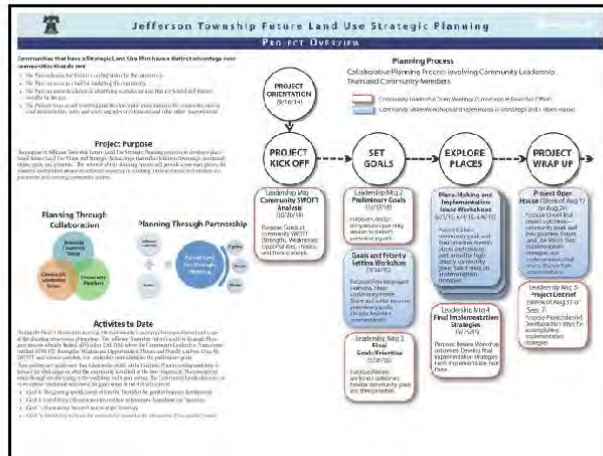


- 5) **Paint by Numbers:** The final activity during the workshop was a small group mapping exercise designed to paint the future vision of the Township. Each group was asked to identify locations for four different types of development sectors: Rural Centers; Neighborhood Areas/Centers; Town Centers; and Business Centers/Corridors on the large map provided. A handout describing the following definition and visual illustration of each sector was provided as a reference document.



- **Rural Centers:** Areas where small scale clusters of industrial, commercial, employment, or service uses exist, typically around the intersection of two major roads in the rural area. Rural Centers would be established through infill and as appropriate, limited expansion of the existing use(s).
- **Neighborhoods Areas/Centers:** Areas primarily consist of single- and multi-family houses with sidewalks and small parks. Neighborhood Centers includes neighborhood-serving retail and service oriented commercial uses intended to provide goods and services that serve day-to-day needs of households, within walking or short driving distance.
- **Town Centers:** Areas where clusters of larger scale retail shops, offices, and other commercial establishments exist, along with residential area, parks and open spaces, and public and quasi-public institutions. Town Centers are supported by major roads, providing good accessibility community-wide. Town Centers would also be served by sidewalks and the regional transit system.
- **Business Centers & Corridors:** Areas and corridors along major roads capable of handling high levels of vehicular traffic within Jefferson Township with a mix of commercial, light industrial, and heavy industrial uses. Existing Centers and Corridors present high potential for redevelopment while new areas would present future economic opportunities for large scale investment.

After each small group completed their mapping activity, the outcome was reported to the entire group and compiled into one large map. In addition, using blue colored dots, participants were asked to indicate their preferred location for a Community Center.



A total of 47 people attended the workshops: 26 people on June 3rd, 6 people on June 4th, and 15 people on June 6th, 2015. The following sections summarize workshop outcomes, including inputs received during the workshop.

Strong/Weak Places Mapping Activity Outcome

The outcomes of the first Strong/Weak Places mapping activity from each workshop are shown on the right and on the next page.

Many participants identified Fisher Park and its surrounding areas as strong places. Further, areas along Liberty Ellerton Road and at its intersection with Dayton Liberty Road were often cited as strong places and corridors that best reflect the community.

By contrast, the eastern half of West Third Street corridor, areas surrounded by Dayton Liberty Road, Infirmary Road, and Germantown Pike were identified as areas that need improvements.

June 3 Workshop Results



June 4 Workshop Results

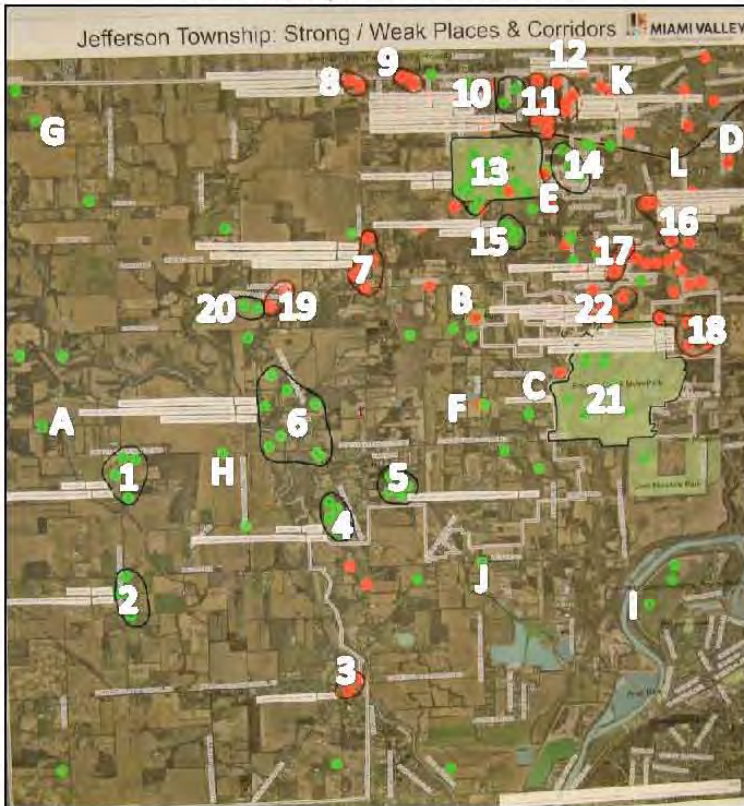


June 6 Workshop Results



When the results from each workshop are combined into one, as presented below, it provides a much clearer picture of clusters where participants identified strong places/corridors are versus where weak places/corridors exist within Jefferson Township. In addition, the following explanations were cited as reasons why they considered those particular areas as either strong or weak places/corridors.

All Workshops Combined Results



Strong Areas: Reasons Why

- 1 - Nice homes
- Most of the western township is overall well-maintained farm properties
- 2 - Nice homes
- Most of the western township is overall well-maintained farm properties
- 4 - No compost
- Most of the western township is overall well-maintained farm properties
- 5 - Most of the western township is overall well-maintained farm properties
- 6 - Most of the western township is overall well-maintained farm properties
- Nicely kept homes along Dayton-Farmersville, plus agricultural area that is picturesque and enjoyable
- 10 - No reason given

- 13 - Green dot is Fisher Park which is a real asset
 - Nice park
- 14 - No reason given
- 20 - No reason given
- 21 - Attracts visitors

Weak Areas: Reasons Why

- 3 - Tear down rebuild retail / gas station
- 7 - Desert for food, no shopping, no food - fresh, no recreation, no medical, no social services
 - Areas on Dayton-Liberty between Calumet and Fisher Park need to be cleaned up
 - Too many vacant houses in the area of Liberty
- 8 - Many properties along 3rd St. need to be better maintained or rebuilt
 - Good area for economic development along Rt. 35 corridor
 - Location for business development can be improved
- 9 - Red dot identifies the Drexel business strip which needs work and strong policing
 - Many properties along 3rd St. need to be better maintained or rebuilt
 - Good area for economic development along Rt. 35 corridor
 - Location for business development can be improved

- Update retail corridor, new businesses
- 11 - Many properties along 3rd St. need to be better maintained or rebuilt
 - Poorly kept up homes
- 12 - Many properties along 3rd St. need to be better maintained or rebuilt
 - Poorly kept up homes
 - Tear down rebuild area
- 16 - Soldiers Home Rd. is very dirty, dusty, and sometimes dangerous due to large trucks
 - Desert for food, no shopping, no food - fresh, no recreation, no medical, no social services
 - The roads are really trashed out
 - Vacant lot old drive in
- 17 - Looks trashy / houses are in disrepair, poor image
 - Need development
- 18 - Frytown - dump and fishing pond smell
 - Desert for food, no shopping, no food - fresh, no recreation, no medical, no social services
 - Frytown Rd. is terrible and bad intersection at Germantown, cannot see
- 19 - No reason given
- 22 - Open space could be used as community garden
 - Needs some beautification
 - Clean up

There were some other locations identified less frequently by participants either as strong or weak places. The locations are shown on the map (A – L) and the cited explanations were:

- A - Green dots represent strong agricultural areas
- B - McCabe Park needs to be fixed or rehab [ed: possibly referring to township-owned Richardson Park]
- C - Needs a grocery store “food desert” and tenants in housing need to be screened
- D - Just damn dirty! Need to focus on cleanliness of area (tall grass on edges)
 - Poorly kept up homes
- E - Bad intersection
- F - Bad intersection
- G - Open space
- H - Wonderful farm land
- I - Good recreation
- J - Horseback riding and "Learning Tree Farm" is a resource for area, draws people to see 80-acre, 19th-century farm with animals and buildings
- K - Bad neighborhood and junk yards
- L - As the entrance to JT there should be a stronger business presence



Goal Implementation Ideas Solicitation Outcomes

The second activity to solicit implementation ideas for each goal during workshops generated many creative ideas. The participants shared their thoughts on potential strategies to advance each goal, suggested a project to carry out immediately that could make a difference, listed organizations to work with or get assistance from, and proposed additional works they think need to be done.



The full list of ideas grouped by each goal is shown below. The number in the parenthesis denotes number of participants with same ideas.

Goal A: Designating specific areas within the Township for positive business development

Theme:

✓ **Seek out Groceries, Banks, Daycares**

- The Drexel Area could use renovation and business development, such as a nice Kroger store
- Use the space at nearby Derby and Germantown Pike for a market, fresh produce from JT local Farmer Market
- Fresh vegetables location by Admin Building
- Bank (PNC, Chase, Key)
- Adult day care center Derby and Rt. 4 **(2)**
- Food store in the township, no compost
- Germantown Pike for possible stores like Meijers or Walmart

✓ **Zoning Improvements**

- Update zoning laws **(2)**
- Zoning the areas appropriately to achieve the desired business
- Find a way around "grand father" rules regarding zoning
- Clean up and enforce zoning laws **(2)**
- Strong zoning with tax incentives
- Do not all gentrification to happen!
- Discourage any form of waste management

✓ **Small Business Support**

- Small business development 3rd St. Corridor
- Begin by attracting small businesses along the Rt. 35 corridor. This would generate some tax revenue that would help finance the other goals for the township., especially for technology and a rec center

✓ **Provide Economic Development Help and Programs**

- Business planning committee
- Clearing house for project funding; some projects not interesting to larger members, could pass on info to us; county government department of economic development
- Need economic development team
- Designation of the area between Infirmary Rd and Holland on W. 3rd as a business zone with start-up incentive funding
- Create an Activated Spaces program, that matches property owners with entrepreneurs to offer low rate rent or lease for their space
- Getting point A to the store is hard for those with no car - need a program to help give rides, could be through a church, could even have helpers to shop

✓ **Fight Blight; Improve Infrastructure**

- Along the business corridor, improve the infrastructure to encourage needed business development with towers, etc. 'strip mall idea'
- Police of circling around, checks on vacant homes, welfare checks
- Complete blighted areas in the NE section; strengthen our schools to encourage new families; improve our roads for a better image of township.
- Resurrect Hwy. 892
- Around bus lines, keep bus stops consistent, increase handicap accessibility, improve quality of bus stops - have benches to sit down, better marking of stops / routes
- The overall appearance of the most travelled area of the township need to be cleaned up and safer appearing before new business can be attracted to the area
- Fix the curbs on street - all the streets (too many potholes, tires get stuck)

✓ **Seek out Partnerships and Investors**

- Meet with investors / major businessmen who can lend ideas / money (investments) for supporting and attracting business in area
- Meet with / invite other "successful" communities in for a briefing on how they achieved various goals of attracting businesses to their area
- Teach business skills to JT students so that they can be prepared for the future
- Establishing a sister twp. program within another township.
- Third St. business association to bring Trotwood & Jefferson businesses together

✓ **Identify locations for business development**

- Germantown are natural business areas, clean them up; create or support business associations in these areas to coordinate this work
- W. 3rd St. good for business development, establishing a recreation center for children on Dayton Liberty Rd
- Positive business development W. 3rd St. area Germantown Pike
- Specify areas around the fire station/township offices are an excellent area for new small business
- Look at US 35 - 3rd St., analyze the businesses already there and see what new businesses could be attracted to enhance convenience for the township residents
- Reuse of old shopping center on Rt. 4 & Derby (3)
- W. 3rd St., SR. 35, Rt. 4 Germantown Pk.

- Find 20 acre tract that would accommodate large retailers, modernized shopping mall, rec center that would be for all ages, would bring people from surrounding communities to help Jefferson Township grow
- From the township office to Infirmary Rd. is prime real estate
- The spots for new business are all bought & own by a trucking company
- Use prime location for business revenue
- Reviewing areas that are conducive to that particular business. Example: manufacturing locate areas that will not interfere with residence such as noise control
- ✓ **Promote Existing/Local Businesses**
 - Support our local businesses; promote the business in the community; have all businesses listed in newsletter and ask others with business not listed to provide their information; business night (2)
 - Social networking events for the business or those interested in starting a business
 - Have a Jefferson business scavenger hunt

Goal B: Establishing/Expanding infrastructure to support modern technologies throughout the Township

Theme:

- ✓ **Expand All Utilities**
 - More cell towers to prevent dropped calls
 - Expand utilities: fiber optic, internet, cable
 - External sewer out 3rd St. to Lutheran Church
 - Expanding infrastructure in areas for growth
- ✓ **General Improvement of All Infrastructure**
 - Sidewalks needed to get to parks
 - Bike paths throughout the township
 - Better maintain township roads; upgrade and maintain township owned structures
 - Clean roadways, curbs, and sidewalks on Calumet, W. of 3rd; street lights
 - Improvement of the infrastructure sewage, natural gas (commercially). How to go about getting help?
- ✓ **Focus on High Speed Internet**
 - Need to expand high speed internet & cell phone reception (I don't get standard cell phone reception)
 - Get better internet service in area for homes and businesses
 - Study ways to obtain high-speed internet in the townships
 - We need high speed internet (fiber optic cable?) in the rural areas and over all the township
- ✓ **Build Tech Partnerships**
 - See what the state/fed. Government may be offering connect OH etc.
 - Partner with comm.
 - Inform & communicate objectives/general purpose to the citizens/groups
 - Involve Clark State, Sinclair, Wright State, & UD to develop courses that involve hands on development projects in our area
- ✓ **Limit Cell Tower Placement**
 - Search out an area where the location of a cell tower would not harm people in the general vicinity
 - No cell phone tower in places close to home. No cell phone towers in any place
 - Negotiate money and placement of towers

✓ **Attraction/Look toward Future Needs**

- Attracting technology companies to come out and study what it would take for Jefferson Township to be a magnet in developing / having this infrastructure
- Infrastructure modernization is need in the 3rd St. area to provide for new business/medical facility, etc.
- Partner with UD, Wright State, Sinclair and other engineering programs to get interns to develop ideas
- Locate an area that would encourage not only current tech but tech that evolves

Goal C: Maintaining the rural nature of the Township

Theme:

✓ **Improve Zoning Laws**

- Develop additional zoning laws which will protect rural areas - save them from becoming prime "dumping areas"
- Strict zoning enforcement control: mowing, trash, business
- Restrict the allowable lot partitions
- Implement zoning regulations to minimize the possibility of excessive development; possibly minimum acreage requirements for new homes
- Strong zoning
- We should recognize the draw our area has for people who want to live in a rural, faithful agricultural quiet area. Strong zoning regulations to keep our rural character, people will be tempted to move elsewhere. We will lose residents and tax incentives.

✓ **Regulate facilities like Composting and Illegal Dumping Grounds**

- Continue to keep composting (and like) facilities out of the township (3)
- No!!! Compost and or new dumpsite; no business that wants to destroy Jefferson; tear down abandon houses

✓ **Incentivize Land Protection**

- Designate land areas within Twp. for as farming to assure that unwanted development does not happen there
- Land Trust is a means of protecting farm land
- Land trust research! Study effects of lowering real estate taxes or food producers

✓ **Focus on Other Agricultural Programs and Events**

- Create a community garden that is maintained by JT student
- Draw on UD for ideas about "Sustainable Development" for our agricultural area
- Have agricultural events to support and enhance rural nature of township
- The township has many people doing business from home or farm. We should identify these and connect them to each other to support those cottage industries.
- Create an atmosphere of inclusion of all levels of usable knowledge base

✓ **Emphasize Rural Nature**

- Maintain rural area - keep balance of animals
- Infirmary Rd., Germantown Pike, Rt. 35 or W. 3rd St., Union Rd., maintain the rural nature of the township

✓ **Emphasize Beautification Efforts**

- Yearly community clean up
- Enforce zoning codes to clean up and maintain properties; if those codes are not in place they need to be; properties should not be allowed to look like dumps; empty houses should be taken down

- Beautify areas that are in need, strict zoning laws & follow through utilize community or government grants that are available
- Sidewalks and street lights (2)
- ✓ **Encourage Programs that Aid Farmers**
 - Create a program that could help farmers in the area
 - Work to lower real estate taxes so that farmers can keep the farms that have been in their families for 4 generations

Goal D: Identifying locations for, and establishing, a larger variety of recreational amenities for citizens, especially children (a community recreation center was an example)

Theme:

- ✓ **Encourage Child Volunteering Programs:**
 - Encourage kids to help reach out to community, to give back emphasize team work, come together, increase connections
 - Get young people together to do clean up; talk to the neighbors to figure out what they need
 - Walking to school; fix the cafeteria so kids can help e.g. teachers bagged lunches
- ✓ **Enhance Existing Recreational Amenities**
 - Promote and expand amenities in park areas / recreation areas
 - Build programming around existing facilities
 - Blairwood Elementary; parks rebuilt for kids accommodations near the bus stops where kids line up; teachers
 - Blairwood School, JT High School, former Y on Dayton Liberty
 - All of the above areas ideal for amenities for seniors and children
- ✓ **Attract Outsiders for Programming/Amenities**
 - These amenities should be promoted as a “revenue stream” and be attractive for other communities to want to use, i.e. fairs, large social events
 - Promote the Possum Creek MetroParks as a place for city, families to care and enjoy the facilities here
 - Invest in Rec Center by opening buildings that would charge a lower fee for JT residence and high fee for individuals outside community. Also, utilize services that government grants offer
- ✓ **Create New Community Center**
 - Recreation center on Dayton Liberty Rd. for children
 - Recreational center Derby Rd. and 49
 - Community center with exercise equipment; splash park and amusement for kids & swimming pool and training to help people to swim
 - Recreational amenities, teen center Vanguard / Rt. 4
 - There already exists parks within the township... how can we encourage more recreational opportunities/events there? Add a recreation center at one of locations
 - A community recreational center on W. Third St. Corridor / off Vector Ave., a state / federal funding, grants, provide donations
 - Indoor - Outdoor Swimming Pool / Rec. Center
 - Reopening and repairing former recreation centers like the Dixon Wellness Center
 - The former YMCA
- ✓ **Create New Programs within Existing Facilities**
 - CPR class, fire escape route planning; build community
 - At 4th of July, have a fireworks display at Possum Creek Park and advertise it in our community
 - Community recreational training and development center with medical services

✓ **Collaborate with Other Gov'ts or Groups**

- Develop sub-collaborations with the county and other areas that may have similar needs or have achieved goals similar or like we hope to
- Get the Sheriffs, Fire Dept., & EMT involved in community
- Learning Tree Farm is willing to develop pre-school and school programs which will accommodate curriculum in Jefferson Township schools
- Enlist the help of UD's sustainable development project to get input on what can be done on this
- Something like combined building for senior citizens and youth

✓ **Crack Down on Unruly Behavior:**

- Off Derby near Kimmel, kids need to stop throwing rocks at the bus
- Catch them in the act, stop smoking weed

✓ **Do Nothing**

- Forget it. 1) We have parks few use 2) We had a Y which closed because no one used it

Paint by Numbers Mapping Activity Outcome

The final mapping activity at the workshop was "Paint by Numbers," designed to map out a future land use vision of Jefferson Township. This activity was first conducted in a small group setting, designating areas within the Township for four different types of development sectors: Rural Centers; Neighborhood Areas/Centers; Town Centers; and Business Centers/Corridors.

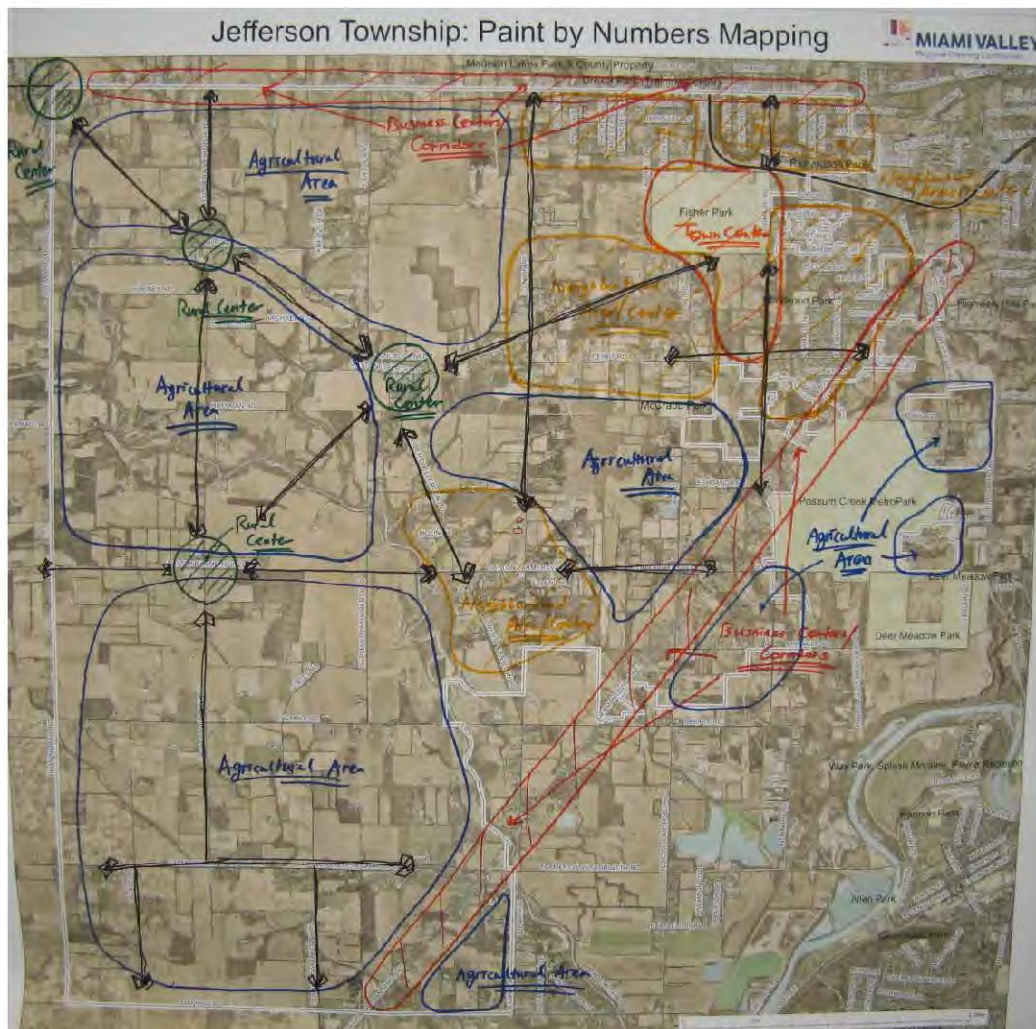


Once each small group finished the activity, the results from each group was reported out to the entire group and recorded on a singular large map.

The compiled large maps generated from each workshop were then combined into one and the outcome is shown below.

- **Business Centers & Corridors:** West Third Street corridor and State Route 4 corridor were identified as Business Centers & Corridors. However, participants considered eastern West Third Street and northern portion of State Route 4 as areas of higher concentration of businesses.
- **Town Centers:** The area south of Fisher Park was identified as a main location for a Town Center. Participants, however, expressed that the Park should be considered an integral part of the Town Center.
- **Neighborhoods Areas/Centers:** In addition to four existing neighborhoods, participants identified areas southwest of Fisher Park and areas surrounding Jefferson High school along Liberty Ellerton Road as additional neighborhoods in the future.
- **Rural Centers:** There were four locations identified as Rural Centers, mainly in the western part of Jefferson Township.
- **Agricultural Areas:** Western part of Township, mainly west of Union Road was considered as Agricultural areas.

In addition, participants expressed the importance of having good connectivity between developed sectors and throughout Jefferson Township, including bike paths around parks and town center, and sidewalks to connect neighborhoods to business centers/corridors.



Regarding the location for a Community Center, the majority of participants identified an area south of Fisher Park, inside of the proposed Town Center area as a preferred location, as shown on the right.



Next Steps

- **Community Leadership Team meeting #4** (Thursday, June 25, 2015 from 6:30 p.m. to 8:00 p.m. at Township Admin building) to: 1) review outcomes from the workshop; 2) finalize implementation strategies; and 3) establish implementation Task Forces.
- **Project Open House** (tentatively scheduled during week of August 17 or August 24) to unveil final project outcomes.
- **Community Leadership Team meeting #5** (tentatively scheduled during week of August 31 or September 7) for final project debriefing.

Please visit Jefferson Township Website at www.jeffersontwp.org or contact Mr. Jeff Payne, Jefferson Township Zoning Director at 937-262-359 Ext. 208 for more information.

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F. PROJECT OPEN HOUSE SUMMARY

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JEFFERSON TOWNSHIP FUTURE LAND USE STRATEGIC PLANNING

Community Project Open House Summary

The final public open house for Jefferson Township Future Land Use Strategic Planning project was held on Thursday, August 27, 2015 from 6:00 p.m. to 8:00 p.m. at Blairwood Elementary school. A total of 60 participants attended.

The two main purposes of the workshop were:

- 1) Unveil final project outcomes—community goals and their priorities, Future Land Use Vision map, implementation strategies, and Implementation Task Forces.
- 2) Recruit Task Force members.

This project open house included 5 stations set up around the room. Attendees were asked to visit all five stations to review final outcomes resulting from the planning process. Members of the Community Leadership Team and staff members from both Jefferson Township and Miami Valley Regional Planning Commission were present to provide additional explanation and to answer any questions attendees had. Co-chairs of the Community Leadership Team, Ms. Alberta Taylor and Trustee Damon Woods also gave a brief talk exhorting participants to sign up for the implementation task force(s). The five stations were:

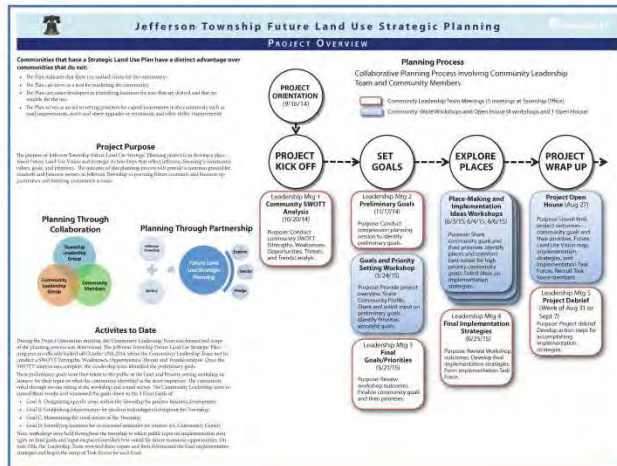


- 1) Sign-In station: One page handout providing a general overview of the open house and project information was provided to each attendee.
- 2) Project Overview station: Project purpose, scope, and timeline were provided on a display board.
- 3) Background and Goals station: Information about Jefferson Township on charts and maps were presented on two display boards. The final community goals established by the Community Leadership Team and related information were presented on another poster board.
- 4) Land Use Vision and Implementation station: This station featured the compiled results from the Community Placemaking and Implementation workshops held during the month of June. Information presented on the display boards included a conceptual land use vision map and final implementation themes and strategies. In addition, a third poster featured different styles of development for a possible Town Center where attendees were asked to share their preferences.
- 5) Task Force Sign-Up station: Attendees were asked to sign up for one or more of the implementation task forces on a final poster board.

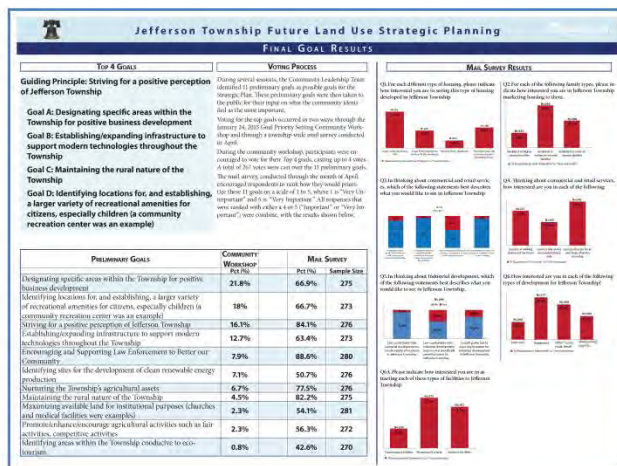
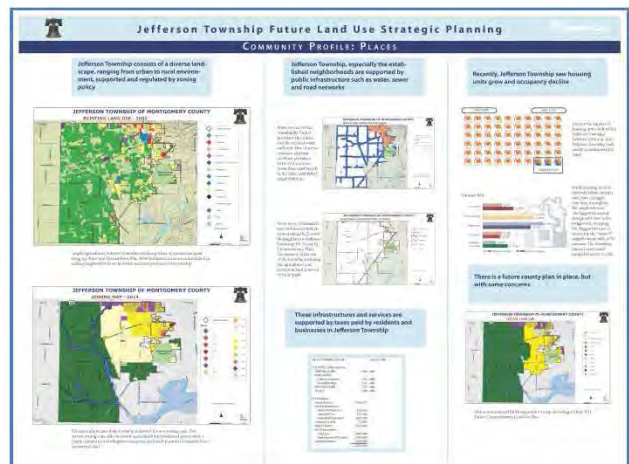
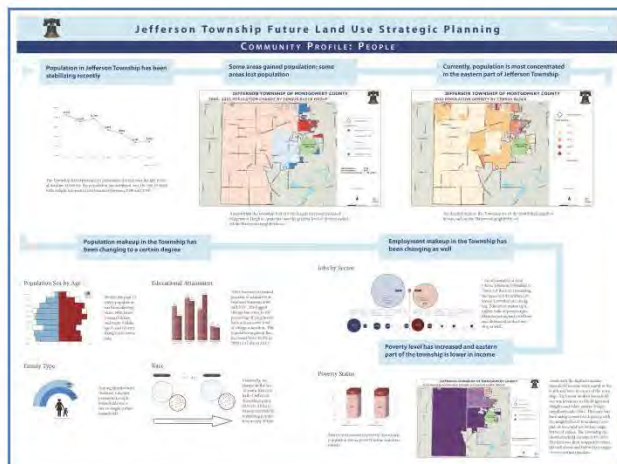


The next pages present all the information displayed at the open house and a summary of input received during the workshop.

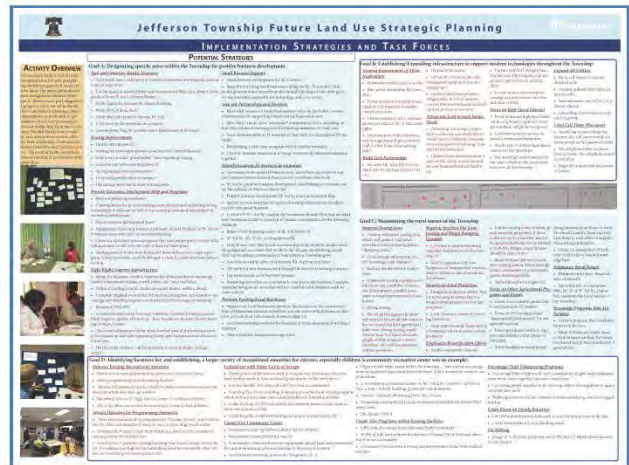
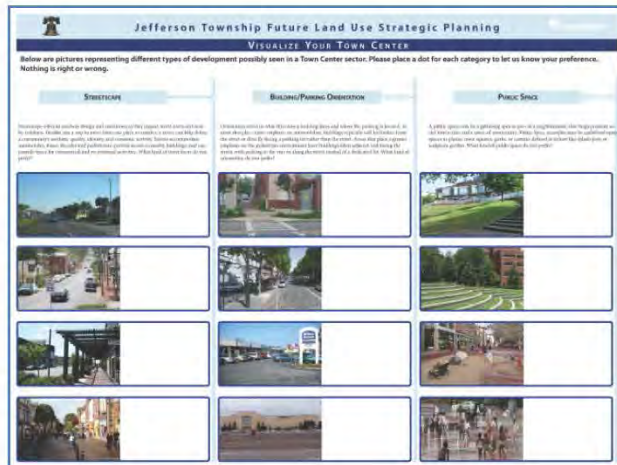
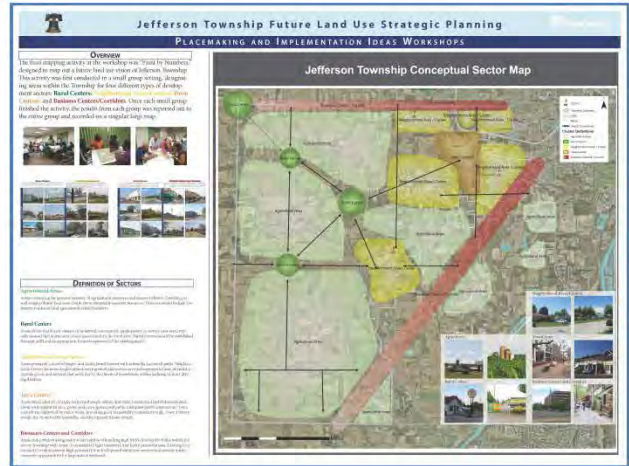
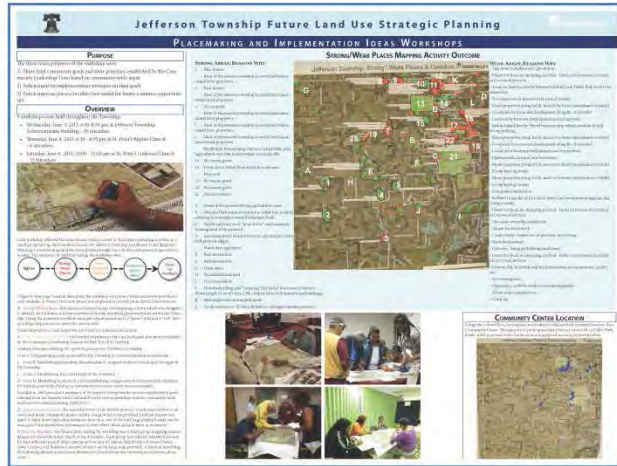
Project Overview



Background and Goals



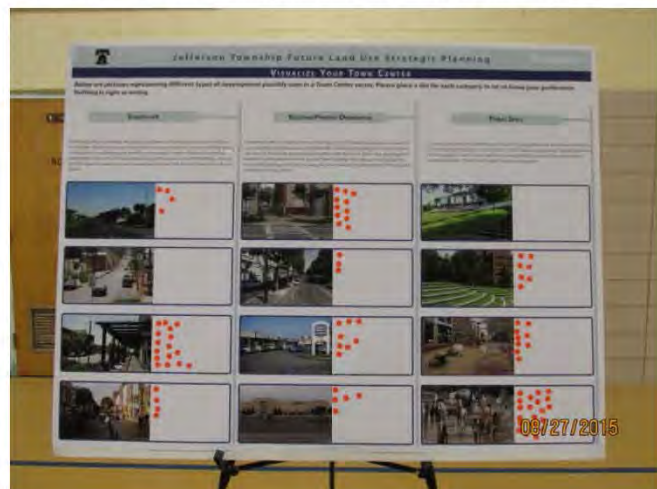
Land Use Vision and Implementation

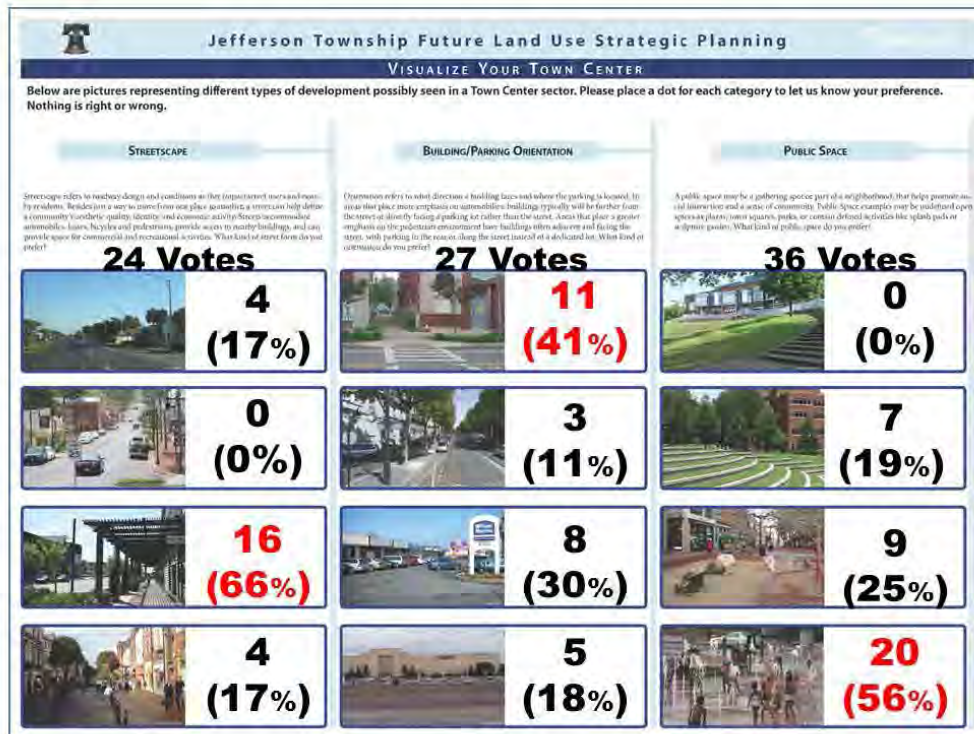


Participants' Visual Preference Survey Results

At the Land Use Vision and Implementation station, participants were asked what style of development they preferred for a possible Town Center area near Fisher Park. Participants were asked to vote using sticky dots for their favorite representation in each of the 3 categories: Streetscape, Building/Parking Orientation, and Public Space. It is important to note that not all the attendees participated in this activity and the results do not represent community-wide preference.

The results, based on dot voting totals within each category, are shown on the next page, with highest votes received written in red.





Task Force Sign Up Results

The last station had a task force organization chart with blank lines for attendees to sign up for one or more task force. Below is list of names per Goal Task Force, based on sign ups:

Goal A: Designating specific areas within the Township for positive business development	Goal B: Establishing/Expanding Infrastructure to support modern technologies throughout the Township	Goal C: Maintaining the Rural Nature of the Township	Goal D: Identifying locations for, and establishing, a larger variety of recreational amenities for citizens, especially children
(12)	(7)	(8)	(12)
Cookie Taylor Kanata Jones Brenda Pope Athena Bledsoe Rose Slaughter Pastor Johnnie Graham Jr. Allen Hamilton Raymond Bowman Leroy Mann Angela Evans-McKins Jacob P. Jernigan Patricia Kirk	Cookie Taylor Kanata Jones Brenda Pope Rose Slaughter Mavis Jackson Jennifer Core Jerome Johnson	Sam Elon Brenda Pope Andrea Upshaw Willie Belle Spear Tony Riggs Johnnie Kimbenli Marian C. Perry Gerald Landis	Cookie Taylor Robert Hamilton Brenda Pope Mike Bream Kanata Jones Marian C. Perry Dolores Taylor Yolanda Cook Sheila Baek Rev. Gerald Marshall Mary Jo Nichols Marcia Gray



Next Steps

- **Community Leadership Team meeting #5** (Wednesday, September 16, 2015 from 6:00 p.m. to 7:30 p.m. at Township Admin building) to review outcomes from the workshop and project overall.

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