

# Comprehensive Land Use Plan

Brunswick Hills Township, Medina County, Ohio

**Final Plan**  
August, 2005

Prepared for:

Brunswick Hills Township,  
Medina County, Ohio

Prepared By:

**EDWARDS AND KELCEY**

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# **Comprehensive Land Use Plan**

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A large, stylized red swoosh graphic that curves from the top right towards the bottom left, framing the contact information.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## Acknowledgements

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## 1. Introduction

The Brunswick Hills Township Comprehensive Land Use Plan Update was initiated by the Township in 2004. This document's purpose is to guide the Township's future growth, development, and enhancement by providing a clear statement of the community's preferred future characteristics. The Plan also provides a foundation for the community's future decisions by helping the community recognize and establish its Vision, understand its opportunities for reaching that Vision, and develop the tools necessary to implement the recommendations resulting from that Vision. The Plan is supported in part by a grant from the Medina County Department of Planning Services.

Brunswick Hills Township today is a historically rural community on the edge of Greater Cleveland's suburbanization. The Township has experienced significant population growth in recent decades, resulting in both new residents and parks and new pressures on the features that attracted many residents to the community. To protect and maintain the community's unique character in the face of these local and regional pressures, it is vital for the community to:

- Accurately understand its physical conditions, current issues and probable future trends;
- Clearly articulate the characteristics of the community that residents want to live in into the future; and
- Evaluate and select the land use planning and land use management tools that will help the community achieve these goals to the greatest extent possible.

This Plan was designed to meet these needs.

### Planning Process

The Brunswick Hills Township Comprehensive Plan process began with the appointment of the Citizens Advisory Group (CAG) by the Township trustees. The CAG prepared and distributed an extensive Community Survey in February 2004, and compiled the results of over 1,200 survey responses. The Township retained Edwards and Kelcey in October 2004. Following this selection, the Plan process was guided through monthly meetings between EK staff and a Comprehensive Plan Committee appointed by the Township Trustees. The Comprehensive Plan Committee was responsible for reviewing the community's existing conditions, formulating the Plan Vision, and developing Plan elements that fit the community's needs.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

The work program for the Brunswick Hills Township Comprehensive Land Use Plan Update (See Figure 1) involved several elements, including the following:

- Regular working meetings with the Comprehensive Plan Committee
- The development of a Vision statement that provides a clear policy foundation for the Plan
- The development of a statement of Preferred Development Characteristics to further refine the Vision statement into built environment characteristics;
- The development and review of two Land Use Alternatives;
- The selection and revision of a Preferred Land Use Plan, including map and text revisions;
- The development of an Implementation Strategy, and
- The creation of a draft and final Comprehensive Land Use Plan Update document

The Brunswick Hills Township Land Use Plan development was extensively informed by a community survey undertaken by the volunteer Citizens Advisory Group prior to beginning the Plan process. The committee received and compiled over 1,200 survey responses. The results of this survey are discussed in Section 5 below; original materials and analysis are provided in Appendices A, B and C.

The Brunswick Hills Township Land Use Plan Update enjoyed extensive community participation from a wide variety of community residents and property holders. These participants joined the Comprehensive Plan Committee for review and discussion of the Vision and Preferred Development Characteristics, the Preferred Land Use Plan Update and the Implementation Strategies.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## Figure 1: Work Program (Page 1)

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## 2. Existing Conditions

This chapter summarizes the overall existing conditions in Brunswick Hills Township at the time of this Plan's initiation. Existing Conditions analysis identifies physical characteristics, such as existing land use and locations of natural features such as steep slopes. This information was used by the Consultant Team and the Comprehensive Plan Committee to guide the development of the Vision Statement and Preferred Development Characteristics and recommendations for the Brunswick Hills Township Comprehensive Land Use Plan.

### Regional Location

Brunswick Hills Township is located near the northern border of Medina County, predominately to the south and west of the City of Brunswick. There are also several portions of the Township that are separated from the balance of the Township by the City of Brunswick; these range in size from a single parcel of less than one acre to an area of approximately 79 acres.

Neighboring communities include Liverpool, Hinckley, York, Medina and Granger townships in Medina County; Columbia Township in Lorain County, and the city of Strongsville in Cuyahoga County. Brunswick Hills Township is approximately 8 miles north of the City of Medina and approximately 25 miles south of the City of Cleveland. Brunswick Hills is connected to these communities by Interstate 71 (I-71) and U.S. Route 42 (U.S. 42), also known as Pearl Road. Brunswick Hills Township's primary east-west arteries include State Route 303, also known as Center Road; Laurel Road, Sleepy Hollow Road, Grafton Road and Boston Road. Marks and Substation roads, which extend north-south along the Township's western boundary and through the western portion of the Township, are rural surface roads that are playing an increasingly important role in local circulation patterns.

### Existing Land Use (Figure 2)

Land use, as the term is used in planning, refers to the primary activities that humans pursue on a given parcel of land. It is essential to note that existing land use is a categorization of current uses. Land use categories do not indicate either existing zoning or any planned future land use. Current zoning for any given property may be entirely different from the existing land use; zoning only comes into effect when a property changes its land use through redevelopment or adaptive reuse. Similarly, land uses that may be planned for the future do not necessarily reflect the existing land use.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

The following land uses are currently designated within Brunswick Hills Township:

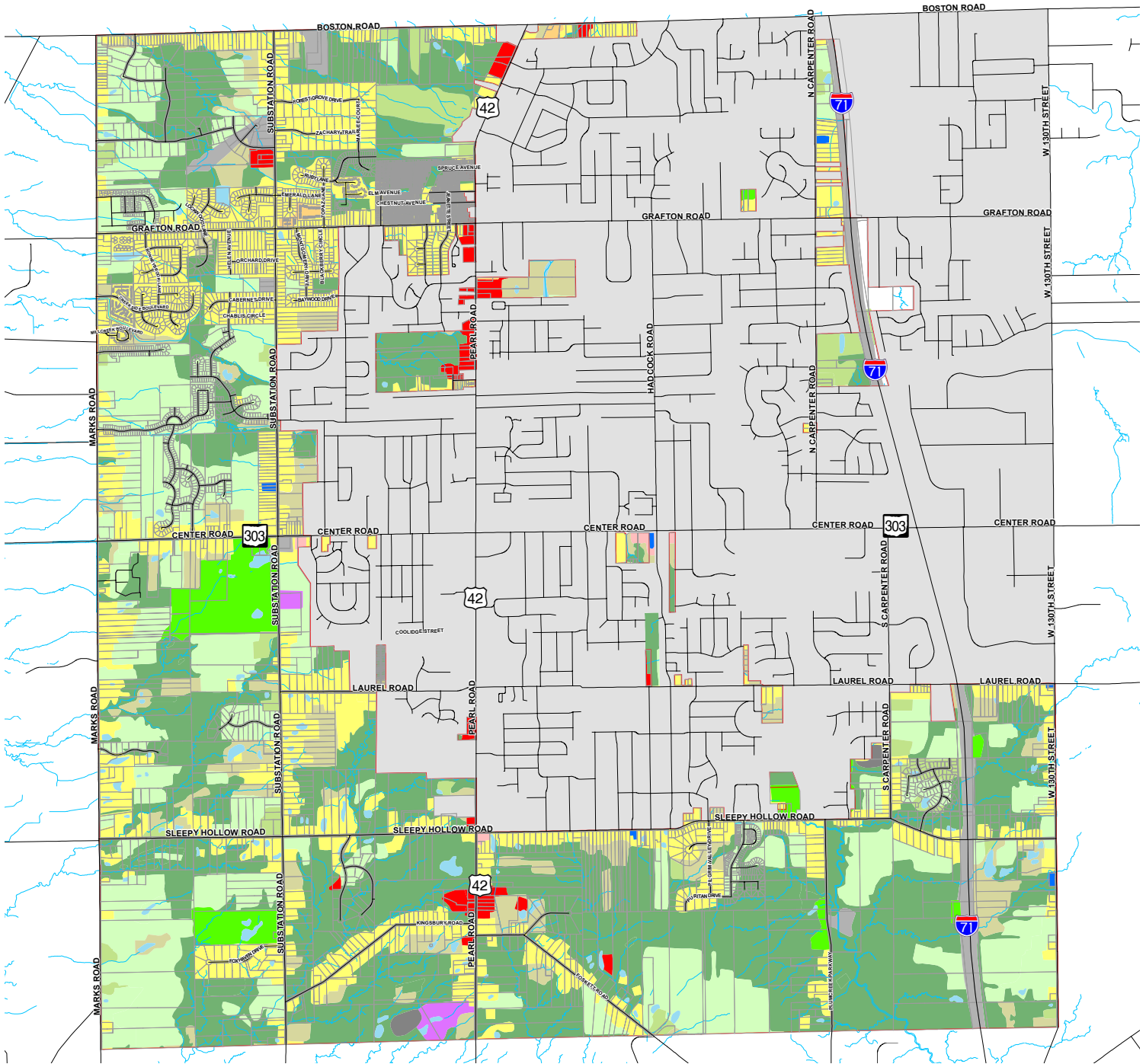
- Residential
- Multi-Family Residential
- Commercial and Services
- Mixed Urban
- Institutional
- Industrial
- Transitional Areas
- Woodlands
- Streams and Lakes
- Undeveloped
- Recreation and Openspace
- Cropland and Pastures
- Orchards and Nurseries
- Transportation and Utilities

Existing land use classifications are based on data obtained from the Medina County Department of Planning Services and the Ohio Department of Natural Resources (ODNR). It should be noted that more than one land use may be indicated for any given parcel based on actual land cover.

As shown on Figure 2, the Residential, Cropland and Pasture and Woodlands categories represent the predominant land uses in the Township. Industrial and Commercial land uses are largely limited to a small number of properties along Pearl and Substation roads.

# Comprehensive Land Use Plan

## Brunswick Hills Township, Medina County, Ohio



### Legend

#### 2004 Land Use/Land Cover

- |                          |                    |                              |
|--------------------------|--------------------|------------------------------|
| Residential              | Institutional      | Undeveloped                  |
| Multi-Family Residential | Industrial         | Recreation and Openspace     |
| Commercial and Services  | Transitional Areas | Cropland and Pastures        |
| Mixed Urban              | Woodlands          | Orchards and Nurseries       |
|                          | Streams and Lakes  | Transportation and Utilities |
|                          |                    | City of Brunswick            |
|                          |                    | Brunswick Hills Township     |

Figure 2  
2004 Existing  
Land Use

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## Existing Zoning (Figure 3)

Zoning is the primary mechanism used by Townships to regulate the permissible types of land uses and the manner in which those land uses are distributed throughout the community. While zoning is a reactive tool (districts are typically put in place upon the request of an applicant), it can be proactively used to implement the policies of a land use or growth management plan. It is important for the community to enforce an up-to-date set of zoning regulations that permit the community to implement plans and studies that guide their future. Communities with outdated regulations often find that they are put in difficult position of denying a project that they desire, or accepting a project that they do not necessarily want.

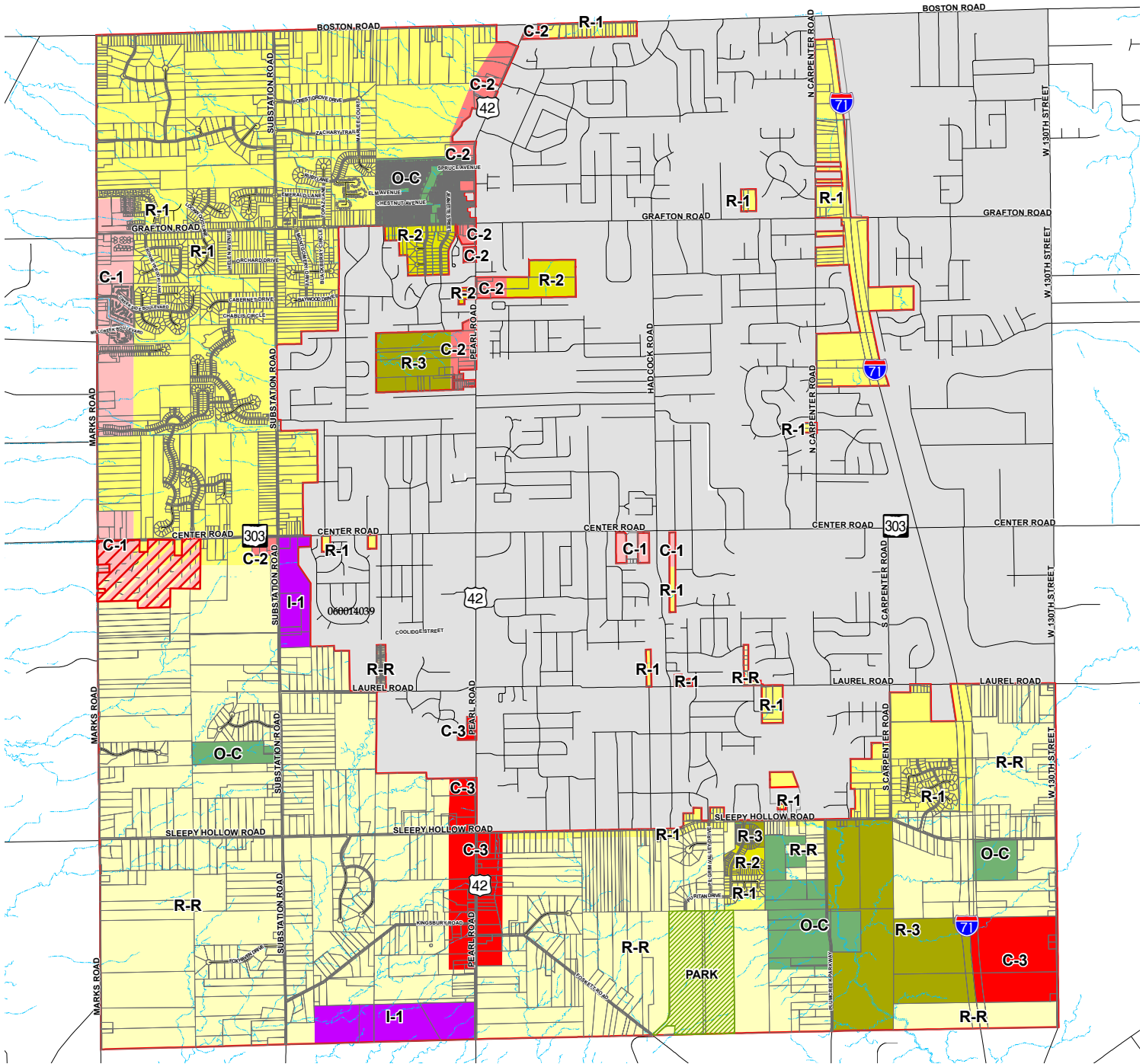
The current Brunswick Hills Township Zoning Resolution was last amended on May 10, 2004. The Zoning Resolution establishes minimum standards for application throughout the Township by means of Districts or Zones. The districts included in the Brunswick Hills Township Zoning Resolution are as follows:

- O-C Open Space Conservation District
- R-R Rural Residential
- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-4 Multi-family and Office District
- PMUO Planned Mixed Use Overlay District
- C-1 Local Commercial and Multifamily District
- C-2 Community Commercial
- C-3 Highway Arterial Commercial District
- C-4 Office – Light Industrial
- C-5 Highway Interchange Commercial
- I-1 Industrial District
- FP Flood Plain District

Several of these districts permit and establish processes for Planned Unit Development. Agricultural uses are exempt from regulations, subject to certain requirements (Section 302(A)).

# Comprehensive Land Use Plan

## Brunswick Hills Township, Medina County, Ohio



### Legend

<b>Existing Township Zoning</b>	C-1 Local Commercial and Multifamily District	<b>Brunswick Hills Township</b>
R-R Rural Residential	C-2 Community Commercial	<b>City of Brunswick</b>
R-1 Residential	C-3 Highway Arterial Commercial District	<b>Park</b>
R-2 Residential	I-1 Industrial District	
R-3 Residential	O-C Open Space Conservation District	
	PMUO Planned Mixed Use Overlay District	

Figure 3  
Existing  
Zoning

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## Environmental Constraints (Figure 4)

Figure 4 illustrates the location of several natural features, including flood plains, water bodies and hydric soils (soils that hold water or do not shed water readily, resulting in wet and often unstable geologic conditions).

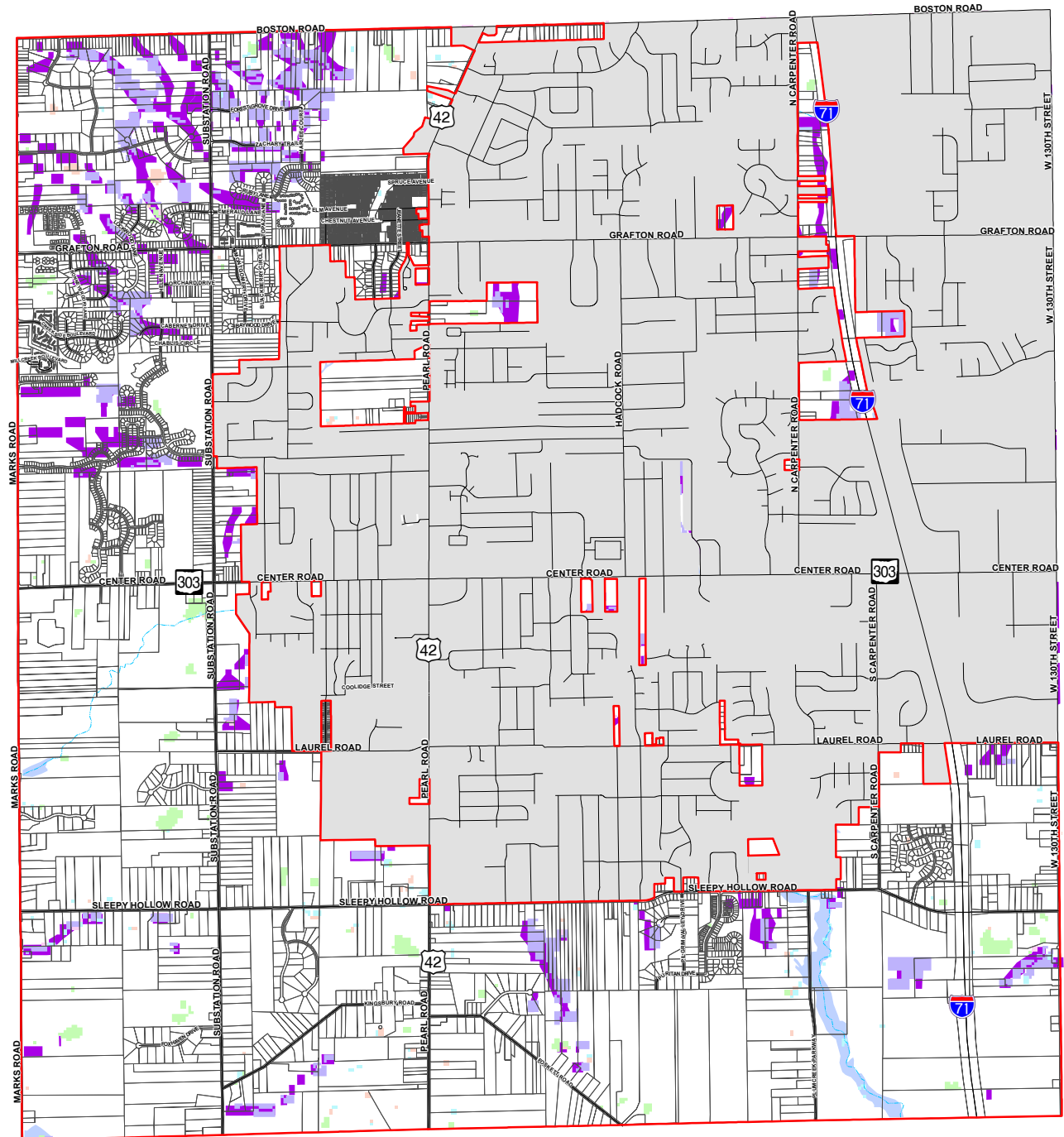
Hydric soils are present in scattered locations throughout the Township, most notably in the northwest corner of the Township. Depending on the specific type of hydric soil in any given location, development is likely to require more extensive site engineering than in typical development. In some cases, hydric soils may limit the geotechnical capabilities of a site to support higher densities of development.

Figure 4 also identifies the 100-Year and 500-Year flood plains, as established by the Federal Emergency Management Agency (FEMA). A flood plain is the area adjacent to an open waterway that is subject to flooding when there is a significant rain. Statistically, a 100-Year Flood Plain has a 1% chance of flooding in any given year, while a 500-Year Flood Plain has a .2% chance of flooding in a given year. Actual experience over time, however, seldom exactly reflects this expectation, and development upstream from a given site may raise its likelihood of flooding by changing water flow patterns. Flood Plain designations, however, do provide the official basis for FEMA's determination of a property owners' eligibility for flood insurance. The largest area of FEMA-defined Flood Plain in Brunswick Hills Township is located along the Plum Creek south of Sleepy Hollow Road. At this time, FEMA maps are in the process of being revised, although the extent of these revisions is not known.

As noted in the previous section, Brunswick Hills Township has a Flood Plain Zoning District (FP) that provides additional regulations for properties that are "subject to predictable flooding during the **Intermediate Regional Flood** and the Standard Project Flood" (Zoning Code, p. 82). The extent of these districts is defined by the current designations as established by the Army Corps of Engineers. The Flood Plain Zoning District codifies requirements for new development relating to the avoidance of adverse impacts on streams and drainage features resulting from new development, as well as the placement of new residential development above the level of the intermediate base flood. The Code also specifies data provision requirements.

# Comprehensive Land Use Plan

## Brunswick Hills Township, Medina County, Ohio



### Legend

<b>Ohio Wetlands Inventory</b>	Shrub/Scrub Wetland	Hydric Soils	Brunswick Hills
Woods on Hydric Soil	Wet Meadow	<b>Flood Plain</b>	Brunswick City
Open Water	Farmed Wetland	100 Year Flood Plain	
Shallow Marsh		500 Year Flood Plain	

Figure 4  
Environmental  
Conditions

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

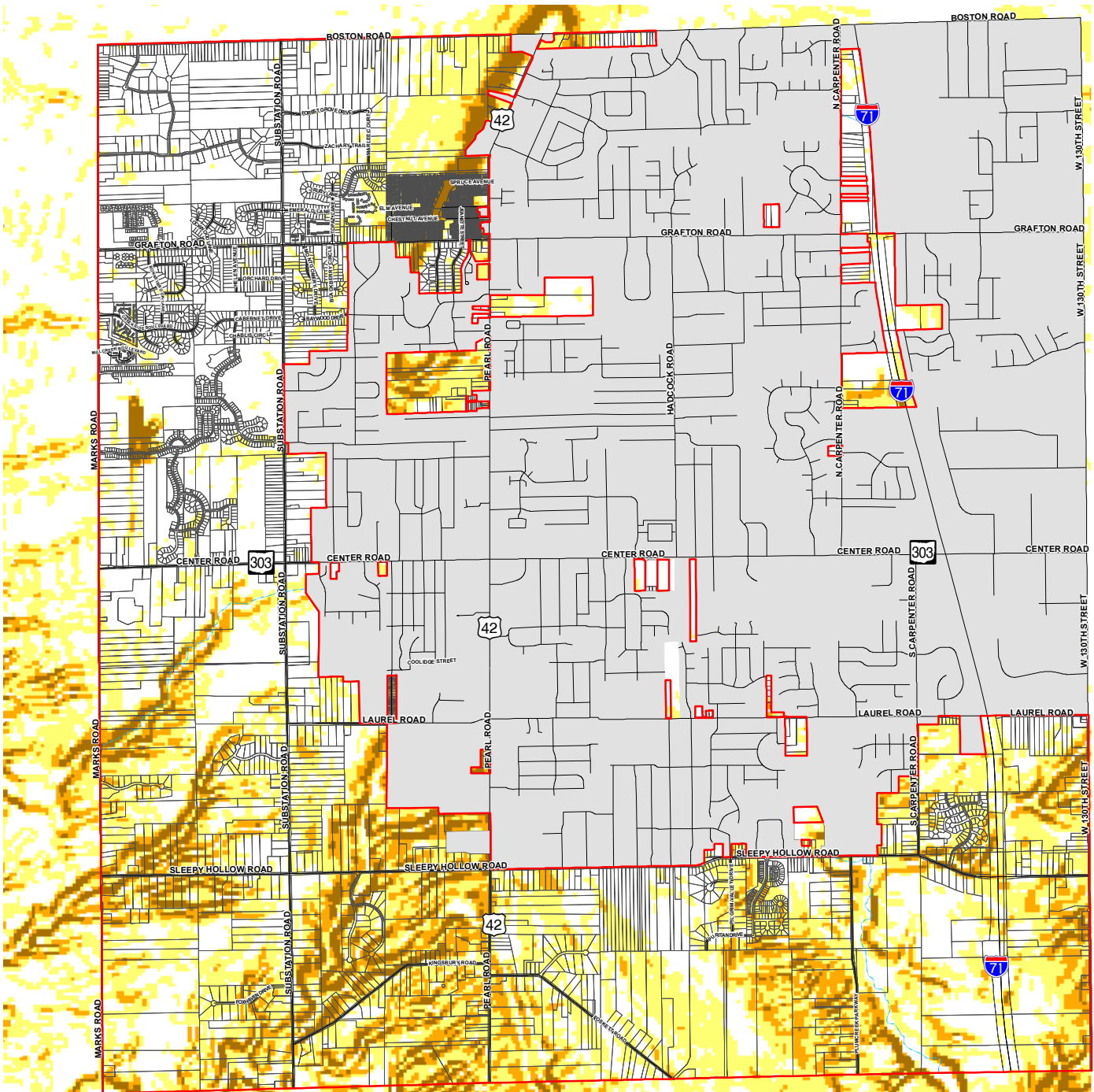
## **Slope Analysis (Figure 5)**

Figure 5 identifies the locations within the Township that are characterized by steep slopes. The percentages indicated refer strictly to the degree of angle, not to whether the topography is rising or falling in a specific location.

The majority of land in Brunswick Hills Township has relatively moderate slopes of between 0% and 20%. There is a pronounced slope that generally parallels Pearl Road to its west, marking the eastern edge of the Rocky River valley. The northwest corner of the Township to the west of this slope is relatively flat. The southern portion of the Township is characterized by relatively steep but shallow gullies, creeks and washes separating areas of relatively flat terrain.

# Comprehensive Land Use Plan

## Brunswick Hills Township, Medina County, Ohio



### Legend

- Slope**
- 0% - 10%
  - 11% - 20%
  - 21% - 30%
  - 31% - Up
- Brunswick Hills**
- City of Brunswick**

**Edwards  
AND Kelcey**

0 1,000 2,000 4,000 Feet



Source: USGS Digital Elevation Model

*Figure 5*  
**Slope  
Analysis**

August 9, 2005

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

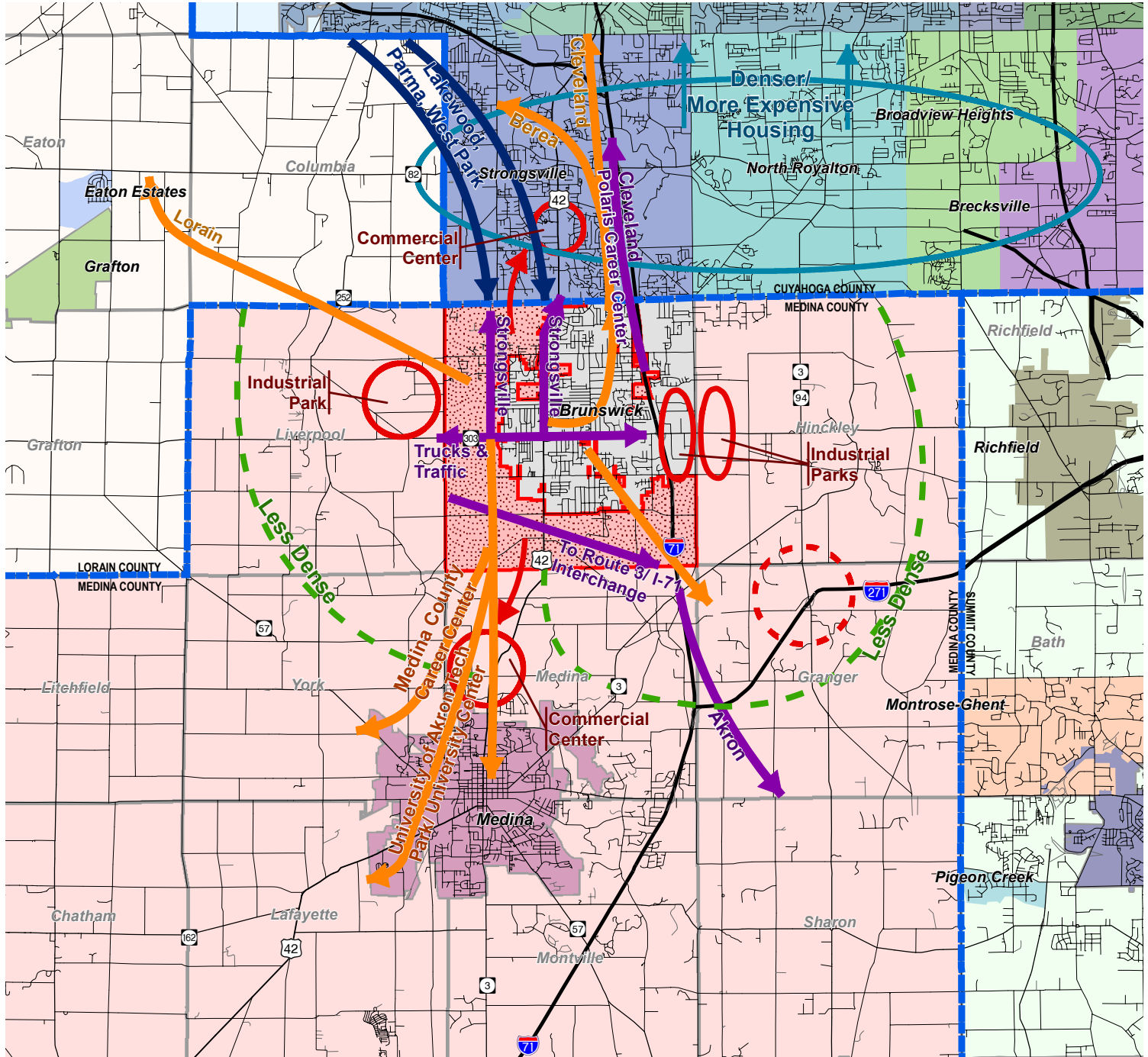
## **External Influences Analysis (Figure 6)**

Brunswick Hills' location on the edge of a quickly suburbanizing metro area creates a situation in which Brunswick Hills' opportunities and challenges must be understood in a regional context. Figure 6 summarizes the observations of the Comprehensive Plan Committee regarding how Brunswick Hills Township fits into the larger northern Medina/southern Greater Cleveland region. The map identifies a variety of influences, including the following:

- Primary transportation routes used by Brunswick Hills residents to reach employment, shopping and education centers outside the Township.
- Primary migration routes for new Brunswick Hills residents.
- Competing commercial and industrial centers outside of Brunswick Hills Township.
- Education and job training resources.
- Relative density and housing costs in other communities as compared to Brunswick Hills Township

# Comprehensive Land Use Plan

Brunswick Hills Township, Medina County, Ohio



## Legend

- County Boundary
- Brunswick Hills Township
- City of Brunswick
- Township Boundary

- Less Dense in Comparison to Brunswick Hills Twp
- More Dense in Comparison to Brunswick Hills Twp
- Economic Activity Centers
- Potential Economic Activity Centers
- ↑ North Arrow

- Home Ownership/ Home Costs
- ↘ Transportation Routes
- ↘ Migration Patterns
- ↘ Educational Resources

Figure 6  
External Influences

# Comprehensive Land Use Plan

## *Brunswick Hills Township, Medina County, Ohio*

### 3. Demographic Characteristics

This section provides some basic information regarding Brunswick Hills Township's demographic characteristics. An understanding of demographic characteristics is necessary to begin to evaluate the types of future trends that may occur.

The following tables analyze the demographic characteristics of Brunswick Hills Township between 1990 and 2000. Where applicable, comparisons to Medina County have been provided in the text. Although the first section below references a 2004 population estimate, population estimates are only provided for the total population, not for the demographic analysis categories contained in the remainder of this section. In order to analyze issues such as age distribution, household income or migration, it is necessary to work with the most recent Census data.

The reader should note that items relating to the number of residents, households, etc. are difficult to interpret as a result of the impact of annexation on these historical trends. However, an examination of population trends is a valuable tool in understanding the characteristics of the Township's current and likely future population.

#### 1. Total Population

1990	2000	Difference	% Difference
4,328	5,466	1,138	26.29%

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

Despite the annexation of Township lands, Brunswick Hills Township's very high growth rate outstripped Medina County's growth rate of approximately 26.3% over the 1990 – 2000 period. As of July 1, 2004, Brunswick Hills Township was estimated to have a population of 6,358, a 16.3% increase since the 2000 census. If this estimate is accurate, it represents an average population increase of 4.1% per year between 2000 and 2004, significantly higher than the average annual rate of 2.6% between 1990 and 2000.<sup>1</sup>

#### 2. Total Households

1990	2000	Difference	% Difference
1,433	1,891	458	31.96%

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

<sup>1</sup> This discrepancy in average annual growth rates results from an increase in annual population growth between the early and late 1990s, not from a sudden change following 2000.

# Comprehensive Land Use Plan

## *Brunswick Hills Township, Medina County, Ohio*

Brunswick Hill Township's total number of households also increased dramatically over the same period. The number of households increased at a higher rate than the total population as a result of declining household sizes, which reflects state and nationwide trends.

### 3. Age Distribution

The table and chart below demonstrate the variation in Brunswick Hills Township's population growth across age cohorts. As the reader will note, all age groups have experienced growth with the exception of the 20 to 29 year old age cohorts (two other age cohorts have experienced slight declines that are probably statistical anomalies. This growth pattern is typical of high-growth suburbanizing communities and is in keeping with state and regional trends. The last column of the table demonstrates the relative proportion of the total population occupied by each age cohort. The charts on the following page summarize this distribution.

#### *Age Distribution*

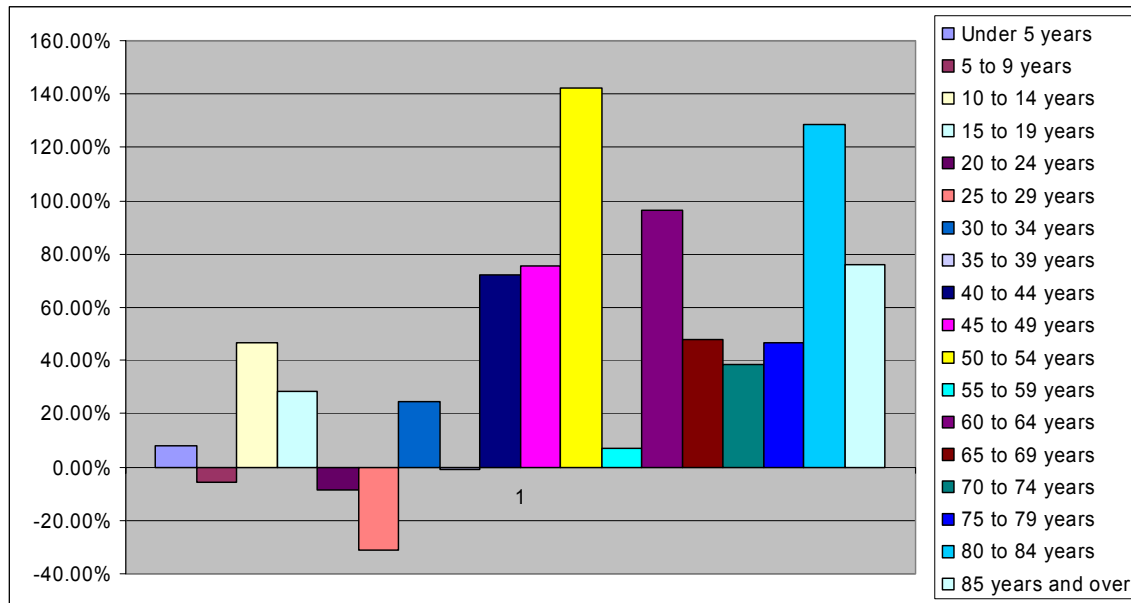
	1990	2000	Difference	% Difference	% of 2000 Total
Under 5 years	351	379	28	7.98%	6.93%
5 to 9 years	406	382	(24)	-5.91%	6.99%
10 to 14 years	305	447	142	46.56%	8.18%
15 to 19 years	343	440	97	28.28%	8.05%
20 to 24 years	274	251	(23)	-8.39%	4.59%
25 to 29 years	414	286	(128)	-30.92%	5.23%
30 to 34 years	364	453	89	24.45%	8.29%
35 to 39 years	499	496	(3)	-0.60%	9.07%
40 to 44 years	356	612	256	71.91%	11.20%
45 to 49 years	288	506	218	75.69%	9.26%
50 to 54 years	162	393	231	142.59%	7.19%
55 to 59 years	194	207	13	6.70%	3.79%
60 to 64 years	111	218	107	96.40%	3.99%
65 to 69 years	104	154	50	48.08%	2.82%
70 to 74 years	73	101	28	38.36%	1.85%
75 to 79 years	49	72	23	46.94%	1.32%
80 to 84 years	14	32	18	128.57%	0.59%
85 years and over	21	37	16	76.19%	0.68%
<b>total</b>	<b>4,328</b>	<b>5,466</b>	<b>1,138</b>	<b>26.29%</b>	<b>100.00%</b>

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

# Comprehensive Land Use Plan

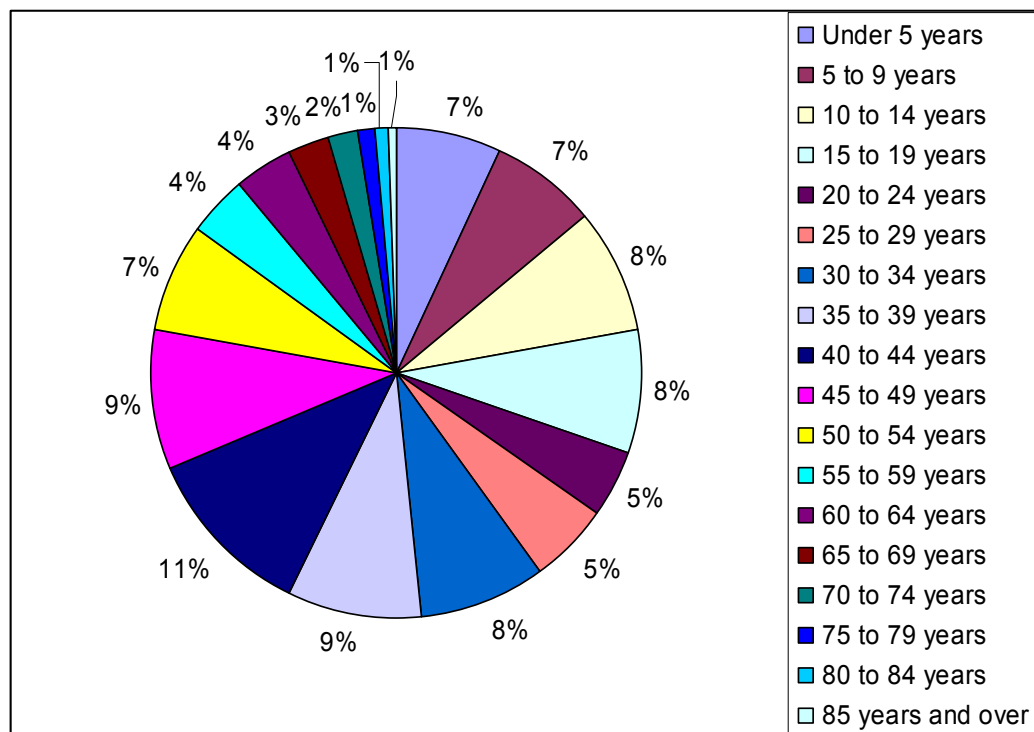
## Brunswick Hills Township, Medina County, Ohio

Population Growth by Age Cohort, 1990 to 2000



Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

Proportion of Total Population by Age Cohort, 2000



Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

# Comprehensive Land Use Plan

## Brunswick Hills Township, Medina County, Ohio

### 4. Residence in 1985/1995, State/County Level

	1990	2000	Difference 1990-2000	% of 2000 Population
<b>Total population in census year</b>	4328	5466		100.00%
<b>Different house in United States in 1985/1995:</b>				
Same county	685	729	44	13.34%
<b>Different county:</b>				
Same State	759	894	135	16.36%
Different State:				
Northeast	61	5	-56	0.09%
Midwest	55	13	-42	0.24%
South	49	71	22	1.30%
West	32	56	24	1.02%
<b>Abroad in 1985/1995:</b>				
Foreign country/U.S. Island	13	7	-6	0.13%

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

Table 4 presents the previous location of Brunswick Hills Township residents who lived elsewhere five years prior to the census. The data indicates that nearly one third of new residents in 2000 had moved to the community within the previous five years from another location in Medina County or the state of Ohio as a whole.

### 5. Travel Time to Work

The following table and chart indicate a general growth in the numbers of commuters in almost all time categories between 1990 and 2000, particularly in the 30 to 34 minute bracket. Most of this increase appears to be due to the Township's increase in population over this period. As the second table demonstrates, however, the proportion of total Township commuters in each category has remained largely stable over the period.

# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## *Travel Time to Work, 1990 and 2000 Compared*

	1990	2000	Difference	% Difference
5 to 9 minutes	178	155	-23	-12.92%
10 to 14 minutes	300	350	50	16.67%
15 to 19 minutes	232	292	60	25.86%
20 to 24 minutes	233	363	130	55.79%
25 to 29 minutes	227	183	-44	-19.38%
30 to 34 minutes	288	538	250	86.81%
35 to 39 minutes	147	136	-11	-7.48%
40 to 44 minutes	150	225	75	50.00%
45 to 59 minutes	286	439	153	53.50%
60 to 89 minutes	95	186	91	95.79%
90 or more minute	37	26	-11	-29.73%
Worked at home	53	95	42	79.25%
<b>Total Workers</b>	<b>2268</b>	<b>3026</b>		

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

## *Travel Time to Work, Change in Proportions 1990 – 2000*

	Percent of 1990 Total	Percent of 2000 Total	Difference 1990-2000 Percent of Total
Less than 5 minutes	1.85%	1.26%	-0.60%
5 to 9 minutes	7.85%	5.12%	-2.73%
10 to 14 minutes	13.23%	11.57%	-1.66%
15 to 19 minutes	10.23%	9.65%	-0.58%
20 to 24 minutes	10.27%	12.00%	1.72%
25 to 29 minutes	10.01%	6.05%	-3.96%
30 to 34 minutes	12.70%	17.78%	5.08%
35 to 39 minutes	6.48%	4.49%	-1.99%
40 to 44 minutes	6.61%	7.44%	0.82%
45 to 59 minutes	12.61%	14.51%	1.90%
60 to 89 minutes	4.19%	6.15%	1.96%
90 or more minutes	1.63%	0.86%	-0.77%
Worked at home	2.34%	3.14%	0.80%

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

# Comprehensive Land Use Plan

## Brunswick Hills Township, Medina County, Ohio

### 6. Household Income in Previous Year

	1990	2000	Difference	% Difference
Less than \$10,000	59	62	3	5.08%
\$10,000 to \$14,999	82	36	(46)	-56.10%
\$15,000 to \$19,999	77	64	(13)	-16.88%
\$20,000 to \$24,999	90	71	(19)	-21.11%
\$25,000 to \$29,999	91	69	(22)	-24.18%
\$30,000 to \$34,999	127	60	(67)	-52.76%
\$35,000 to \$39,999	153	128	(25)	-16.34%
\$40,000 to \$44,999	157	67	(90)	-57.32%
\$45,000 to \$49,999	91	106	15	16.48%
\$50,000 to \$59,999	170	287	117	68.82%
\$60,000 to \$74,999	185	301	116	62.70%
\$75,000 to \$99,999	98	308	210	214.29%
\$100,000 to \$124,999	43	157	114	265.12%
\$125,000 to \$149,999	0	99	99	n/a
\$150,000 to \$199,999	10	62	52	520.00%

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

Table 6 demonstrates a significant shift in Brunswick Hills Township's household income distribution between 1990 and 2000. Brunswick Hills Township's median household income in 1999 was \$59,784, slightly above Medina County's median household income of \$55,811 and over 40% higher than the national median household income of \$41,994.

### 7. Income in Previous Year Below Poverty Level

	1990	2000	Difference
Under 5 years	0	7	7
5 years	0	0	0
6 to 11 years	0	29	29
12 to 17 years	4	53	49
18 to 64 years	38	136	98
65 to 74 years	10	0	-10
75 years and over	5	6	1

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

# Comprehensive Land Use Plan

## *Brunswick Hills Township, Medina County, Ohio*

As this data set indicates, the number of persons with income below the poverty level is extremely small, but it did increase in all but the 65 to 74 age cohort between 1990 and 2000. In total, approximately 4.2% of Brunswick Hills Township's population fell below the poverty line in 2000, as compared to 4.6% for Medina County and 12.4% nationwide.

### 8. Housing Units

	1990	2000	Difference	% Difference
<b>Total</b>	1,463	1,959	496	33.90%

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

The total number of housing units in Brunswick Hills Township grew at a greater rate than Medina County as a whole, which increased its number of housing units by approximately 25% over the same period. The reader should note that these figures include single-family and multi-family units.

### 9. Owner/Renter Occupancy

	1990	2000	Difference	% Difference
<b>Owner occupied</b>	1,226	1,700	474	38.66%
<b>Renter occupied</b>	216	203	(13)	-6.02%

Source: U.S. Census Summary File 3, 1990 and 2000 (STF 3 – Sample Data)

Brunswick Hills Township added a large number of owner-occupied housing units between 1990 and 2000 and saw a slight decline in the number of rental units available in the Township. Approximately 87% of Brunswick Hills Township's housing units were owner-occupied in 2000, more than the Medina County proportion of 77% owner-occupied.

### Conclusions:

- Brunswick Hills Township has experienced substantial population growth. Like most suburban communities, however, the older adult population cohorts are growing at a faster rate than the younger cohorts. Although there has been some notable growth in the youngest age groups, the proportion of young adults in Brunswick Hills Township declined over the 1990 – 2000 decade.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

- Brunswick Hills Township has experienced a significant shift in its household income distribution toward the upper end of the scale. Many of the higher income brackets have experienced high double or triple-digit growth, and the four income segments with the most households are at income levels above both the County and national median household income.
- Although the number of Brunswick Hills Township residents with incomes below the poverty level is very small numerically, the number of young and working-aged persons below the poverty line increased during this period. Brunswick Hills Township's proportion of residents with incomes below the poverty line is below that of Medina County and well below that of the nation.
- Brunswick Hills Township's housing growth between 1990 and 2000 was dominated by single family residences.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## 4. Community Survey

In 2004, the Citizens Advisory Group (CAG) conducted a community survey on behalf of the Township Trustees and Zoning Commission in 2004. The survey was written, distributed and tabulated by Township volunteers, and was further analyzed by the consultant with review from the Comprehensive Plan Committee. The Committee received over 1,200 responses.

Since the Community Survey is very exhaustive and includes a great deal of detail, all of the pertinent survey data has been included in this document Appendix A of this report includes the original survey, Appendix B includes the data analysis as prepared by the CAG; Appendix B includes some additional analysis prepared by Edwards and Kelcey in order to help the Comprehensive Plan Committee interpret the complex results of some of the survey questions. The reader is strongly encouraged to review the results of this survey in detail.

Key Issues that may be noted from the Survey include the following:

- Approximately 40% of respondents live in the northwest quarter of the township, as identified on the map included in the survey
- A comparison between the age distribution of the survey respondents and the 2000 Census indicates that the survey respondents were more likely to be over the age of 45 than the community's population as a whole.
- Traditional rural land uses, including Natural/Wildlife, Agricultural, Recreation and Rural Residential were given the highest priorities in terms of preferred future land use.
- The respondents demonstrated some interest in senior housing, but did not respond affirmatively to other types of housing, such as apartment houses or duplexes. The respondents had a slightly unfavorable response to the prospect of cluster homes and condominiums (See Appendix B).
- When asked about preferences for non-residential land uses, responses to these questions were much more evenly divided among various options. Health care, Restaurants, and Agriculture, demonstrate positive preferences, although several others have slightly more positive votes than negative. When asked about future use of undeveloped land, however, the responses reflect a strong preference in favor of only recreational development and keeping land undeveloped.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

- When asked to identify the trade-offs they would accept between land use, zoning and taxes, approximately 44% of respondents stated a preference for maintaining current zoning and land use and decreasing Township services to offset the lack of revenue growth. Approximately 27% stated that they would accept higher taxes to maintain Township services and current zoning and land use, and approximately 29% were willing to accept additional development in one of four geographic areas in order to maintain current taxes and improve Township services (See Appendix B).

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*






## 5. Comprehensive Land Use Plan Update Vision and Preferred Development Characteristics

One of the most important tasks that the Brunswick Hills Township Comprehensive Plan Committee performed was developing the Vision and Preferred Development Characteristics for the community. These two statements establish the overall direction of the Comprehensive Land Use Plan Update and set in place the foundation upon which the Plan's recommendations were formed. All of the elements of this Plan are designed to reinforce this Vision statement. Appendix D includes some of the items developed by the Comprehensive Plan Committee during the process of developing these statements.

The Comprehensive Plan Committee, along with participating members of the public, formulated and refined this Vision and Preferred Development Characteristics over the course of several meetings in early 2005. The Vision and Preferred Development Characteristics were accepted by consensus on May 12, 2005

### Vision

***In 2025, Brunswick Hills Township will have....***

-  ***Well – planned and enforced development that implements the will of the community.***
-  ***Attractive and useful open spaces that link the community.***
-  ***Public water service available to all residents.***
-  ***A Rural Visual character dominated by natural open spaces.***
-  ***A Diverse and fiscally strong economic base that supports the health of the entire community.***

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## Preferred Future Development Characteristics

### Residential

- Single Family Large Lots.
- Walking Trails, Open Space.
- Cluster (group) residential type; i.e. Single-family, duplex, multi with reasonable transition.

### Commercial

- Form-based Zoning; Combined access to reduce curb cuts; Multi-family residential mixed use.
- Properly landscaped: Office buildings, Apartment buildings.
- Good Restaurants, small shops.

### Industrial

- High-tech.
- Light Industry.
- In industrial parks with combined access to reduce curb cuts.

### Other

- Keep our Township & its Government.
- Architecturally appealing.
- Landscaping; Maximize permeable surface area.

### Overall

- “Green” feeling.
- Buffer zones between districts/developments.
- Aesthetically pleasing to the eye.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## 6. Preferred Land Use Plan

The Comprehensive Plan Committee reviewed and revised two Land Use Alternatives in June and July 2005. The resulting Preferred Land Use Plan Update is presented in Figure 7. Readers should note that the land use designations below and on Figure 7 are general in nature and do not represent existing or proposed zoning.

### ***Large Lot Residential (Yellow)***

This land use designation occupies more of the Township than any other designation (approximately 3,020 acres). The intention of this land use designation is to preserve the rural character of the majority of the Township, particularly in those areas where a precedent for different land uses or more intense densities have not already been established.

Proposed land uses are generally limited to single family residential, agricultural and similar land uses. Minimum lot sizes of approximately 2 acres may be appropriate, as determined by the Zoning Code and Zoning Commission. Different zoning designations may be used to establish different minimum lot sizes in different locations. Large-lot subdivision development should be encouraged as a tool to

- Ensure adequate roadways and infrastructure,
- Provide opportunities for moderate clustering to preserve open space that is ensured to be maintained in a natural character, and
- Establish home ownership organizations that can require preservation of private lots in a natural character.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## ***Suburban Residential (Orange)***

This land use designation is concentrated around the existing City boundaries, particularly in areas that are dominated by existing subdivisions and areas that adjoin residential subdivisions in the City of Brunswick. This land use designation totals approximately 2,700 acres. The intention of this land use designation is to

- Concentrate as much future development pressure as possible in areas that are already dominated by conventional-density subdivisions,
- Avoid providing an additional impetus for annexation along the Township's boundaries with the City of Brunswick,
- Avoid creating opportunities for legal challenges relating to development densities that are unlikely to be defended successfully, and
- Preserve residential opportunities for Township residents who are not seeking large acre properties,

Proposed land uses are limited to single family residential and similar land uses. Minimum lot sizes of ¼ to 2 acres may be appropriate; different zoning designations may be used to establish different minimum lot sizes in different locations. Minimum lot sizes should not differ substantially from surrounding existing subdivisions, although gross densities may be slightly lower than on earlier subdivisions.

Moderate clustering should be encouraged to preserve open space, particularly open space that can be used by the residents, connects to adjoining open spaces and is visible from surrounding roadways. Subdivision development using clustering tools should be encouraged to provide opportunities for open space development and the preservation of natural areas along major roadways, which will help maintain the Township's rural visual character.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## ***Mixed Use Commercial (Red)***

This land use designation is found along Pearl and Center roads and I-71, which are expected to develop as specialty retail, office and service centers in coming years as a result of the growth of the Brunswick/Brunswick Hills region, the existing commercial character of the areas and land use patterns emerging in the City of Brunswick and surrounding communities.

This land use designation totals approximately 1000 acres. The intention of this land use designation is to provide opportunities for commercial and service development that will enhance the Township's fiscal base and provide convenient goods and services to Township residents without impairing the Township's overriding rural residential character.

Proposed land uses are limited to locally-oriented services, such as medical, educational and personal services facilities, as well as commercial activities that either provide a necessary local resource (such as a grocery store) or provides a low-volume niche product that fits the local environment (such as large animal or rural landscaping supplies). While minimum lot size requirements may not be useful due to the widely varying size requirements of potential occupants, side and rear yard and setback requirements will help control the density of buildings. Landscaping and buffering requirements will also be beneficial, particularly in locations where these land uses share a border with Large Lot Residential or Suburban Residential land uses.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## ***Commercial/Light Industrial (Purple)***

This land use designation includes the southeast corner of the Township. This land use designation totals approximately 420 acres. The intention of this land use designation is to provide a broad range of opportunities for commercial and light industrial development that will enhance the Township's fiscal base and provide convenient employment, goods and services without impairing the Township's overriding rural residential character.

Proposed land uses include both typical light industry land uses and those indicated in the Mixed Use Commercial description. In general, a form-based approach to land use regulation will provide a high level of flexibility in land use decision making. While minimum lot size requirements may not be useful due to the widely varying size requirements of potential occupants, side and rear yard and setback requirements will help control the density of buildings, Landscaping and buffering requirements will also be beneficial, particularly in locations where these land uses share a border with Large Lot Residential or Suburban Residential land uses.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## ***Other Elements of the Preferred Land Use Plan:***

### ***Multi Family Development***

In general, multi-family development may be appropriate in the Suburban Residential or non-residential land use areas, but only if the specific site's conditions can appropriately accommodate the volumes of traffic, address specific site requirements and be designed in such a manner as to avoid negative impacts on surrounding properties due to traffic, noise, visual intrusions or lighting.

In the non-residential areas designated, any multi-family development should not exceed two stories, pursuant to zoning code height requirements. In Suburban Residential areas, single-unit attached properties may be the only appropriate multi-family development strategy; in such cases, the total density of the multi-family development should be no greater than the overall density of surrounding properties.

Multi-family developments should provide functional, safe and attractive pedestrian connections to surrounding developments and public parks or open spaces. Multi-family development should also include an amount of green space proportional to the number of residents, as well as recreational facilities and other landscaping as necessary to ensure site development that will reinforce the rural character of the community and enhance the value of surrounding properties. Multi-family developments should include substantial buffering from surrounding land uses, particularly when single family residential properties are involved. The street front side of the property should also include substantial landscaping to buffer it from the street and maintain the community's rural character.

### ***Maintain Green Corridor (Green dotted line)***

These corridors are particularly likely to impact the general public's perceptions of the Township. If these roadway frontages retain a rural appearance, even if the land use behind them is not of a rural character, casual observers will continue to perceive the Township as a rural location. Green Corridors can be maintained through land use overlay regulations, site design regulations and the careful use of clustered subdivisions.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## ***Incorporate Buffer (Blue dotted line)***

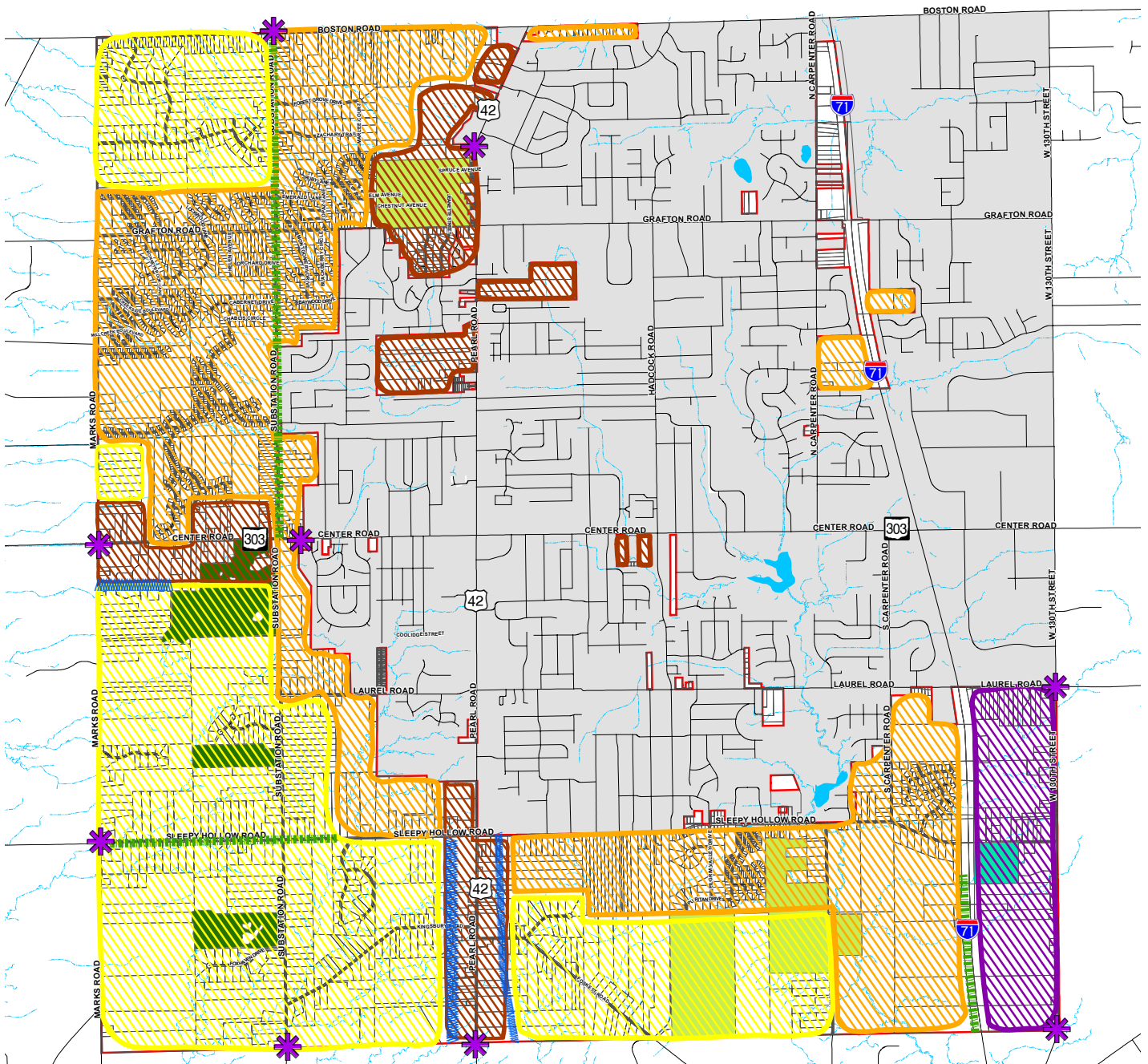
These locations indicate particularly acute need for buffering, which can be achieved through methods similar to those identified in Maintain Green Corridor. In general, buffering of some sort will be necessary at every juncture between residential and non-residential land uses; not all of these locations are specifically marked on the Land Use Alternatives.

## ***Gateways (Purple Asterisk)***

One of the Township's most urgent challenges is the establishment and maintenance of its identity as a distinct location, rather than as non-incorporated "other" land or as an extension of Brunswick or Strongsville. One simple method for asserting this identity is to construct gateways at primary entrance points into the community. Gateways do not need to be large or complex, but they should include an attractive sign that clearly identifies the community and projects a desired image through its graphic design. At this time, Brunswick Hills Township has only one known gateway marker, which is located in the southwestern corner of the Township and is in poor condition.

# Comprehensive Land Use Plan

## Brunswick Hills Township, Medina County, Ohio



### Legend

- Brunswick Hills Township
- City of Brunswick
- ✱ Gateway
- Large Lot Residential
- Suburban Residential
- Mixed Use Commercial
- Commercial/ Light Industrial
- Public-Ownership Parks and Recreation
- Private-Ownership Open Space and Recreation
- Utilities
- /// Incorporate Buffer
- Maintain Green Corridor

**Edwards  
AND Kelcey**

0 1,000 2,000 Feet



Source: Medina County Department of Planning Services

*Figure 7*  
**Preferred Land  
Use Plan**

September 2, 2005

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## 7. Additional Plan Element: Security

In accordance with the American Planning Association (APA) *Policy Guide on Security*, which was ratified by the APA Board of Directors on March 20, 2005, this section addresses the security issues that may face Brunswick Hills Township in the future. Brunswick Hills Township's needs in this regard are also addressed by the *All Hazard and Flood Mitigation Plan*, which was prepared by the Medina County Department of Planning Services. Brunswick Hills Township adopted the *All Hazard and Flood Mitigation Plan* on November 11, 2003 (Resolution 51-2003).

As the *Policy Guide on Security* states, "Comprehensive plans should address security once there is a thorough understanding of a community's greatest vulnerability, the acceptance of certain levels of risk and the purpose of securing a particular space, building, or precinct." At this time, Brunswick Hills Township has no known significant homeland security sites, and there are no known plans for buildings, spaces or precincts within the Township that would be determined to pose a significant security risk based on existing homeland security risk assessment standards. The Township does include a few items of local and regional infrastructure, including an electrical substation, two police stations, and one building that houses the Township administrative offices and a fire station.

As the *Policy Guide on Security* notes,

Comprehensive plans should provide a framework on how to approach risk assessments and risk management decisions in the context of smart growth, rather than promoting incorporation, and ultimately codification, of federal risk assessment and design standards that may be narrowly focused or promote over-design.<sup>2</sup>

As a result, the following Security recommendations may be appropriate for Brunswick Hills Township:

- To the greatest extent feasible, the Township should use its plan review process to facilitate Crime Prevention Through Environmental Design (CPTED) methods and other appropriate site design methods for facilities that have a reasonable potential to present a security risk.
- To the greatest extent feasible, the Township should support and participate in regional initiatives to support first responders, including police, fire, and emergency medical staffs.

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<sup>2</sup> <http://www.planning.org/policyguides/security.htm>, July 25, 2005

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

- To the greatest extent feasible, the Township should participate in County and regional disaster and hazard mitigation planning and funding decisions.
- To the greatest extent feasible, the Township should participate in County and regional efforts to develop community-based planning strategies and design guidelines that provide guidance on how the physical environment can be designed or retrofitted in response to a threat assessment or identified threat level. These standards should be based upon risk assessments that reflect the specific needs of the community.
- The Township should continue to update the security protections for its facilities as feasible and appropriate to protect the Township's interests without creating undue burdens on the public.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## 8. Implementation

The creation of this Comprehensive Land Use Plan Update has allowed Brunswick Hills Township to develop a shared Vision for its future and determine the actions necessary to achieve this Vision. This Plan, however, is just the first step toward organized growth and development. Any plan is only made effective through implementation.

This Plan has provided the community with a valuable resource for channeling future development to meet the community's needs. However, a small number of additional strategies will be necessary to ensure that the community has the full set of tools it will need to meet its goals. The following recommendations will help the community's Vision be realized.

- Reexamine the Plan on an annual basis to determine if additional updates need to be made or if additional issues need to be addressed. Regular review and updating of the Plan will ensure that the community's policies match its needs, and will give the community an opportunity to address any issues that cannot be foreseen at this time.
- If possible, evaluate rezoning land that is designated in this Plan for non-residential use.
- Revise the Township's Zoning Regulation to reflect the land use descriptions identified in the Preferred Land Use Plan. Both revisions of existing zoning districts and creation of new districts may be necessary.
- Continue to aggressively pursue the use of Planned Unit Development (PUD) methods to ensure that new developments are well designed, particularly with regard to the amount, type and location of open space they include. Since members of the public often do not understand the full range of benefits that cluster development can provide, the Township and Zoning Commission may find it useful to prepare talking points or a simple brochure identifying the benefits of clustered development and the Township's PUD standards.
- Continue to work with the Medina County Park District and other recreational facility providers to increase the amount of land available for passive and active recreational uses.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

- Pursue opportunities to increase the Township's capacity to manage an increasingly complex set of demands. The Township may benefit from more extensive communication with larger suburban townships, particularly through the Ohio Township Association (OTA) to discover new strategies for regulating land use, managing information and coordinating with other entities.
- Consider becoming a Limited Home Rule Township. Brunswick Hills already meets many of the requirements for this status, which may provide greater latitude to pursue additional powers that may be necessary to support the continuation of the Township.
- Develop gateway markers at specified locations to help establish Brunswick Hills Township's name in the minds of residents and travelers. Gateway markers do not need to be elaborate, but must be well designed, easy to see and distinctive from those of other surrounding townships and municipalities.
- Consider strategies for proactively raising Brunswick Hills Township's presence in the local media. Developing a Township internet site, distinct from the existing Police Department site, will help establish Brunswick Hills Township's separate identity in the minds of area residents and will provide an easy source of accurate information for Township residents, business owners and the media. Additionally, a Township newsletter, available either in paper form or electronically, will have similar impacts on a potentially wider audience.

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## **Appendix A: Community Survey as mailed, 2004**

**BRUNSWICK HILLS TOWNSHIP  
COMMUNITY SURVEY  
February 2004**

Dear Brunswick Hills Township Resident,

On behalf of the Brunswick Hills Township Trustees and Zoning Commission, we are requesting your participation in a community survey to help us revise our current Land Use Plan and Zoning policies. Our Township is growing, and how we allow that growth to occur will affect our quality of life and how we live in our community.

This survey is designed to gather your views on the acceptance of various zoning regulations, the importance of preserving Brunswick Hills Township's rural character and other issues related to growth and development in the Township. The survey is being mailed to all property tax payers and registered voters in the Township to ensure that we provide an opportunity for residents to offer feedback on these important issues. Additional surveys are available at the Police Station, 505 Sub Station Rd. for those who did not receive one in the mail.

As you complete the survey, please remember there are no correct or incorrect responses; we simply ask for your much needed opinion. The results of this survey will be presented at an upcoming public meeting.

Using the enclosed postage paid envelope, please mail your completed survey by **March 19<sup>th</sup>**. If you have any questions, please contact Chris Kusnerak at 330-220-7735 or Fred Kovacs at 330-225-6399.

Thank you for your time. We sincerely value your opinion and appreciate your assistance.

Sincerely,

Brunswick Hills Citizens Advisory Group

**BRUNSWICK HILLS TOWNSHIP**  
**Survey for development of a Comprehensive Land Use Plan**  
**February 2004**

**Instructions:** This survey should be filled out by one adult in your household. However, please feel free to consult with other family members. To complete the survey please circle or check your response. Please do not write your name or address on the survey.

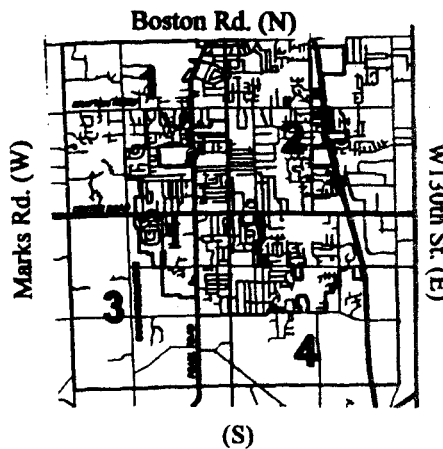
1. Do you reside in Brunswick Hills? Yes ☐ No ☐

2. How long have you lived in Brunswick Hills? \_\_\_\_\_

Are you a property owner? Yes ☐ No ☐

Are you a business owner? Yes ☐ No ☐

3. Which area of the map do you reside in? (circle the number of area in which you reside)



4. Your age group is: (circle one)

18-25    26-34    35-44    45-54    55-64    65+

5. How many people reside at this address?

Adults 18-54 \_\_\_\_\_ 55 and older \_\_\_\_\_ Children 17 and younger \_\_\_\_\_

6. Indicate the type of property you own or rent.

Apartment \_\_\_\_\_ Residential less than 1 acre \_\_\_\_\_ Residential 1-2 acres \_\_\_\_\_

Residential over 2 acres \_\_\_\_\_ Agricultural \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

7. Do you operate a farm? Yes ☐ No ☐

8. How many total acres of farmland do you own?

Pasture \_\_\_\_\_ acres          Crop \_\_\_\_\_ acres

Other (please specify) \_\_\_\_\_ acres

## GENERAL ASSESSMENT

9. What type of water service do you have? (circle one)

Well    County    City    Cistern

10. If public water service is not now available to you, how important is the availability of it to you in the future? (circle one)

Very Important          Not Important          No Opinion

11. What type of sanitary service do you have? (circle one)

Public Sanitary    Septic

12. If public sanitary service is not now available to you, how important is the availability of it to you in the future? (circle one)

Very Important          Not Important          No Opinion

13. Please indicate in order of priority which of these land uses are most important to you.  
(#1 being most important, #8 being least important)

Residential	_____	Recreational	_____
Agricultural	_____	Industrial	_____
Commercial	_____	Rural Residential	_____
Natural/Wildlife	_____	Farmland	_____

14. Current minimum housing square footage is 1250 square ft. of living space for a single family dwelling. Should this square footage be changed?

Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, to what \_\_\_\_\_

15. Should the following living accommodations be available in the Township?  
(please rate the following)

	Yes	No	No Opinion
Senior Housing	1	2	3
Group Homes	1	2	3
Cluster Homes	1	2	3
Condo/Town Homes	1	2	3
Duplexes	1	2	3
Apartment	1	2	3
Mobile Homes	1	2	3
Manufactured Homes	1	2	3

## NATURAL RESOURCES AND RURAL CHARACTER

16. Please keep the following definition of *rural character* in mind when answering the following questions. *Rural Character* is defined by the presence of wide-open views of fields, woods and other natural features, with ditches and fences alongside roads, and the absence of manmade structures such as concrete curbs, sidewalks and roadside lighting.

On a scale of 1 to 5, how important is it for the Township to:

	Very Important	Important	Somewhat Important	Not Important	No Opinion
a. Preserve open space areas in the Township	1	2	3	4	5
b. Protect the natural environment & wildlife habitats	1	2	3	4	5
c. Create space for recreation, passive and/or active	1	2	3	4	5
d. Protect and preserve ground water resources	1	2	3	4	5

On a scale of 1 to 5, how important is it to preserve each of the following:

	Very Important	Important	Somewhat Important	Not Important	No Opinion
a. Woodlands	1	2	3	4	5
b. Rivers, streams and their adjacent land	1	2	3	4	5
c. Wetlands and floodplains	1	2	3	4	5
d. Steep slopes and hillside areas	1	2	3	4	5
e. Fields, meadows and hedgerows	1	2	3	4	5
f. Rural roads and scenic views (scenic corridors)	1	2	3	4	5
g. Rural structures (barns, fences, stone walls)	1	2	3	4	5

17. Rural Residential zoning currently permits 1 house per 2 acres. Do you want to maintain this density in the areas currently zoned Rural Residential? (circle one)

Remain the same      Increase      Decrease      Unsure      No Opinion

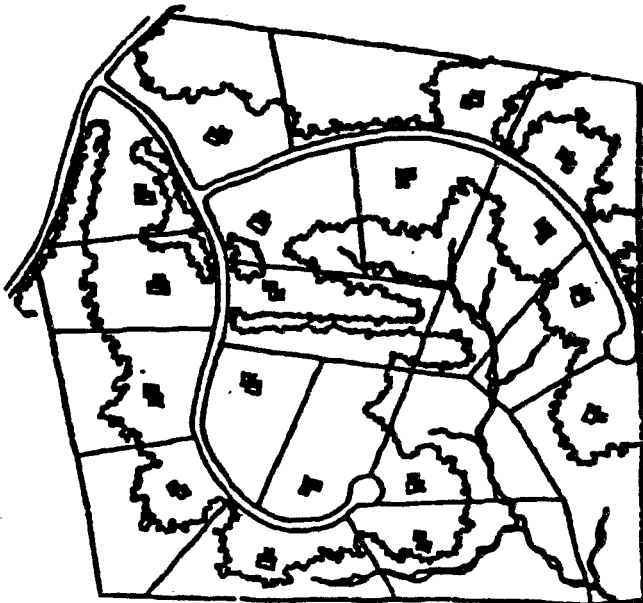
18. How would you rate the following types of housing subdivisions as a way of preserving Rural Character and Natural features.

A. This subdivision is a traditional subdivision  
Divided into 2 acre lots (circle one)

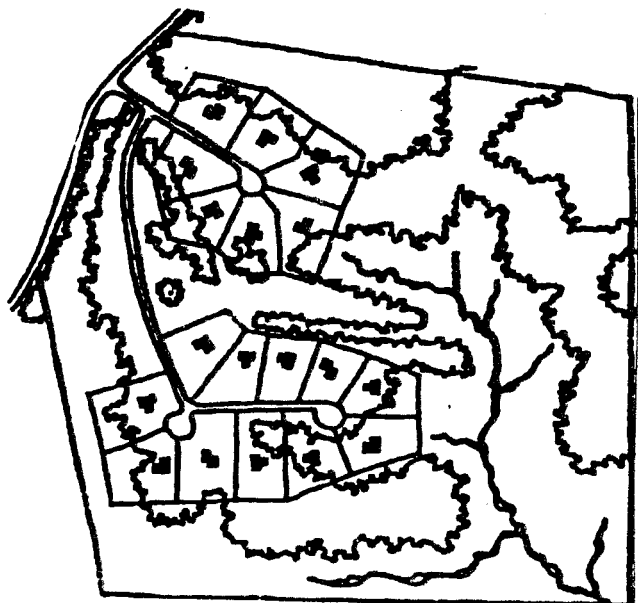
Excellent    Good    Fair    Poor    No  
Opinion

B. This subdivision has the same number  
of lots as Subdivision A, but the lots  
are only 1 acre in size and the "extra"  
land is prohibited from further  
development (circle one)

Excellent    Good    Fair    Poor    No  
Opinion



**Subdivision A:** 18 lots, lot size=2 acres



**Subdivision B:** 18 lots, average size=1 acres  
with 50% open space

## BUSINESS LAND USE

19. Do you encourage or discourage the following Business Development?

	Encourage	Discourage	Not Sure
Shopping Centers	_____	_____	_____
Specialty Stores (antiques, crafts, etc.)	_____	_____	_____
Convenience Stores	_____	_____	_____
Gas Stations	_____	_____	_____
Grocery Stores	_____	_____	_____
Restaurants	_____	_____	_____
Offices	_____	_____	_____
Child Care Facilities	_____	_____	_____
Health Care Facilities	_____	_____	_____

20. Do you encourage or discourage the following Industrial Development?

	Encourage	Discourage	Not Sure
Light Industry	_____	_____	_____
Light Manufacturing	_____	_____	_____
Warehouse/Distribution	_____	_____	_____
Agricultural Related Industry	_____	_____	_____
Manufacturing and Assembly	_____	_____	_____
Heavy Industry	_____	_____	_____
Advanced Technology	_____	_____	_____
Other (please specify) _____			

21. How would you like to see Brunswick Hills undeveloped land being utilized in the next ten (10) years?

	Encourage	Discourage	Not Sure
Commercial Development	_____	_____	_____
Agricultural Development	_____	_____	_____
Industrial Development	_____	_____	_____
Recreational Development	_____	_____	_____
Remain Undeveloped	_____	_____	_____
Other (please specify) _____			

## TOWNSHIP SERVICES AND TAXES

22. Please rate the following services as they now exist: (circle one for each service)

	Excellent	Good	Fair	Poor	No Opinion
Police Protection	1	2	3	4	5
Fire Protection	1	2	3	4	5
Maintenance of Township Roads	1	2	3	4	5
Highland Schools	1	2	3	4	5
Brunswick Schools	1	2	3	4	5
Brunswick Library	1	2	3	4	5
Town Hall Facilities	1	2	3	4	5
Zoning Enforcement	1	2	3	4	5

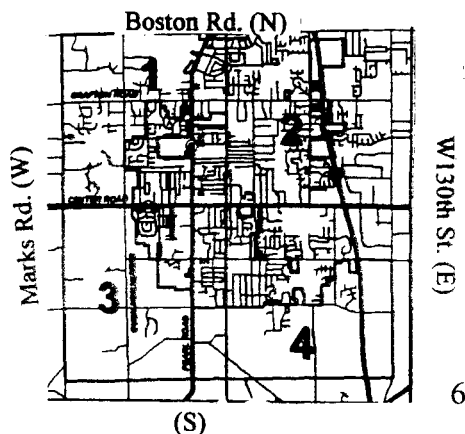
23. Would you be willing to pay additional taxes to: (circle one for each category)

	Yes	No	Undecided	No Opinion
a. Purchase additional land for playgrounds	1	2	3	4
b. Sports fields and picnic areas	1	2	3	4
c. Create walking/bike/hike trails	1	2	3	4
d. Purchase land for permanent open space	1	2	3	4
e. Purchase the development rights from farm land or open land	1	2	3	4

24. Please circle one of the following statements that comes closest to your view of the future balance of land use/zoning choices and taxes:

- I would like to **maintain** the current zoning and land use, and would accept **fewer** Township services to maintain current tax levels
- I would like to **maintain** the current zoning and land use, and would pay **higher** taxes if needed to maintain current Township services
- I would accept somewhat **higher** intensity (non-residential) land use and traffic in selected areas to **maintain** current taxes and improve Township services

If you chose C, please circle the area of the map you would like to see higher intensity land use.



## COMMENTS

1. What else do we need to consider when developing our Comprehensive Land Use Plan?

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2. What do you see as the strengths or weaknesses of Brunswick Hills Township?

**Strengths** \_\_\_\_\_

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**Weaknesses** \_\_\_\_\_

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3. Additional Comments \_\_\_\_\_

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Would you be interested in volunteering your time to be a member of a committee?

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, please call or E-Mail: Fred Kovacs 330-225-6399

Chris Kusnerak 330-220-7735  
[Kunserak@worldnet.att.net](mailto:Kunserak@worldnet.att.net)

*We appreciate your time and effort to help plan the future of Brunswick Hills Township. Thank You*

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## **Appendix B: Community Survey Results, per CAG**

# Brunswick Hills Twp. 2004 Community Survey Results

1) Do you reside in BH?	Yes = 1,152	No = 40
2) How long?	Average = 11.8 Years	
2a) Property Owner	Yes = 1,141	No = 49
2b) Business Owner	Yes = 102	No = 887
3) Area of Map	1 501	2 37
	3 248	4 215
4) Age Group (avg age = 33)	18-25 38	26-34 152
	35-44 289	45-54 325
	55-64 220	65+ 166

5) How Many People?	Adults 18-54	55 and older	17 & younger
	164	702	757

6) Type of Property	Apartment	15
	Residential <1 acre	634
	Residential 1-2 acres	217
	Residential >2 acres	219
	Agricultural	40
	Commercial	19
	Industrial	-

7) Operate a farm?	Yes = 32	No = 1,163
8) Total Farm Acres	Pasture 283	Crop 645
		Other 760

# Brunswick Hills Twp. 2004 Community Survey Results

9) Type of Water	Well	County	City	Cistern	Ponds	Lakes	Multiple
	525	385	533	29	10	4	8

10) Importance of Water	Very Important	Not Important	No Opinion
	243	181	119

11) Sanitary Service	Public	Septic
	776	414

12) Importance of Sanitary	Very Important	Not Important	No Opinion	No Answer
	212	253	134	624

13) Priority of Land Uses	1	2	3	4	5	6	7	8
Residential	375	136	80	94	144	195	37	65
Agriculture	59	90	158	215	191	235	99	60
Commercial	30	52	50	70	93	106	508	184
Natural/Wildlife	401	236	190	114	87	49	29	29
Recreational	44	172	205	214	160	192	57	63
Industrial	19	30	44	48	66	75	164	643
Rural Residential	299	199	168	179	134	79	41	28
Farmland	97	204	193	149	181	103	81	99

14) Square Footage	1250 sq feet	*65% or 716 of total responses chose remain the same.
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## 15) Living Accommodations

Type	1	2	3
senior	737	250	185
group	247	688	223
cluster	515	547	108
condo	504	543	112
duplex	347	679	134
apartment	202	865	94
mobile	68	1,029	71
manufactured	322	642	199

# Brunswick Hills Twp. 2004 Community Survey Results

## 16) Natural Resources

16 A

	Very Important	Important	Somewhat Important	Not Important	No Opinion
Preserve OS	850	190	99	42	6
Protect Natural Environ	854	213	93	21	7
Create recreation	415	287	290	176	17
Protect & preserve Gr	794	265	95	14	19

16 B

	Very Important	Important	Somewhat Important	Not Important	No Opinion
Woodlands	850	232	82	15	4
Rivers	835	259	77	11	4
Wetlands	654	268	175	68	14
Slopes	528	262	255	109	22
Fields	609	303	173	78	14
Rural Roads	635	298	169	70	9
Rural Structures	509	242	257	147	28

## 17) Maintain Density

	Remain the Same	Increase	Decrease	Unsure	No Opinion
	834	99	109	80	53

## 18)

Subdivision A

	Excellent	Good	Fair	Poor	No Opinion
	375	404	204	97	52

Subdivision B

	303	335	204	245	50

Brunswick Hills Twp. 2004 Community Survey Results

19) Business Land Use

	Encourage	Discourage	Not Sure
Shopping	275	802	95
Specialty	489	492	188
Convenience	300	744	125
Gas Station	216	823	129
Grocery	421	632	117
Restaurant	673	404	99
Offices	400	605	165
Child Care	496	458	213
Health Care	607	392	171

20 Industrial Development

	Encourage	Discourage	Not Sure
Light Industry	557	488	130
Light Manufacturing	538	496	135
Warehouse	390	644	129
Agriculture	571	417	170
Manf. & Assembly	295	732	137
Heavy Industry	106	982	78
Advanced Tech.	555	417	150

21 Undeveloped Land

	Encourage	Discourage	Not Sure
Commercial	265	702	147
Agricultural	570	286	268
Industrial	211	761	146
Recreational	721	221	184
Remain Undeveloped	744	159	195

# Brunswick Hills Twp. 2004 Community Survey Results

## 22 Rating of Services

	1 Excellent	2 Good	3 Fair	4 Poor	5 No Opinion
Police Protection	399	569	117	26	62
Fire Protection	386	571	108	16	91
Maintenance of Road	203	541	300	83	42
Highland Schools	100	187	41	9	719
Brunswick Schools	195	470	161	52	280
Brunswick Library	284	584	134	14	148
Town Hall	100	409	264	81	307
Zoning Enforcement	87	289	273	187	329

## 23 Additional Taxes

	1 Yes	2 No	3 Undecided	4 No Opinion
Purchase land for playgrounds	224	726	197	4
Sports fields & picnic areas	321	635	188	34
Walking, bike, hiking trails	550	464	138	27
Purchase land for permanent open space	480	457	203	42
Purchase development rights from farmland or open land	293	547	256	60

## 24 Future Balance - Land Use, Zoning, Taxes

A	Maintain - Fewer Services	440
B	Maintain - Higher Taxes	271
C		
1	2	3
45	34	96
		111

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## **Appendix C: Community Survey Analysis**

**MEMORANDUM**

**DATE:** December 15, 2004  
**TO:** Steering Committee, Brunswick Hills Township Comprehensive Plan  
**FROM:** Della G. Rucker, AICP  
**SUBJECT:** Summary of Results of Community Survey

This memo provides analysis of the responses to selected questions from the Community Survey conducted by the Citizens Advisory Group (CAG) on behalf of the Township Trustees and Zoning Commission in 2004. The survey was written, distributed and tabulated by Township volunteers. Tabulations of the responses as prepared by the CAG are attached to this memo. The following analyses are based directly on this data. Since not all questions have been subjected to additional analysis, this memo should be read as a supplement to the full survey results.

The calculations below are provided as an element of the existing conditions information phase of the Comprehensive Plan. The results as presented below do not represent planning or land use recommendations, but are provided in order to ensure full understanding of the results of the survey. This information will be considered by the Comprehensive Plan Steering Committee, the Trustees and the Zoning Commission during the formulation of the Comprehensive Plan.

## **Section 1: Introductory Questions**

The first eight questions help the reader understand the characteristics of the respondents as a whole in terms of age distribution, property ownership characteristics and current land use. Since many of these questions are relatively straightforward to interpret, not all of the questions need additional analysis. However, a few that will benefit from additional examination.

- **Question 2:** the proportion of non-property owners who responded to this question is approximately 4.2%. According to the 2000 census, approximately 10.7% of Brunswick Hills Township residents do not own their property, indicating that a smaller proportion of non-property owners responded to the survey.

# MEMORANDUM

PAGE 2 OF 5

- **Question 3:** Approximately 40% of respondents live in the northwest quarter of the township, as identified on the map included in the survey.

<i>Area per map</i>	<i>Number of responses</i>	<i>Percent of total</i>
1	501	40.76%
2	37	3.01%
3	248	20.18%
4	215	17.49%

- **Question 4:** A comparison between the age distribution of the survey respondents and the 2000 Census indicates that the survey respondents were more likely to be over the age of 45 than the community's population as a whole. Younger residents were a smaller proportion of survey respondents than their proportion of the population as a whole. A direct comparison of the 18 to 24 age group is not possible because the Census age groupings are different from the age groupings used for the survey.

<i>Age categories per survey</i>	<i>Number of survey responses</i>	<i>% of total survey responses</i>	<i>Total age category per 2000 census</i>	<i>Proportion of census population</i>	<i>Difference survey and census proportions</i>
18-25	38	3.09%	**	n/a	n/a
26-34	152	12.37%	749	13.70%	-1.34%
35-44	289	23.52%	1108	20.27%	3.24%
45-54	325	26.44%	899	16.45%	10.00%
55-64	220	17.90%	425	7.78%	10.13%
64+	166	13.51%	396	7.24%	6.26%

- **Question 6:** The majority of respondents have properties of less than one acre. Approximately two-fifths of respondents have properties of greater than one acre. The number of respondents who identified their property as agricultural is 3.5%

<i>Type of property</i>	<i>Number of responses</i>	<i>Percent of total responses</i>
Apartment	15	1.31%
<1	634	55.42%
1-2 acres	217	18.97%
>2 acres	219	19.14%
agricultural	40	3.50%
commercial	19	1.66%

## MEMORANDUM

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### General Assessment

- **Question 13:** Because of the priority –setting structure of this question, interpreting the results can be a complex undertaking. The following four tables analyze this question’s results using two separate methods. The first pair of tables determines the percentage of responses at each priority level that each land use received and identifies the land use category that received the highest number of votes in each priority category. The second pair of tables assigns a weighted score to each vote total in order to provide an overall comparison of the responses for each land use category. Categories that received a large number of high priority votes will receive higher overall scores because the votes in those priority levels have higher weights assigned, while categories that received a higher number of low priority votes will receive lower overall scores because the votes in those priority levels have lower weights assigned. The last table ranks the land use categories by these weighted totals.

*Highest proportion system:*

Land Use Categories	1	2	3	4	5	6	7	8
Residential	28%	12%	7%	9%	14%	19%	4%	6%
Agriculture	4%	8%	15%	20%	18%	23%	10%	5%
Commercial	2%	5%	5%	6%	9%	10%	50%	16%
Natural/Wildlife	30%	21%	17%	11%	8%	5%	3%	2%
Recreational	3%	15%	19%	20%	15%	19%	6%	5%
Industrial	1%	3%	4%	4%	6%	7%	16%	55%
Rural Residential	23%	18%	15%	17%	13%	8%	4%	2%
Farmland	7%	18%	18%	14%	17%		8%	8%

Priority Level	Land Use Category
1	Natural/Wildlife
2	Natural/Wildlife
3	Recreational
4(tie)	Agriculture
	Recreational
5	Agriculture
6	Agriculture
7	Commercial
8	Industrial

# MEMORANDUM

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*Weighted scores system:*

Priority Level	1	2	3	4	5	6	7	8
	Weight # = 8	Weight # = 7	Weight # = 6	Weight # = 5	Weight # = 4	Weight # = 3	Weight # = 2	Weight # = 1
Residential	375 3,000	136 952	80 480	94 470	144 576	195 585	37 74	65 65
Agriculture	59 472	90 630	158 948	215 1,075	191 764	235 705	99 198	60 60
Commercial	30 240	52 364	50 300	70 350	93 372	106 318	508 1,016	184 184
Natural/Wildlife	401 3,208	236 1,652	190 1,140	114 570	87 348	49 147	29 58	29 29
Recreational	44 352	172 1,204	205 1,230	214 1,070	160 640	192 576	57 114	63 63
Industrial	19 152	30 210	44 264	48 240	66 264	75 225	164 328	643 643
Rural Residential	299 2,392	199 1,393	168 1,008	179 895	134 536	79 237	41 82	28 28
Farmland	97 776	204 1,428	193 1,158	149 745	181 724	103 309	81 162	99 99

Land Use Category	Total Weighted Score	Percentage of Weighted Score	Ranking by weighted score
Natural/Wildlife	6,202	15.16%	1
Rural Residential	4,852	11.86%	2
Residential	3,144	7.69%	3
Farmland	7,152	17.49%	4
Recreational	5,249	12.83%	5
Agriculture	2,326	5.69%	6
Commercial	6,571	16.07%	7
Industrial	5,401	13.21%	8

## Business Land Use

- **Question 19, 20, and 21:** In general, responses to these questions were much more evenly split than the responses to questions 16A and 16B. In question 19, only two categories, health care and restaurants, demonstrate a strong positive preference. In question 20, only one category, agriculture, demonstrates a strong positive preference, although several others have slightly more positive votes than negative. Question 21, however, reflects a strong tendency in favor of only recreational development and keeping land undeveloped.

### Question 19: Business Land Use

	Encourage		Discourage		Not Sure	
	#	%	#	%	#	%
Shopping	275	23%	802	68%	95	8%
Specialty	489	42%	492	42%	188	16%
Convenience	300	26%	744	64%	125	11%
Gas Station	216	18%	823	70%	129	11%
Grocery	421	36%	632	54%	117	10%
Restaurant	673	57%	404	34%	99	8%
Offices	400	34%	605	52%	165	14%
Child Care	496	43%	458	39%	213	18%
Health Care	607	52%	392	34%	171	15%

## MEMORANDUM

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### *Question 20: Industrial Land Use*

	Encourage		Discourage		Not Sure	
	#	%	#	%	#	%
Light Industry	557	47%	488	42%	130	11%
Light Manufacturing	538	46%	496	42%	135	12%
Warehousing	390	34%	644	55%	129	11%
Agriculture	571	49%	417	36%	170	15%
Manufacturing and Assembly	295	25%	732	63%	137	12%
Heavy Industry	106	9%	982	84%	78	7%
Advanced Technology	555	49%	417	37%	150	13%

### *Question 21: Undeveloped Land Use*

	Encourage		Discourage		Not Sure	
	#	%	#	%	#	%
Commercial	265	24%	702	63%	147	13%
Agricultural	570	51%	286	25%	268	24%
Industrial	211	19%	761	68%	146	13%
Recreational	721	64%	221	20%	184	16%
Remain Undeveloped	744	68%	159	14%	195	18%

- **Question 24:** This question asked respondents to identify the trade-offs they would accept between land use, zoning and taxes. Approximately 44% of respondents stated a preference for maintaining current zoning and land use, and decreasing Township services to offset the lack of revenue growth. Approximately 27% would accept higher taxes to maintain Township services and current zoning and land use, and approximately 29% were willing to accept additional development in one of four areas in order to maintain current taxes and improve Township services.

Maintain development, less services	440
Maintain development, higher taxes	271
More development, maintain taxes	286

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## **Appendix D: Comprehensive Plan Committee Vision Development Materials**

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# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## *Vision (First Draft) Ranking of Steering Committee Priorities*

*Colored number indicates number of votes in that category. Black number indicates Composite Weighted Score based on numbered weighting system:*

*Blue – 4pts,*

*Red – 3pts,*

*Yellow – 2pts,*

*Green – 1 pt,*

*In 2025, Brunswick Hills Township will have the following characteristics...*

### Density – Quantitative and Qualitative

- Open space, as in nature preserves, visible to residents and visitors. (3) (12)
- Single Family homes, Duplex units, three story apartments, three floors max in commercial zoned areas, appealing to the eye. Residential to fit in with the community. (2) (2)

### Financial Stability of Township

- A balance between residential and commercial development. (1) (1) (2) (7)
- Commercial development to include technical industry, light industry, health care, distribution center. (2) (1) (5)
- Any commercial to fit in with the community. (1) (1) (7)

### Clean up Zoning Code

- Development that corresponds to the Land Use plan via a legally defensible zoning code. (7) (2) (1) (1) (37)
- Development that corresponds to the Land Use Plan. Do not let water and sewer dictate property level density. Define district purposes. (1) (2) (1) (11)

### Open Space Preservation

- Large lots and large areas of open space. (1) (4)
- Open space (define criteria) that do not include non-buildable areas and are contiguous. (1) (4) (1) (18)
- Preserve Wetlands and wooded areas. (1) (3)
- Storm water management. (1) (3)

---

# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## Water Availability

- Eliminate “black mail” on water availability. (1) (2)
- Township water availability to all residents. (6) (18)

## Maintaining Rural Character

- Preservation of its rural character (rural, small town, quiet character). (1) (1)  
(1) (6)
- Areas with light industry to provide economic support. (1) (2)
- Pearl Road full of commercial – improve traffic control. (1) (2) (3)

## Other Vision Elements

- Excellent Schools (1) (2)
- Access to Interstates and Turnpike (1) (1)
- Continue as Township. (1) (1) (5)
- Housing opportunities. (1) (1) (3)

---

# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

Vision – Major Issues *(First Draft)*

March 28, 2005

*In 2025, Brunswick Hills Township will have the following characteristics...*

- Clean up Zoning Code: Development that corresponds to the Land Use plan via a legally defensible zoning code. 37
- Open Space Preservation: Open space; define criteria that do not include non-buildable areas and are contiguous. 18
- Water Availability: Township water availability to all residents. 18
- Density – Quantitative and Qualitative: Open space, as in nature preserves, visible to residents and visitors. 12
- Clean up Zoning Code: Development that corresponds to the Land Use Plan. Do not let water and sewer dictate property level density. Define district purposes. 11

---

# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

Vision (First Draft)

March 28, 2005

*In 2025, Brunswick Hills Township will have the following characteristics...  
(Ranking: Blue – 4pts, Red – 3pts, Yellow – 2pts, Green – 1 pt, Black – Composite Score.)*

## Density – Quantitative and Qualitative

- Open space, as in nature preserves, visible to residents and visitors. (3) (12)
- Single Family homes, Duplex units, three story apartments, three floors max in commercial zoned areas, appealing to the eye. Residential to fit in with the community. (2) (2)

## Financial Stability of Township

- A balance between residential and commercial development. (1) (1) (2) (7)
- Commercial development to include technical industry, light industry, health care, distribution center. (2) (1) (5)
- Any commercial to fit in with the community. (1) (1) (7)

## Clean up Zoning Code

- Development that corresponds to the Land Use plan via a legally defensible zoning code. (7) (2) (1) (1) (37)
- Development that corresponds to the Land Use Plan. Do not let water and sewer dictate property level density. Define district purposes. (1) (2) (1) (11)

## Open Space Preservation

- Large lots and large areas of open space. (1) (4)
- Open space (define criteria) that do not include non-buildable areas and are contiguous. (1) (4) (1) (18)
- Preserve Wetlands and wooded areas. (1) (3)
- Storm water management. (1) (3)

---

# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## Water Availability

- Eliminate “black mail” on water availability. (1) (2)
- Township water availability to all residents. (6) (18)

## Maintaining Rural Character

- Preservation of its rural character (rural, small town, quiet character). (1) (1) (1) (6)
- Areas with light industry to provide economic support (what is ‘according to zoning district marks + 303 + 42’?). (1) (2)
- Pearl road full of commercial – improve traffic control. (1) (2) (3)

## Other Vision Elements

- Excellent Schools (1) (2)
- Access to Interstates and Turnpike (1) (1)
- Continued Township Only (???). (1) (1) (5)
- Housing opportunities. (1) (1) (3)

---

# Comprehensive Land Use Plan

*Brunswick Hills Township, Medina County, Ohio*

## Preferred Future Development Characteristics *(First Draft)*

### *Ranking of Steering Committee Priorities*

*Colored number indicates number of votes in that category. Black number indicates Composite Weighted Score based on numbered weighting system:*

*Blue – 4pts,*

*Red – 3pts,*

*Yellow – 2pts,*

*Green – 1 pt,*

#### Residential

- Single Family Large Lots. (5) (1) (1) (1) (26)
- Walking Trails, Open Space. (3) (1) (2) (19)
- Cluster (group) residential type; i.e. Single-family, duplex, multi with reasonable transition. (4) (16)

#### Commercial

- Form-based Zoning; Combined access to reduce curb cuts; Multi-family residential mixed use. (2) (2) (2) (12)
- Properly landscaped: Office buildings, Apartment buildings. (1) (2) (1) (8)
- Good Restaurants, small shops. (2) (1) (5)

#### Industrial

- High-tech, “light.” (1) (2) (8)
- Light Industry. (2) (3) (7)
- In industrial parks with combined access to reduce curb cuts. (1) (3)

#### Other

- Keep our Township & its Government. (1) (5) (1) (21)
- Architecturally appealing. (3) (1) (11)
- Landscaping; Maximize permeable surface area. (1) (1) (3)

#### Overall

- “Green” feeling. (2) (2) (10)
- Buffer zones between districts/developments. (1) (1) (2) (7)
- Aesthetically pleasing to the eye. (1) (1) (3)