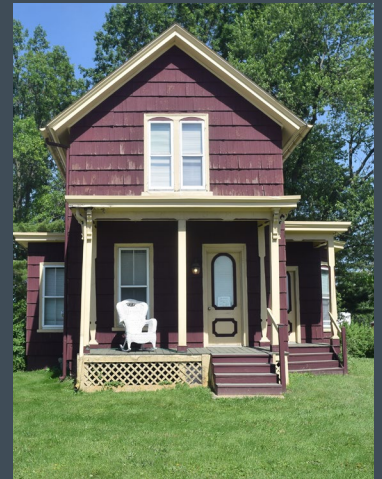


# 2050 Land Use Plan

Brimfield Township



# Acknowledgements

## Zoning Commission

Ron Jones                      Chairman  
Tom Johnson                  Vice Chairman  
Tom Sargent  
Patrick Blair  
Debbie Darlas  
Kolette Wolosznik  
Seth Hahlen

## Township Trustees

Nic Coia                        Chairman  
Mike Kostensky              Vice Chairman  
Sue Fields                    Trustee

## Department Heads

David Rufener                Road Department Supervisor  
Cassie Weyer                Parks and Recreation Director  
Craig Mullaly                Fire Chief  
Roy E. Mosley, III            Chief of Police  
John C. Dalziel              Fiscal Officer  
Brian Gardner                Information Technology

## Project Staff

Mike Hlad                      Economic Development Director  
   & Zoning Inspector  
Lauren Coffman              Zoning Secretary  
Jendy Miller                    Zoning Secretary

## Consultant

Portage County Regional Planning Commission  
Todd Peetz                    Director  
Gail Gifford                  Planner/GIS  
Susanna Lebas                GIS

# TABLE OF CONTENTS

Chapter 1. Introduction	1	Chapter 6. Transportation	33
What is a Plan?	1	Roads	33
Public Participation	1	Public Transportation	33
History of Brimfield Township	2	Freight Rail	34
Chapter 2. Population and Growth Trends	3	Bicycles and Pedestrians	34
Historic Population Growth	3	Capital Improvements	38
Population Projections	3	Chapter 7. Economic Development	40
Age	4	What is Economic Development?	40
Education	4	Location and Access	40
Income	5	Labor Force and Projections	40
Employment	5	Commercial and Industrial Businesses	42
Chapter 3. Housing	7	Actions	42
Housing Types	7	Chapter 8. Agriculture	50
Development Trends	8	Importance of Farmland	50
Housing Values	8	Prime Farmland Soils	50
Owned vs Rent	11	Protected Land and CAUV Land	50
Housing Affordability	11	Available Farmland Preservation Programs	51
Chapter 4. Natural Resources	12	Chapter 9. Land Use and Zoning	55
Topography	12	Existing Land Use	55
Surface Water Resources	12	Zoning	57
Groundwater	15	Developable Areas	60
Soil Associations and Considerations	15	Future Land Use	60
Industrial Operations	16	Chapter 10. Implementation	65
Cultural Resources	20	Implementation Actions	65
Conservation	21	Five-Year Plan	66
Chapter 5. Community Services	26	Goals, Objectives, and Strategies	74
Parks and Recreation	26	Action Tables	80
Schools	32	Appendix A: Public Survey	94
Police and Fire	32	Appendix B: Glossary	99
Civic Facilities	32	Appendix C: References	102

# ABBREVIATIONS & ACRONYMS

## A

AADT	Average Annual Daily Traffic
ACS	American Community Survey
AEDP	Agricultural Easement Donation Program
AMATS	Akron Metropolitan Area Transportation Study
ASA	Agricultural Security Area

## C

CARES	Coronavirus Aid, Relief, and Economic Security
CAUV	Current Agricultural Use Value
CDBG	Community Development Block Grant
CHIP	Community Housing Improvement Program
CRA	Community Reinvestment Area
CSP	Conservation Stewardship Program

## E

EMA	Emergency Management Agency
EMS	Emergency Medical Service
EPA	Environmental Protection Agency

## F

FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map

## G

GIS	Geographic Information Systems
GPM	Gallons Per Minute

## H

HUD	Department of Housing and Urban Development
-----	---

## J

JCTC	Job Creation Tax Credit
JEDD	Joint Economic Development District

## L

LAEPP	Clean Ohio Local Agricultural Easement Purchase Program
LOS	Level of Service

## M

MPO	Metropolitan Planning Organization
MSA	Metropolitan Statistical Area

## N

NEFCO	Northeast Ohio Four County Regional Planning and Development Organization
NEOTEC	Northeast Ohio Trade and Economic Consortium
NHD	National Hydrography Dataset
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NRPA	National Recreation and Park Association
NWI	National Wetland Inventory

## O

OACP	Ohio Association of Chiefs of Police
ODA	Ohio Department of Agriculture
ODNR	Ohio Department of Natural Resources
ODOT	Ohio Department of Transportation
OEFFA	Ohio Ecological Food and Farm Association
OGRIP	Ohio Geographically Referenced Information Program
OHI	Ohio Historic Inventory
OSIP	Ohio Site Inventory Program
OTARMA	Ohio Township Association Risk Management Authority

## P

PARTA	Portage Area Regional Transportation Authority
PCB	Polychlorinated Biphenyl

PCRPC Portage County Regional Planning  
Commission

## S

SWCD Soil and Water Conservation District

SWPA Source Water Protection Area

## T

TIF Tax Increment Financing

TIP Transportation Improvement Plan

TMDL Total Maximum Daily Load

## U

USACE United States Army Corps of Engineers

USDA United States Department of Agriculture

USFWS United States Fish and Wildlife Service

USGS United States Geological Survey

# Chapter 1

## Introduction

### What is a Plan?

A Land Use Plan is a document that provides the framework and policy direction for future development decisions. It is a forward-thinking, long-range document that looks ahead up to 30 years to anticipate future challenges and needs of the community. The Land Use Plan once adopted, becomes a flexible guide for the Township to follow in order to achieve their desired vision for the community. The Plan is used in conjunction with the zoning code to establish a common direction for the community and to support decisions being made about the future of the Township. While not legally binding, the Plan is important to consider in all community decision-making because its recommendations reflect the desire of the community. To ensure that the Plan does not end up on a shelf, an annual report on its status should be provided to the Township Trustees, including initiatives that have begun, goals that have been achieved, land that has been set aside, etc.

### Why Does Brimfield Township Need a Plan?

The Plan provides guidance to the Township Trustees and Township Boards on the development of Brimfield in a coordinated and unified manner. It can continuously be referred to in deciding development issues and avoids continuous reliance on case-by-case studies to make development decisions. The Plan gives the township a method and the rationale to coordinate the overall pattern of physical development in the community.

The Plan encourages development in areas that can best accommodate growth and provide services to people, preventing wasting of valuable land and resources. For if uncontrolled, unplanned development is allowed to proceed, the following kinds of problems can occur:

- Excessive costs for extension of public utilities and services

- Damage to environmentally sensitive areas
- Loss of valuable resources such as agricultural land, recreation and open space, sand, and gravel.

### Planning Process

The Plan begins with an identification of major issues and resulting planning principles that provide an overall glimpse of the most pressing concerns and priorities of the community. The planning principles are the overarching ideas and recommendations that should be taken into consideration in each development proposal. The Plan is then broken down into multiple elements that each play a role in the future growth and development of the community. These include: Demographics, Housing, Environment, Community Facilities, Economic Development, Transportation, and Land Use. The significant issues in each of these elements, along with the interaction between them, must be considered for their relation to the overall growth and vision of the Township. One chapter is devoted to each element. The goals, objectives, and strategies are presented in Chapter 10.

### Public Engagement

Public participation in the Brimfield Township Land Use Plan 2050 Update was solicited in three different ways: through an online and paper community survey, the fire department's community dinner, and through websites and notices. The community responses provided feedback on what Brimfield residents think about community facilities, environmental issues, and land use. They are also used to aid the creation of a vision for the future of development of the Township. The future land use and development outlined in this Plan reflects what the community wants to be, how it wants to look, and embodies goals and aspirations for the future.

Obtaining public feedback for this land use plan presented unique challenges. Due to limitations presented by the pandemic and the need to adequately social distance to ensure everyone's health, safety, and welfare, traditional public meetings were not held. Instead, the Portage County Regional Planning Commission (PCRPC) created a website for residents to track the progress of the Plan, read drafts, and look through maps. Brimfield Township posted regular updates on the progress of the Plan and solicited additional input through social media and the Township website.

On October 1, 2020, the Brimfield Fire Department hosted a Community Drive Thru dinner. Information on an online survey as well as paper copies of the same survey was

handed out by PCRPC to Township residents. The brief information sheet also provided information on what a land use plan is, why it is important to the Township, a link for regular updates on the plan, and the link to the survey. Between the opening of the survey on October 1 and the closing on December 10, 2020, approximately 438 residents took the survey.

In general, respondents were satisfied with the Township. The survey showed that the community highly values its sense of identity, rural character, central location and ease of access to major metropolitan areas. More detailed responses to the survey questions are in Appendix A.

## History of Brimfield Township

Brimfield Township is located south of Kent, in western Portage County along the Summit County border. The City of Ravenna is located approximately six miles to the east of the town center of Brimfield Township. Suffield Township is directly south. Brimfield Township is within 300 miles or a day's drive of several major cities including Columbus, Cleveland, Cincinnati, Pittsburgh, and Detroit. (see Map 1-1).

The settlement of Brimfield Township began in 1816 when Israel Thorndike sent his nephew to settle and sell the northern half of the Township. The Township was organized and given the name Thorndike in 1817. In 1830, several hundred residents petitioned that the town be renamed to Brimfield in honor of John Wyles Jr. of Brimfield, Massachusetts. By 1850, the population of Brimfield had risen to around 1,015 residents. After World War I, the changes began to draw people from the farms to jobs in Akron and Kent and made the Township largely residential. Among the monuments of the early days that still remain are Western Reserve farmhouses, splendid barns, the Kelso House, and several of the district schoolhouses, now converted into homes (Brimfield Historical Society, 2020).



Map 1-1. Regional Location

# Chapter 2

## Population Growth & Trends

Brimfield Township in 2018. According to the estimates, the Township is more heavily populated north of I-76.

An understanding of the present characteristics of Brimfield Township establishes a framework for considering the Township's future. Recent trends in population and housing growth can be analyzed through a review of census statistics, building permit data, and lot creation records.

### Historic Population Growth

In 1850, Brimfield Township had a population of 1,015. Agriculture was the dominant land use until farms began to divide into subdivisions in the 1950s. By 1960, Brimfield had a population of 3,460. Between 1960 and 1970 the Township's population almost doubled. The most recent census data from 2010 shows Brimfield Township's population as 10,376 (see Table 2-1.) This is an increase of 2,413 people or 30% since the 2000 census. Since 1960, Brimfield Township has more than tripled in population. Population growth in Brimfield is due in part to its location and ease of access to Akron, Kent, and Ravenna.

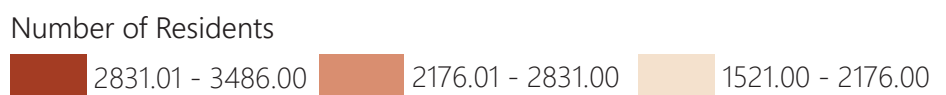
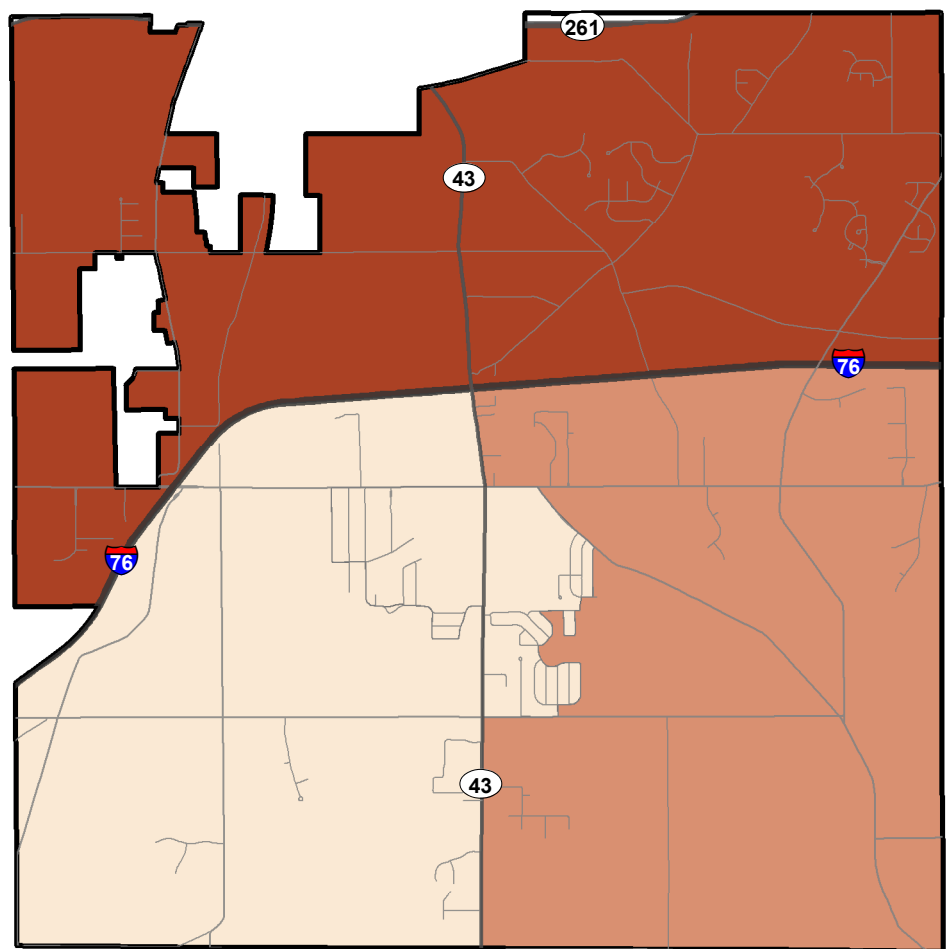
### Population Projections

The Akron Metropolitan Area Transportation Study (AMATS) creates population projections every 5 years. The most recent projections were completed in 2017 using the ACS 2012-2016 estimates and show continued population growth in Brimfield Township through 2045 (Table 2-2). Between 2018 and 2045, the Township's population is expected to increase by 2.37%. Map 2-1 shows the estimated population of

Year	Number of Residents
1960	3,460
1970	6,721
1980	7,868
1990	8,389
2000	7,963
2010	10,376

*Source:* US Census Bureau Decennial Census 1960-2010, retrieved by AMATS 2016

Map 2-1. 2018 Estimated Total Population by Block Group. Data Source: US Census Bureau 2014-2018 ACS 5-Year Estimates.





Year	Number of Residents
2018	10,378
2025	10,515
2030	10,552
2035	10,581
2040	10,605
2045	10,624

*Source:* AMATS Population Projections using ACS 5-Year Estimates, 2017

## Age

The median age of the Township's population has remained relatively constant over the past decade. Between 2010 and 2018, the median age decreased less than one year from 36.5 to 36.2. Comparatively, the median age for Portage County, Ohio, and the United States are 37.9, 39.3, and 37.9 respectively (ACS, 2018). When compared to the county, Brimfield has a higher percentage of its population under 9 years old and in the 20-34 years age groups (see Figure 2-1). Residents under the age of 35 make up 49% of the population.

## Education

Figure 2-2 shows educational attainment in the township, county, and state. From 2010 to 2018 the number of residents with a bachelor's degrees decreased from 17.6% to 17.2%. The percentage of residents with graduate or professional degrees increased from 5.6% to 11.6%. By comparison, 10.5% of Ohioans have graduate or professional degrees while 11.6% of residents in Portage County have advanced degrees (ACS, 2018). The increasing number of residents with higher degrees may reflect the influx of new residents.

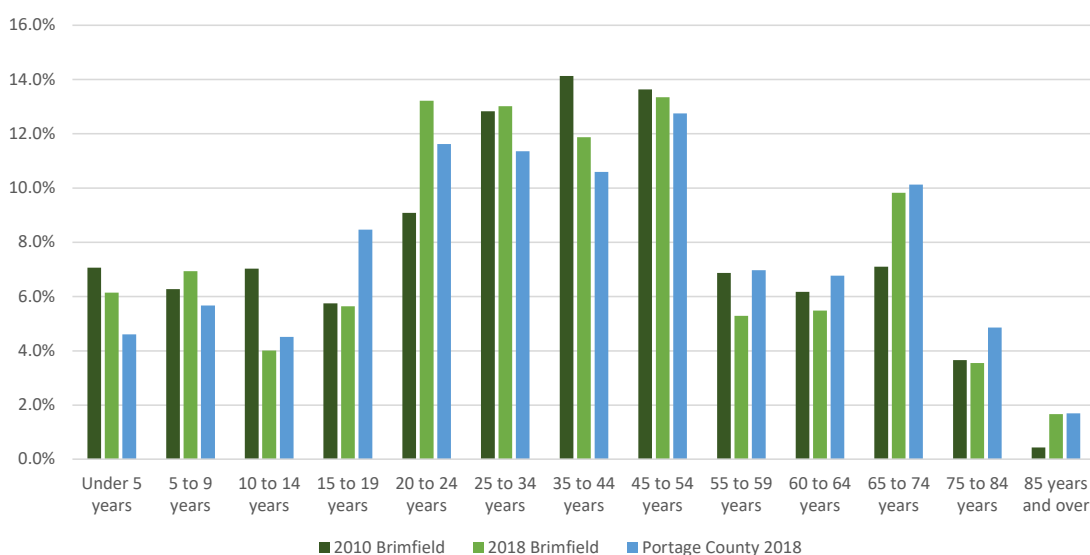


Figure 2-1. Population by Age. Source: 2018 ACS 5-Year Estimates; 2010 ACS 5-Year Estimates, US Census Bureau.

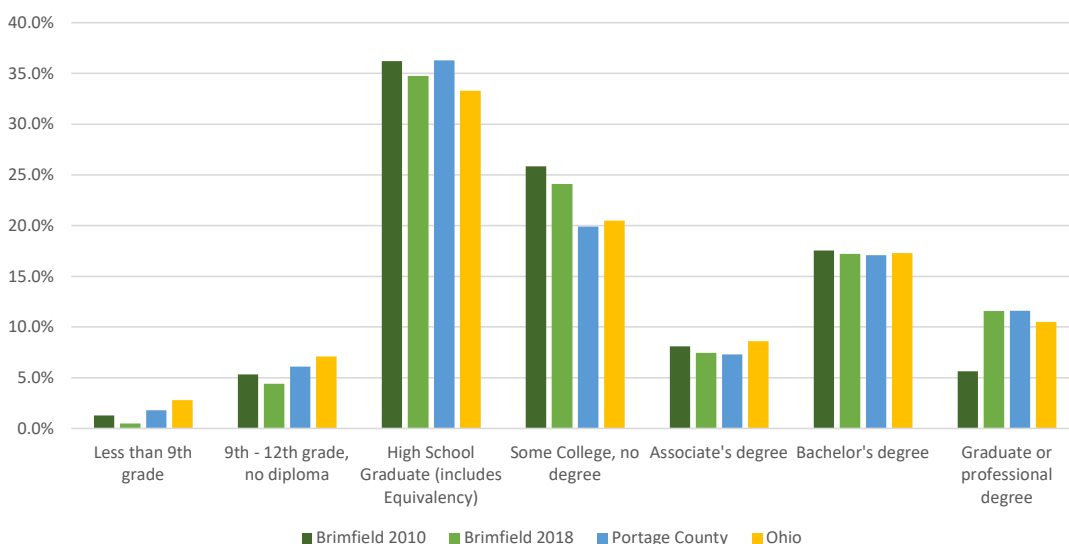


Figure 2-2. Educational Attainment for Population 25 Years and Over. Source: 2018 ACS 5-Year Estimates; 2010 ACS 5-Year Estimates, US Census Bureau.

## Income

According to the 2018 American Community Survey (ACS) 5-Year Estimates, the median household income for Brimfield Township was \$64,290. In 2010, the median household income was \$57,589 (ACS, 2010). When the 2010 income is adjusted for inflation using the Consumer Price Index to convert to 2018 dollars, the median household income was \$65,876. Comparing 2010 to 2018 median household income shows a decrease by \$1,614; however, during the last decade median household income in Brimfield reached as low as \$58,099 as a result of the recession. The 2018 numbers show that the Township has nearly recovered to where it was before the recession began.

Figure 2-3 shows 43% of Brimfield Township's population having an income between \$75,000 and \$199,999. This is much higher than the county and state percentages while the percentage of Township residents making below \$15,000 and above \$200,000 is below the county and state percentages. Map 2-2 shows the distribution of incomes in the Township.

## Employment

According to the 2018 ACS 5-Year Estimates, an average of 5,338 civilians age 16 years and over were employed over a five-year period from 2014 to 2018. The highest number of residents were employed in educational services, health care, and social assistance accounting for 17.7% of the workforce followed by retail at 14.6% and manufacturing at 13.6%. Comparatively, manufacturing employed the most residents in 2010 at 19.7% followed by education-

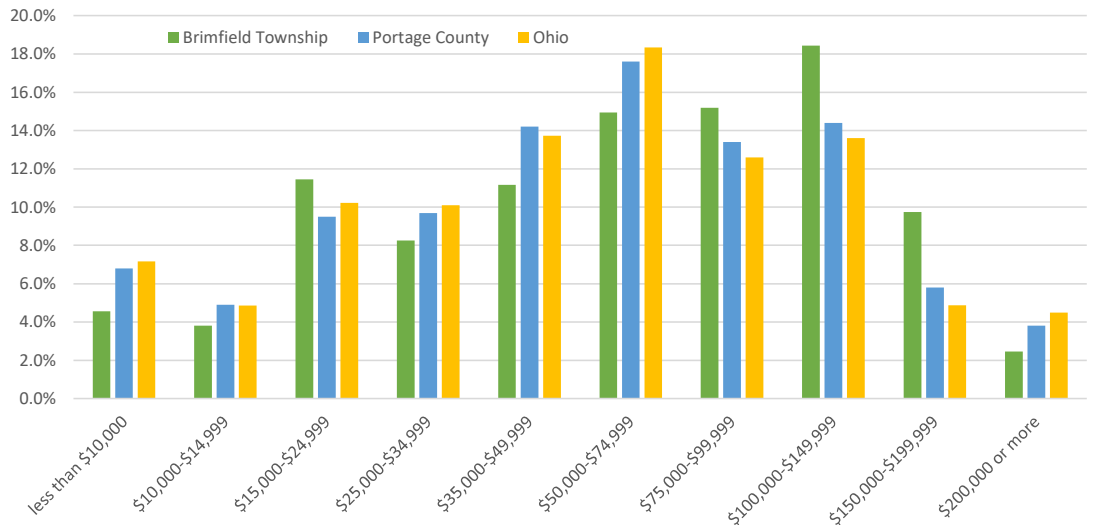
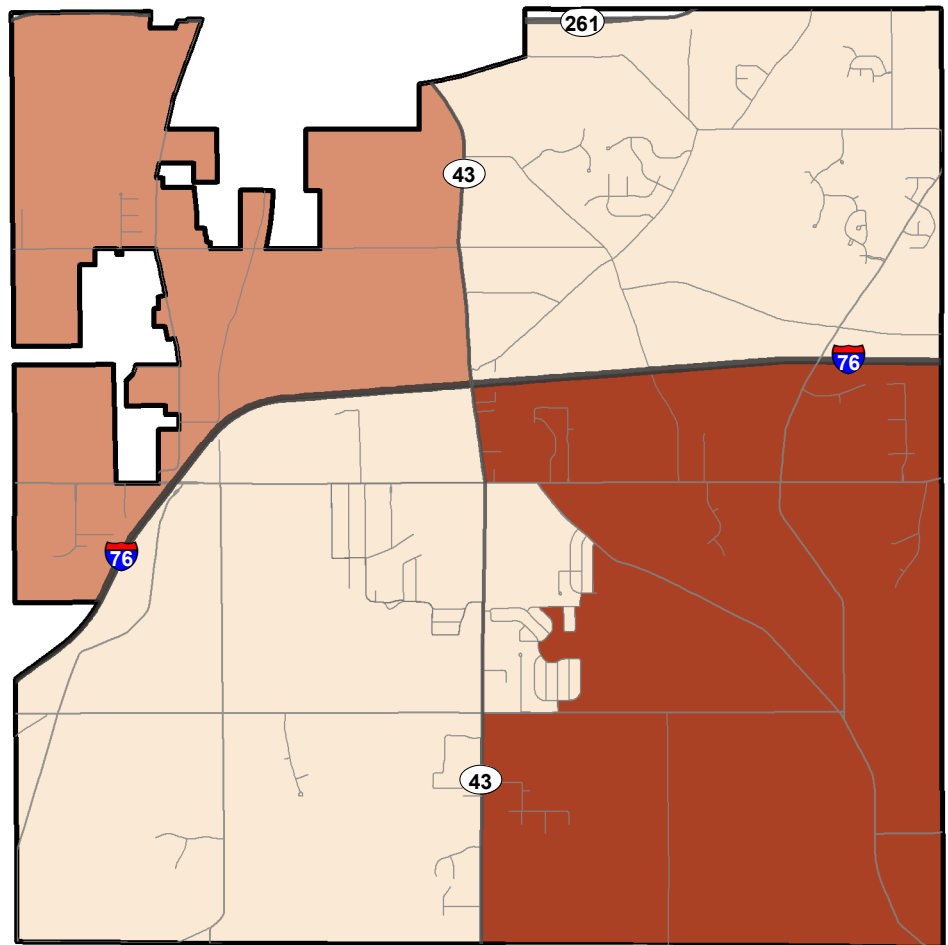
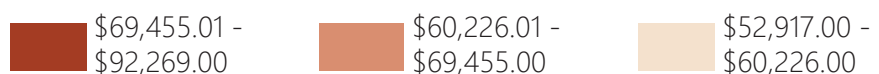


Figure 2-3. Median Household Income. Source: 2018 ACS 5-Year Estimates, US Census Bureau

Map 2-2. 2018 Median Household Income. Data Source: US Census Bureau 2014-2018 ACS 5-Year Estimates.



Median Household Income in 2018 dollars



al services, health care and social assistance at 15.3% and retail at 12.1% of the workforce (ACS, 2010). Construction jobs also increased significantly from 2010 to 2018 jumping from 5.7% to 11% of the workforce.

# Chapter 3

## Housing

Housing is an integral part of every community. Different people have different needs and desires. Providing for those is what makes a community diverse and balanced. Senior citizens living on a fixed income need affordable and accessible housing while young adults may prefer a smaller townhome or apartment close to entertainment and shopping. A family may want a larger home with parks and schools nearby. Housing can be used to attract families and workers to an area based on cost, amenities, and style. Development of commercial and retail businesses is dependent on the addition of housing in a community.

While the community may be growing, not all housing needs to be built new. Renovation of existing housing and development of parcels with connections to infrastructure are viable opportunities for future housing. Development of housing will still occur on previously undeveloped sites. In this case, planning and development should be done with consideration of sensitive environmental features, locations of nearby infrastructure networks and the character of the Township.

### Land Use

Currently about 64.6% of the Township, just under 9,000 acres, is zoned for residential use. This does not include zoning districts involving both residential and commercial uses such as the Residential/Office (R-O) and Town Center (T-C) districts or the Open Space Conservation (O-C) district which permits large lot residential. Residential zoning encompasses large areas of farmland in the southern and eastern parts of the Township. Generally, the highest density housing is locat-

ed where central sewer is available: near the center of the Township off Tallmadge Road and State Route 43. Housing in the more rural sections of the Township is built along the road frontage, though several new subdivisions are being built off Tallmadge, Sandy Lake, and Meloy Roads.

### Housing Types

Older homes are scattered throughout the Township located on tracts of land that once were part of large farms. Older, traditional subdivisions are located off Tallmadge Road and Old Forge Road. Newer, developments are located on the periphery of the township is a sprawling suburban pattern. Multi-family and rental housing can be found off Tallmadge Road near the Summit County line and off Howe Road and State Route 43 in the Pleasant Lakes Subdivision. The northeast quadrant of the Township has developed within the past 20 years with primarily lower density subdivisions.

Single family detached housing accounts for the majority housing in Brimfield Township; however, over the past ten years several large apartment and condominium complexes have been developed. Despite the development of the condominiums and apartments, Brimfield remains behind the county and nearby townships in the percentage of multi-family housing (see Figure 3.1). Developing a larger variety of housing types will attract a more diverse population.

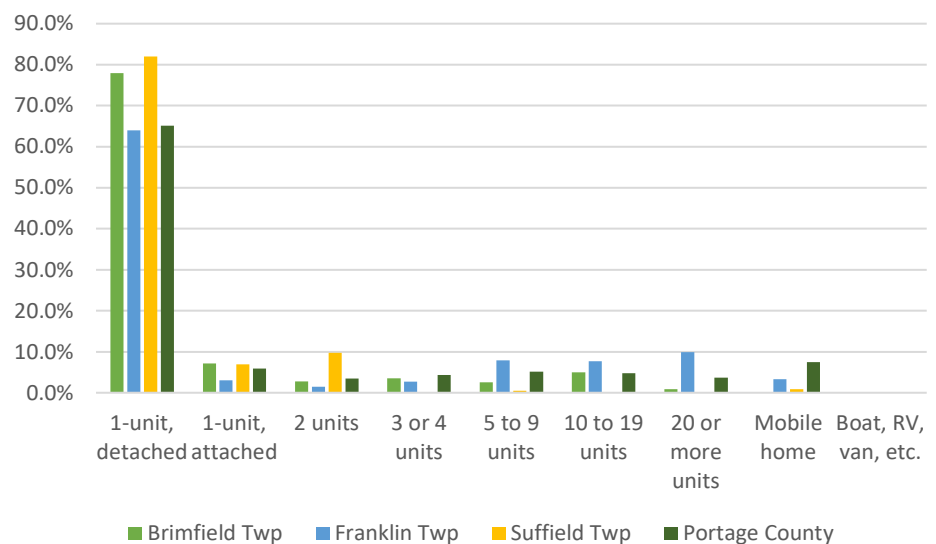


Figure 3-1. Housing Types. Source: 2018 ACS 5-Year Estimates; 2010 ACS 5-Year Estimates, US Census Bureau.

## Development Trends

Map 3.1 shows subdivisions developed in Brimfield Township since 2000. Most of the new residential subdivisions since 2000 are concentrated north of I-76 near the City of Kent. As of 2018, there are approximately 4,164 housing units in Brimfield Township. This is an increase of 326 units or 8% since 2010. Preliminary plans for three subdivisions were approved in 2019, one of which was platted in early 2020. If built out as planned, they would add another 245 housing units to the Township.

## Construction Trends

Like many other places across the country, Brimfield Township experienced a housing boom in the early 2000s with the boom peaking in 2003 and 2004 before the housing and economic crash of the mid to late 2000s. Between 2000 and 2006, 582 houses were built. A steep decline in housing construction followed, coinciding with the free fall of the US economy in 2008. Housing construction reached its low in 2011 with just 22 homes constructed. Since 2011, the number of homes constructed have slowly increased on average. The trends shown in Figure 3-2 were obtained using parcel data from the Portage County Auditor and includes single family homes, duplexes, condominiums, and mobile homes not located in a mobile home park. Homes currently under construction and those with a residential permit but have not started construction are not reflected in these numbers.

## Housing Age

According to the 2018 American Community Survey 5-Year Estimates, 31.6% of housing in the Township is less than 20 years old. This is a much higher percentage than the surrounding townships and county wide housing stock as shown in Table 3-1. Map 3.2 shows newer housing stock concentrated away from the township center.

## Housing Values

In 2018, the median value for owner occupied housing was \$170,300. According to the 2014-2018

ACS 5-Year Estimates, Brimfield Township has a greater percentage of homes in the \$100,000 to \$149,999 and \$200,000 to \$299,999 range than the State and Portage County (see Figure 3-3). Between 2010 and 2018, the percentage of homes in the \$250,000 to \$299,999 range increased by 7.9 percent.

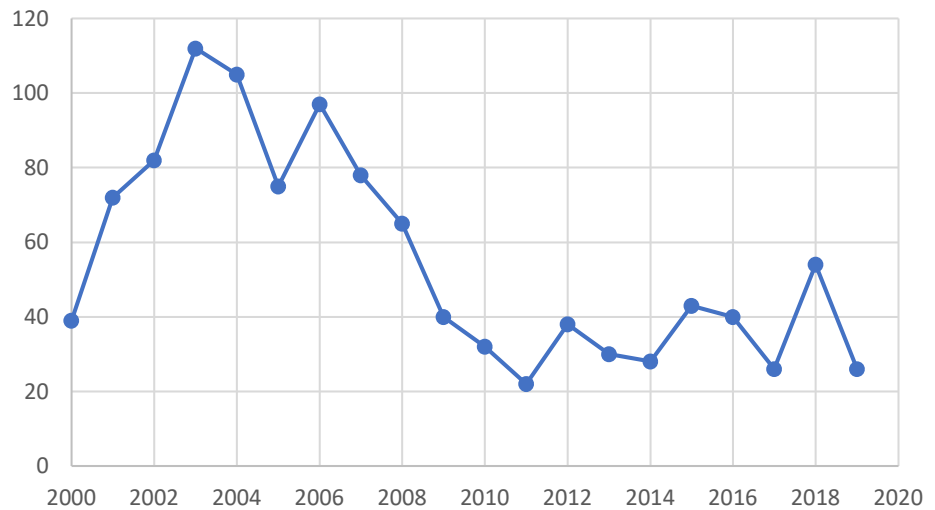


Figure 3-2. Dwelling Units Built by Year. Source: Portage County Auditor parcel data May 2020.

Location	Percentage
Brimfield Township	31.6%
Franklin Township	18.3%
Suffield Township	9.1%
Portage County	16.6%
Ohio	12.1%
United States	18.5%

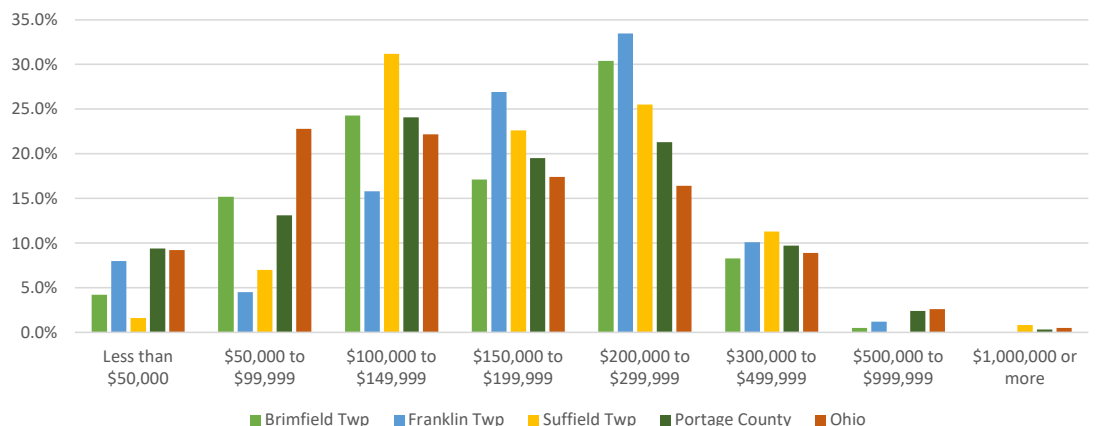
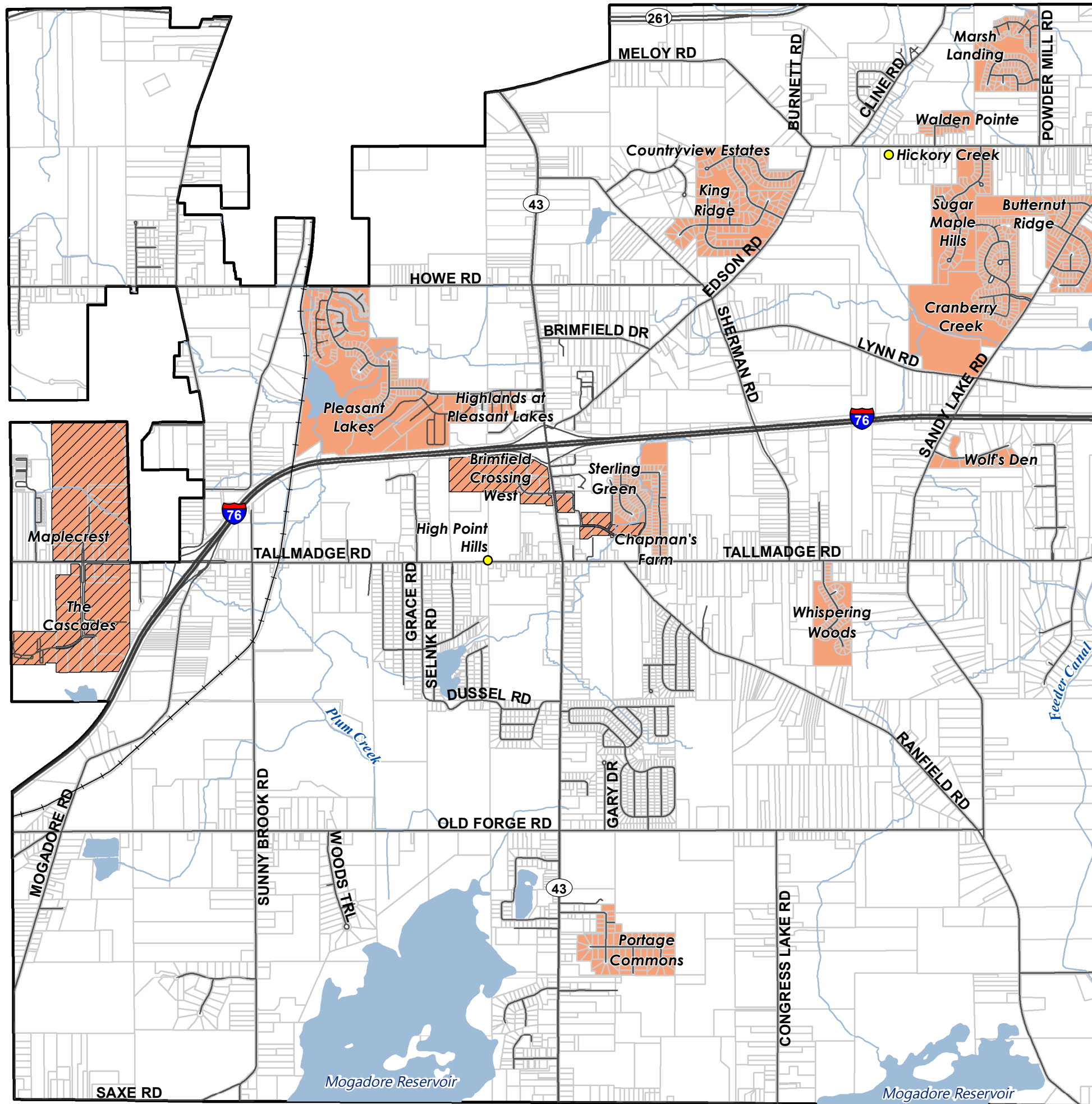
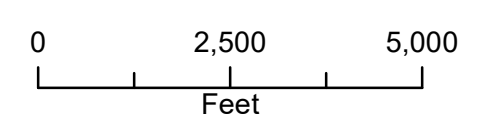


Figure 3-3. Housing Values. Source: 2018 ACS 5-Year Estimates, US Census Bureau

Map 3.1 Subdivisions 2000 -2020

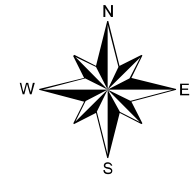
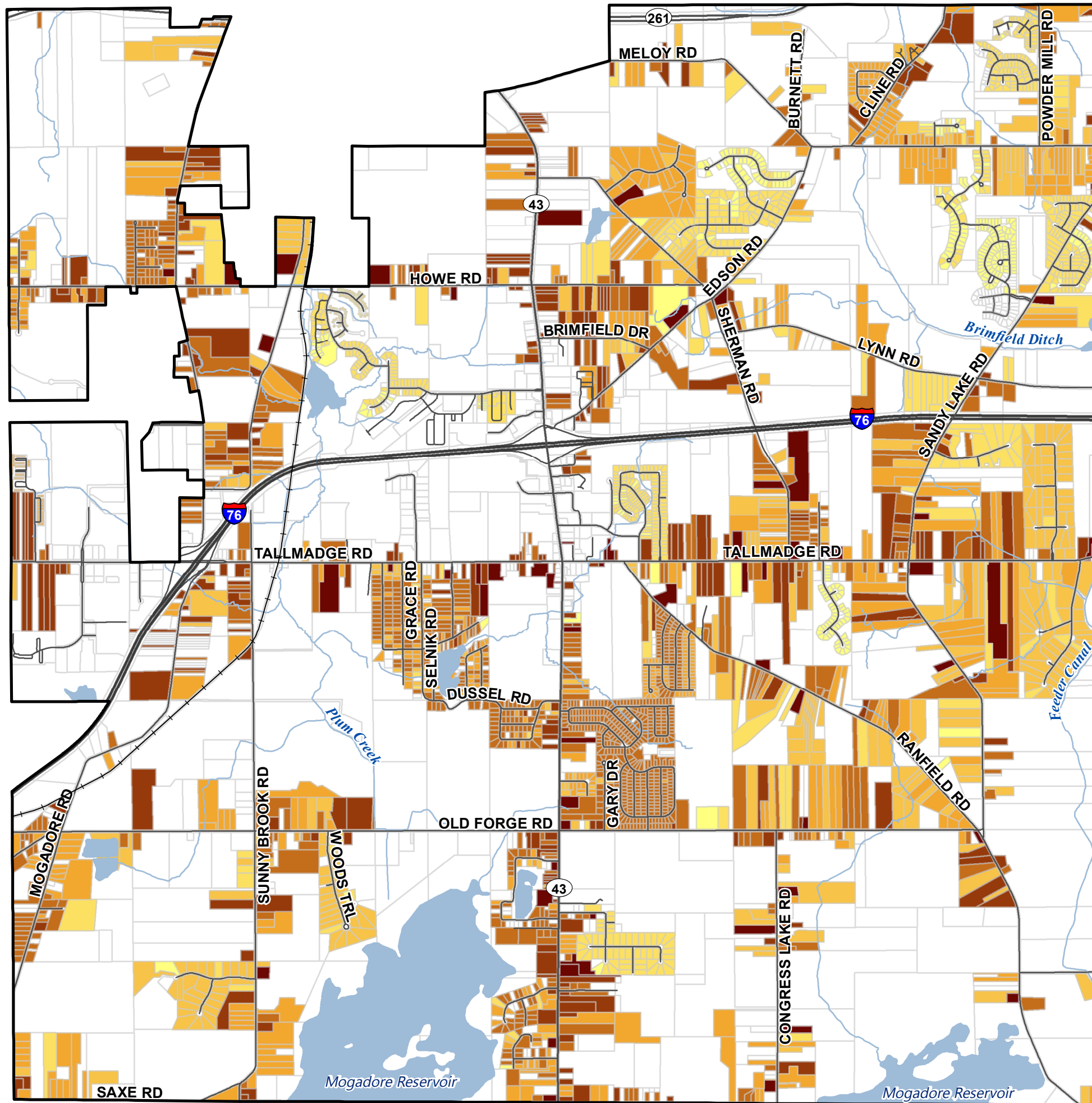


- Preliminary Plan Accepted
- Railroad
- Streams & Rivers
- Water
- Commercial Subdivision
- Parcels
- Subdivisions



Map Created March 2021

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Parcels, Roads, Portage County GIS, 2020; Subdivisions, PCRPC, 2020; Water, NHD USGS, edited by PCRPC 2012; Railroad, ODOT TIMS, 2020



Streams & Rivers

Water

Parcels

Year Built

- 1825 - 1900
- 1901 - 1950
- 1951 - 1970
- 1971 - 1990
- 1991 - 2000
- 2001 - 2010
- 2011 - 2020

0 2,500 5,000  
Feet

Map Created July 10, 2020

Data Sources: Roads, Parcels Portage County GIS, 2020; Jurisdictional Boundary, Portage County GIS, 2019; Subdivisions, PCRPC, 2020; Water, NHD USGS, edited by PCRPC 2012; Railroad, ODOT TIMS, 2020

Map 3.2 Housing by Year Built

## Owned vs Rent

Between 2010 and 2018, owner-occupied housing increased by 3.5 percent. Approximately 78.8% of housing is occupied by the owner in Brimfield Township. This is higher than the county, state, and national rates. Of the Portage County townships surrounding Brimfield, only Suffield has a higher owner occupancy rate (see Figure 3-4). Rental housing has decreased slightly since 2010 which could be due to changes in the housing market. Vacancies increased from 4.2 percent to 8.3 percent in 2018.

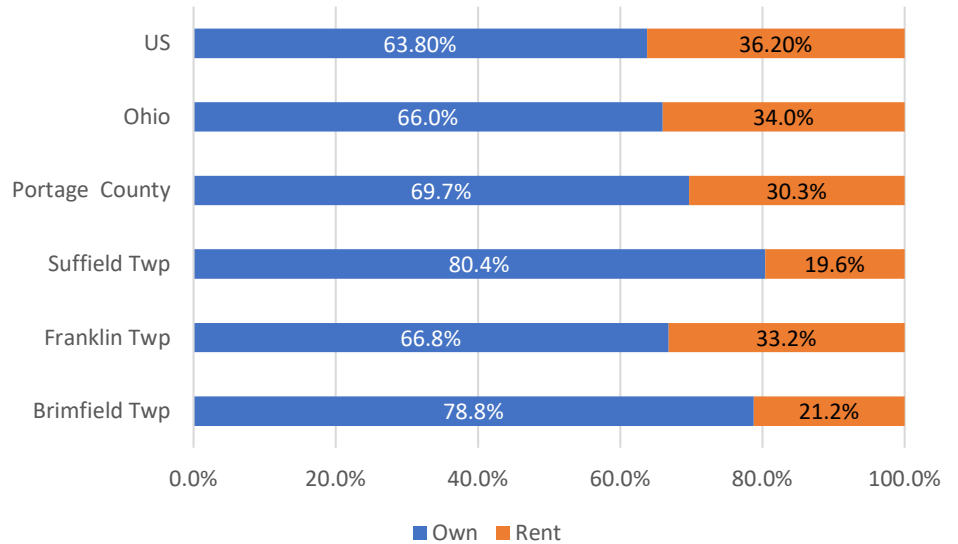


Figure 3-4. Owner-Occupied Housing vs Renter-Occupied Housing. Source: 2018 ACS 5-Year Estimates; 2010 ACS 5-Year Estimates, US Census Bureau.

## Housing Affordability

The Department of Housing and Urban Development (HUD) estimates a total of 12 million people nationwide spend more than 50% of their monthly income on housing. Spending over 30 percent of monthly income on housing including insurance, utilities, taxes, rent or mortgage, is defined as a cost burden (HUD, 2020). Households that are financially burdened may have difficulty affording necessities like food, clothing, transportation, and medical care. Approximately 18% of owner-occupied households in the Township are likely financially burdened while almost 52% of renter occupied housing has a cost burden (see Figure 3-5). The percentage of cost burdened owner-occupied housing units has decreased by 9% since 2010. Renter-occupied housing units that are financially cost burdened have increased 5% since 2010.

According to articles about housing-cost burden during the housing crisis, increases in the housing-cost burden were the result of workers having less income or working fewer hours in recent years due to the economic downturn. Housing values have decreased somewhat for owners in that time period, though not enough to offset the decrease in income. Rental costs have increased over the same time period as more people decide to rent instead of own homes; however, the wages have not caught up to the cost of rent in Ohio (Center on Budget and Policy Priorities, 2019). Higher housing-cost burdens affect low to middle income households more than those with higher incomes.

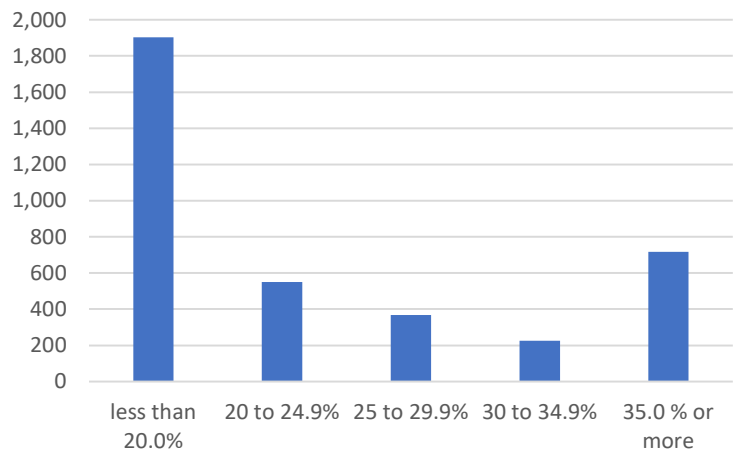


Figure 3-5. Monthly Costs of Owner-Occupied and Renter-Occupied Housing as a Percentage of Household Income. Source: 2018 ACS 5-Year Estimates; 2010 ACS 5-Year Estimates, US Census Bureau.



# Chapter 4

## Natural Resources

### Topography

The topography of Brimfield Township ranges from relatively flat to rolling hills. Elevation ranges from a low of 1032 feet above mean sea level to the high point of 1204 feet. Areas with dramatic variations in topography are less suitable for development than level areas due to constraints on building design and increased susceptibility to soil erosion. Development of areas with over 15% slope should be carefully restricted. Steep slopes, slopes over 15%, are located along Plum Creek, near Mogadore Reservoir, and in the northwest corner of the Township (see Map 4.1). Approximately 876 acres have a slope of 15% or higher. This accounts for 6% of the Township.

### Surface Water Resources

Surface water resources within the Township include wetlands, floodplains, and several water bodies. Brimfield Township is split between the Middle Cuyahoga River watershed and the Little Cuyahoga River watershed.

### Lakes, Streams, and Rivers

Mogadore Reservoir is in the southern portion of Brimfield Township and is the only major surface water resource. The reservoir was originally created as an additional water supply for Akron industries downstream. It is now mainly used for recreation and for flood protections (Akron Watershed Division, 2016). Several smaller streams and ponds are located throughout the Township including Plum Creek, Brimfield Ditch, and Feeder Canal.

### Floodplains

The Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) data shows 100-year floodplains along Plum Creek, Brimfield Ditch, and along Mogadore Reservoir and its tributaries (Map 4.2).

Building within the floodplain may alter the natural landscape and increase stormwater runoff. It can change the size and shape of the floodway as well as the base flood elevation, resulting in increased flood risk. Communities have several options to protect themselves from increased flood risk including adopting standards exceeding minimum floodplain regulations, prohibiting fill and development in floodplain areas, establishing riparian setbacks, and strictly regulating stream alteration. Properly managed floodplains can increase property values, improve water quality, and provide valuable wildlife habitat while reducing direct and indirect costs associated with flood hazards, erosion, and stormwater runoff.

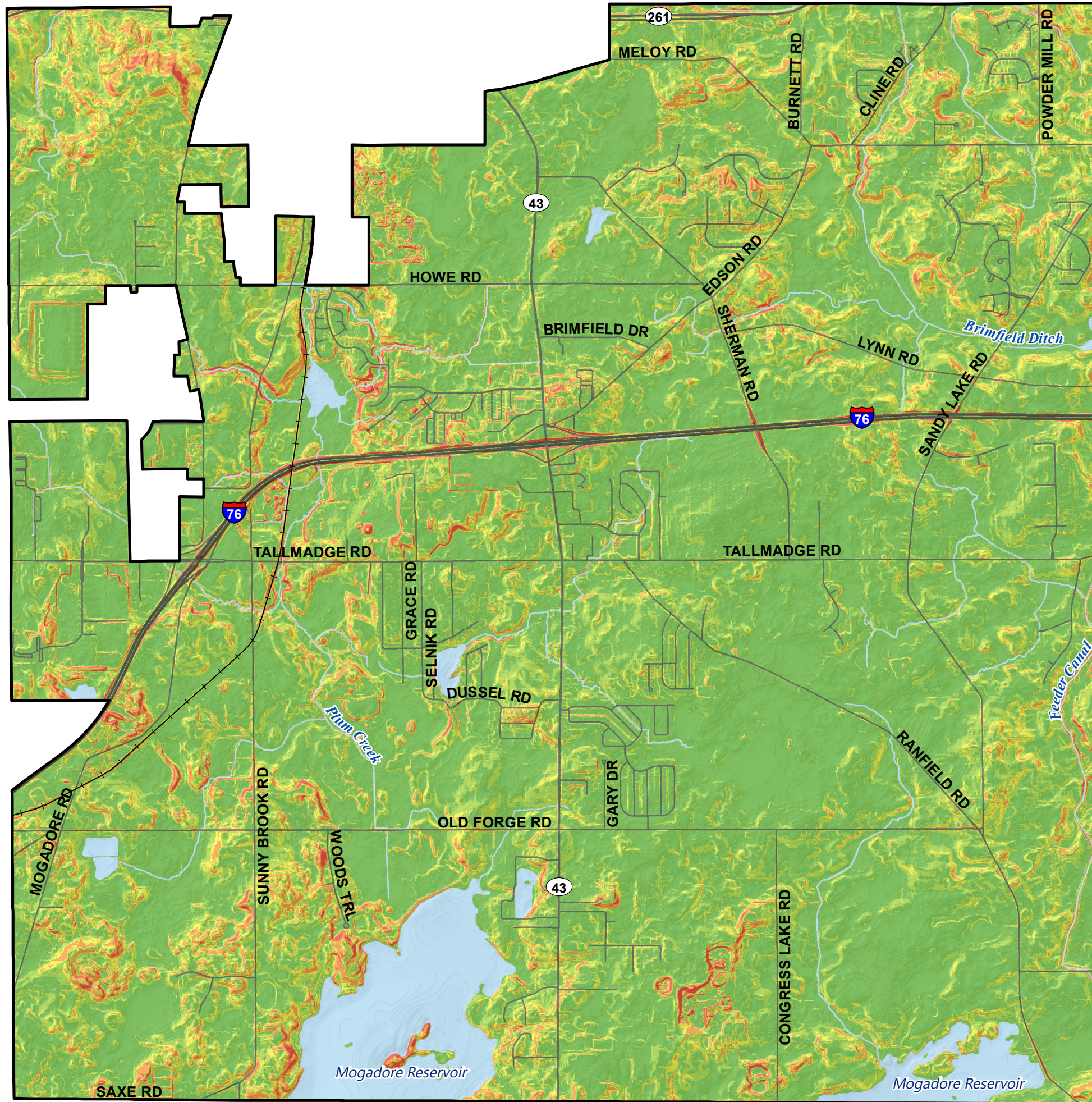
### Wetlands








Wetlands have important economic and ecological functions that benefit both human and wildlife populations. Wetlands act as pollutant filters, groundwater recharge areas, and as a holding area for stormwater runoff which helps reduce flooding. Since the late 18th century, 90 percent of Ohio's wetland resources have been destroyed or degraded through draining, filling, and other modifications. Because of the valuable functions the remaining wetlands perform, it is imperative to ensure that impacts to wetlands are mitigated. Many of Portage County's endangered and threatened plants make their homes in wetland areas. Wetlands and floodplains are shown on Map 4.2. The National Wetland Inventory (NWI) shows potential substantial wetland areas along Plum Creek and Brimfield Ditch near the Cranberry Creek development and near Mogadore Reservoir. The Ohio EPA lists the Mogadore Reservoir wetlands as significant and high quality.

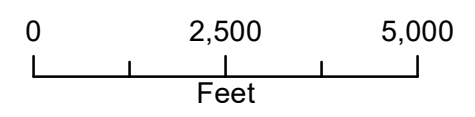
Sensitive treatment of wetland areas is essential to the preservation of Portage County's natural resources. Proposed development of these areas requires consultation with the Portage County Soil and Water Conservation District and may also require a permit from the US Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act of 1972. Possible regulations implementable by the Township include clustering new buildings, setting aside wetlands as designated open space, and establishing buffer zones, known as riparian setbacks, between wetlands and other land uses.

### Water Quality

Brimfield Township is primarily part of the Middle Cuyahoga Watershed. This watershed encompasses the northern part of the township including, Plum Creek and its tributaries and Brimfield Ditch. The 2008 Waterbody Report shows impairment for PCBs (polychlorinated biphenyls).



-  Streams & Rivers
-  Water
- Percent Rise**
-  0% - 5%
-  5.01% - 10%
-  10.01% - 15%
-  15.01% - 30%
-  30.01% - 83.92%

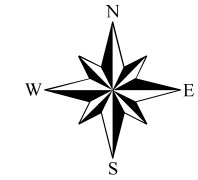
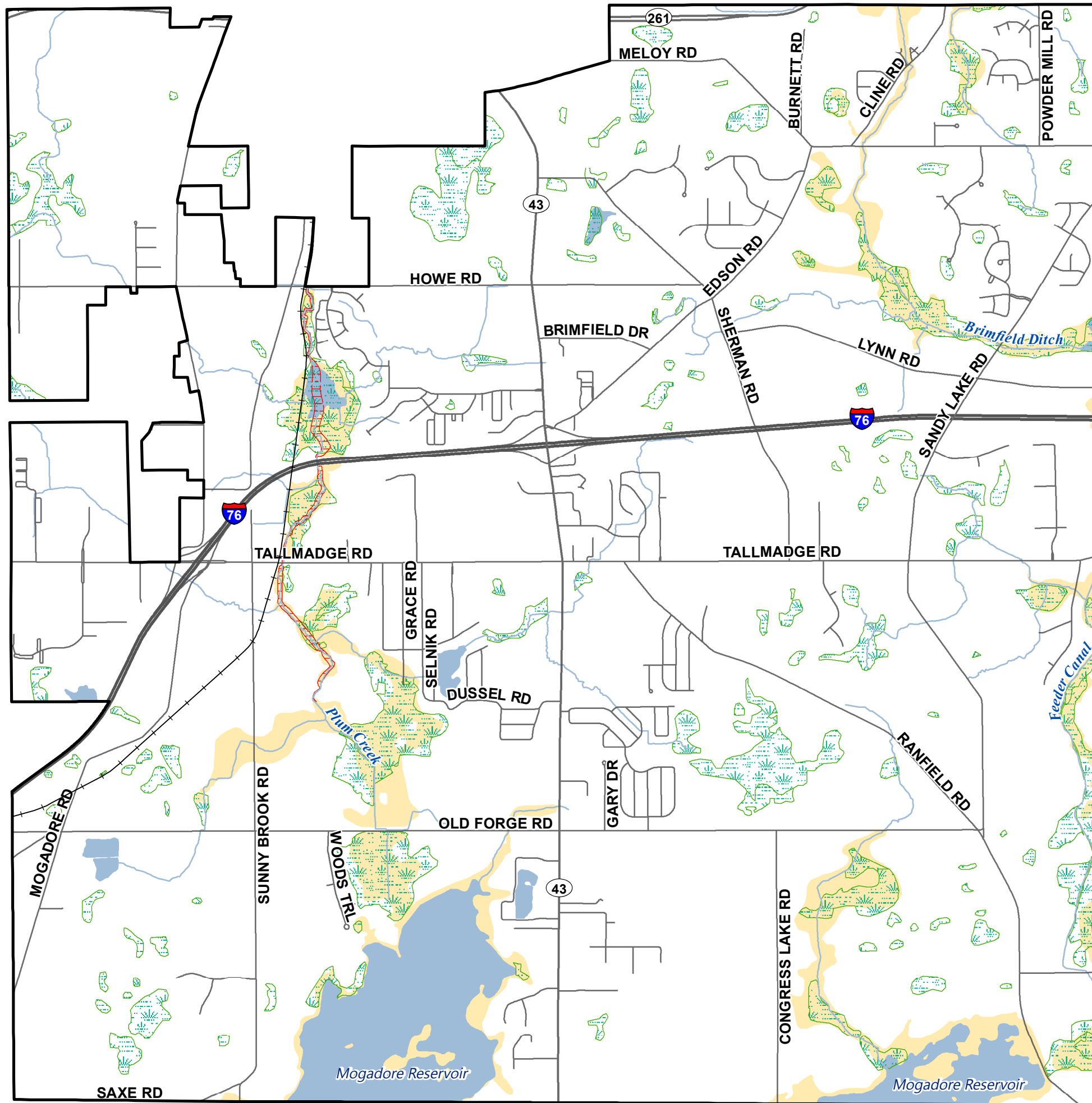







Map Created April 21, 2020

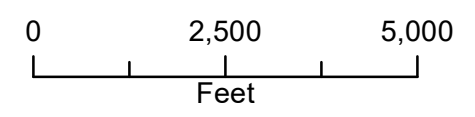
Data Sources: Contours, Portage County GIS, 2016; Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Slope, Hillshade, PCRPC, 2020; Water, NHD USGS, edited by PCRPC 2012; Railroad, ODOT TIMS, 2020

Map 4.1 Topography

# Map 4.2 Wetlands and Floodplains



-  Streams & Rivers
-  Wetlands
-  Water
-  Floodway
-  100-Year Floodplain



Map Created May 2020

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Flood Hazard Areas, FEMA FIRM, 2013; Wetlands, NWI USFWS, imagery date 2007, updated 2019; Railroad ODOT TIMS, 2020

The Northeast Ohio Four County Regional Planning and Development Organization (NEFCO) developed a watershed action plan in 2013 to address Total Maximum Daily Loads (TMDLs) and other identified impairments for this watershed. In order to maintain and improve water quality, the watershed action plan recommends implementing green infrastructure, agricultural best management practices, riparian setbacks, and addressing failing septic systems among other things.

Mogadore Reservoir and its tributaries are part of the Little Cuyahoga River watershed. NEFCO has not developed a watershed action plan to maintain water quality for this area; however, according to the Environmental Protection Agency's (EPA) 2010 water quality assessment, the Mogadore Reservoir-Little Cuyahoga watershed is impaired for aquatic life uses. The state development status for TMDLs is listed "as needed" and has not been established for this watershed (EPA, 2010). The Ohio EPA maintains a list of 303(d) impaired waters, waters assessed under 305(b), and a list of priorities for establishing TMDLs and clean-up of those waterbodies. Brimfield Township's watersheds are currently low on the priority list.

## Groundwater

Most of the drinking water in Portage County comes from groundwater. Public and industrial water supplies are in the vicinity of Brimfield Township; therefore, it is important to protect groundwater supplies. Quality, quantity, and availability of groundwater are important to consider when determining the types and densities of future developments. Care must be taken to prevent pollution of groundwater by manmade contaminants such as chemicals, farm runoff, septic tank seepage, and sedimentation from poorly managed development.

Brimfield Township has two types of aquifers: sand and gravel (unconsolidated) and sandstone (consolidated or bedrock aquifer). The sand and gravel aquifers have yields ranging from 25 to 300 gallons per minute while the sandstone aquifers have yields from 5 to 100 gallons per minute (see Map 4.3). Flow rates of at least 5 gallons per minute are required to have a sustainable well. The aquifer with the highest yield rate is a buried valley which stretches though the center of Brimfield Township from the Cuyahoga River to Mogadore Reservoir.

## Pollution Potential

Groundwater is an extremely valuable resource which is growing in importance as population, production, and consumption increase nationwide. Groundwater resources

may be vulnerable to contamination from faulty septic systems, improper chemical storage containers, seepage from landfills, and agricultural runoff.

Portage County lies within the Glaciated Central hydrogeologic region. The county is covered by a variable thickness glacial till and outwash sands and gravels that have a moderate to high pollution potential index. The county is crossed by a network of buried valley aquifers that constitute a major groundwater resource and have a moderate to high vulnerability to contamination (Angle & Sprowls, 2011). Brimfield Township's hydrogeology is comprised of buried valleys and glacial outwash and kames. The glacial deposits are underlaid by sandstone; both are used for domestic and industrial supplies. In the Ohio Department of Natural Resources (ODNR) report, Ground Water Pollution Potential of Portage County, Ohio, eleven hydrogeologic settings were identified with groundwater pollution potential indexes ranging from 71 to 204 for general pollution potential and 87 to 230 for pesticide pollution potential. Brimfield Township's general pollution potential index ranges from 160 to 180 with vulnerability to this pollution type limited to along the buried aquifer and in the corridor management zone for Ravenna City's Public Water System. The pesticide pollution potential index is higher ranging from 160 to 211. The highest pesticide pollution potential in the Township follows the buried valley system although most of the Township has moderate to high vulnerability to pesticide pollution. There are several other source water protection areas with defined one and five-year travel times located in the Township (see Map 4.4).

## Soils Associations and Considerations

According to the Soil Survey of Portage County conducted by the US Department of Agriculture (USDA), Brimfield Township contains three major soil associations: the Chili Association, Wadsworth-Rittman Association and Canfield-Ravenna-Wooster Association. Analysis of soil characteristics is integral to development, to determining the kinds of land uses the soils will support and to how certain land uses will affect the natural environment.

### Chili Association

The Chili Association covers most of the Township. These are well-drained nearly level to sloping soils that formed in glacial outwash on terraces. Chili soils comprise approximately 50 percent of the association and are well-drained and permeable. They readily absorb rainwater and contribute seepage to high water tables in low-lying areas.

Oshtemo, Wheeling, Jimtown, Fitchville, Sebring, and Hol-

ly soils and Carlisle muck make up the remainder of the association. These soils range from well to very poorly drained and all of them are found in low-lying areas. Carlisle muck is found in swampy depressions.

There are few limitations to farm and non-farm uses because of the good drainage and the favorable topography. Doughtiness in summer and early fall along with erosion on slopes may limit some farm uses. If septic tanks are used for sewage disposal, there is a possibility of polluting groundwater, especially in high density subdivisions. The Chili soils are well suited to truck crops and irrigation. The underlying sand and gravel of the Chili and Oshtemo soils is suitable for commercial use.

### **Canfield-Ravenna-Wooster Association**

The Canfield-Ravenna-Wooster association is in a small area on the western side of the Township and in a large swath through the eastern portion of the Township. This association contains soils that formed mostly in glacial till on uplands. It is nearly level to sloping, and drainage varies from well drained to somewhat poorly drained. Dairy farming is a prevalent agricultural use on this soil association in Portage County.

Canfield soils make up about 36 percent of the association. They are gently sloping and moderately well drained. Ravenna soils comprise about 25 percent of the association. They are less sloping, and somewhat poorly drained. Wooster soils, comprising 15 percent of the association, are gently sloping to very steep, and are well drained. The balance of the association includes the well-drained Loudonville and Chili soils as well as the poorly drained Sebring and Holly soils.

The Canfield-Ravenna-Wooster association contains a fragipan, which is a loamy, brittle subsurface area. The fragipan is not very porous and contains mostly silt or very fine sand. It often appears cemented and restricts roots. The fragipan is very hard when dry, and when wet tends to rupture suddenly under pressure.

Limitations of this association include temporary or seasonal wetness on Canfield and Ravenna soils. Moderately slow to slow permeability in the fragipan limits non-farm uses on all three soils. Erosion due to non-farm development must be controlled or sedimentation results.

### **Wadsworth-Rittman Association**

The Wadsworth-Rittman association is in a small area on the eastern side of the township south of I-76. It is found on uplands and is nearly level to sloping with some steep

areas. Wadsworth soils comprise approximately 52 percent of the soils association and are somewhat poorly drained nearly level to sloping soils. Rittman soils make up 27 percent of the association. They are moderately well-drained gently sloping soils ranging to steep along larger streams.

The Wadsworth-Rittman association contains a dense, compact fragipan. The fragipan is not very porous and contains mostly silt or very fine sand. It often appears cemented and restricts roots. The fragipan is very hard when dry, and when wet tends to rupture suddenly under pressure.

Limitations of this association include excessive wetness on Wadsworth soils and temporary wetness on Rittman soils. Slow permeability is a severe limitation to septic tank field absorption and to certain other non-farm uses. Erosion may be an issue on steep areas of Rittman soils especially where vegetation is sparse. Agriculture is an extensive use for this association.

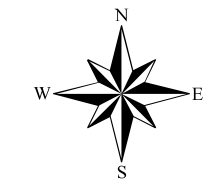
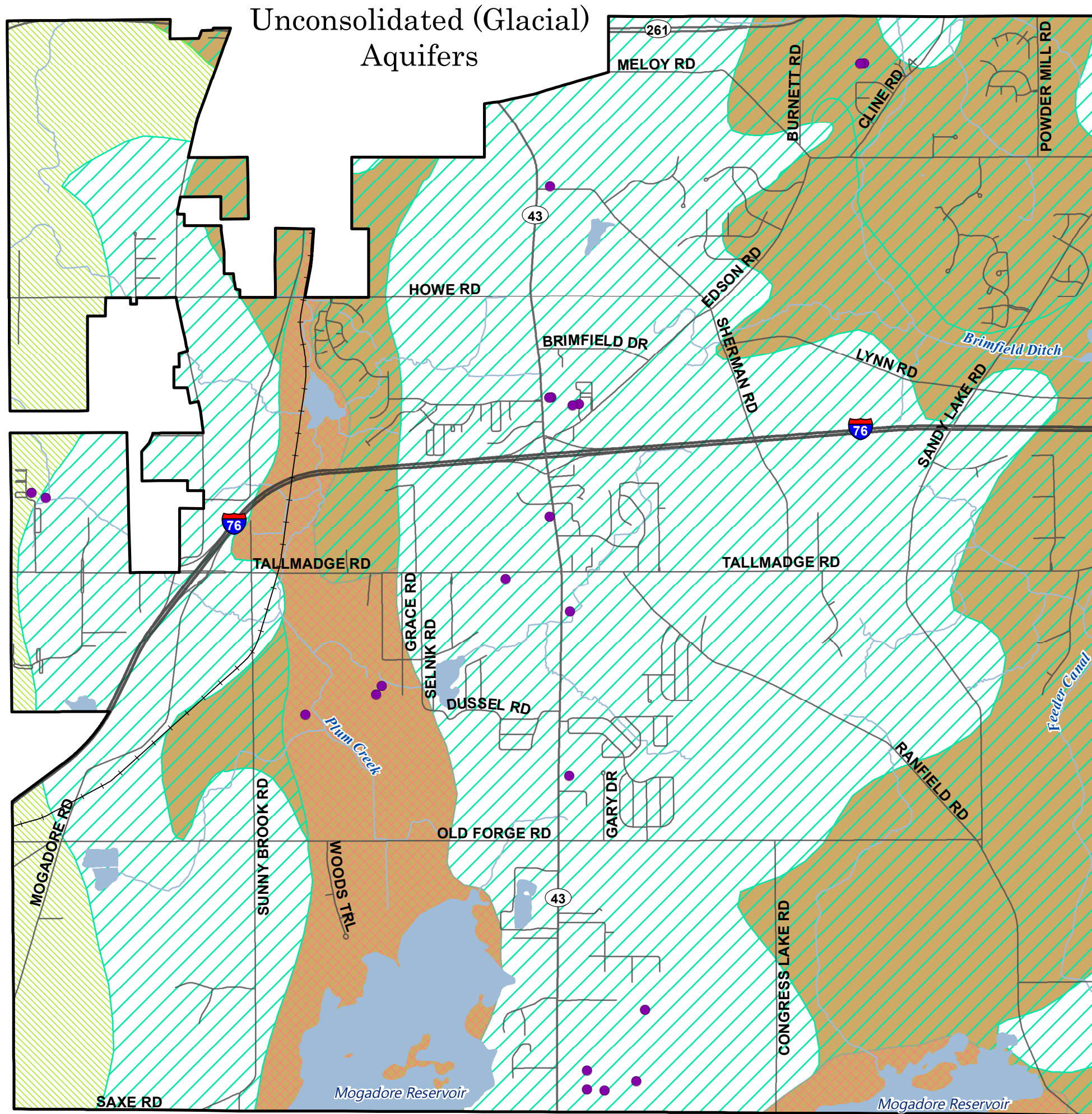
### **Hydric Soils**

Hydric soils are soils that formed under conditions of saturation, flooding, or ponding and may indicate wetlands. The hydrology that formed the hydric soils may still be present and could pose a severe limitation to development. Drainage improvements are typically required to support construction. Some hydric soils, especially peat or muck, are not suitable for development. Hydric soils are found throughout Brimfield Township, mainly near waterways and waterbodies (see Map 4.5). They comprise 19.07 percent of the Township.

### **Industrial Operations**

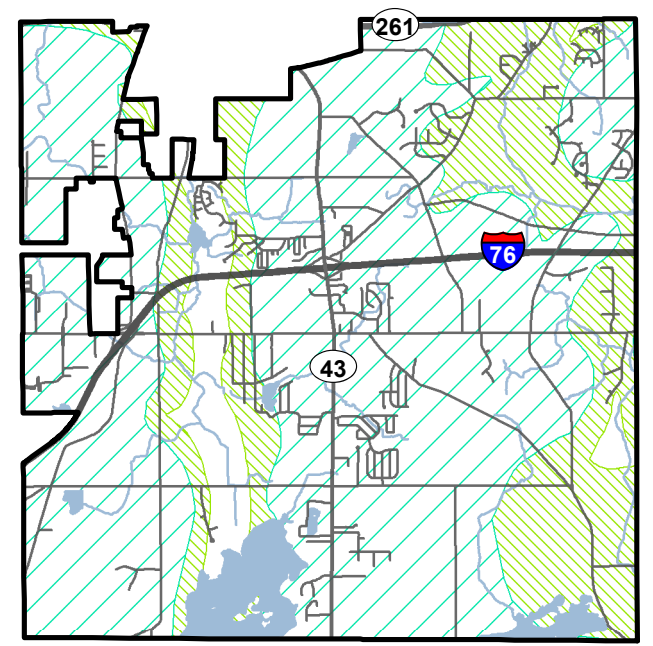
Industrial minerals are non-metallic, non-fuel rocks or minerals that have economic value and are essential to society. Sand gravel extraction provides a source of revenue and economic benefits to communities. Portage County produced over 3 million tons of sand and gravel in 2016 (Industrial Minerals Report, 2016). Local sand and gravel extraction may also provide economical construction materials to nearby communities; however, drawbacks include truck traffic, noise, disruption of scenic rural views, safety concerns, and potential pollution.

State law prevents townships from prohibiting the use of land for oil and gas drilling, although townships may regulate various aspects for health and safety. Oil and gas wells may impact surrounding homes and businesses as well as local roads due to truck traffic. Map 4.6 shows wells and mines located in Brimfield Township.



- Public Wells
  - Streams & Rivers
  - Water
  - Aquifer Yield Rates
    - 100 - 500 gpm
    - 25 - 100 gpm
    - 5 - 25 gpm
  - Buried Valley Aquifer
- 0      2,500      5,000  
Feet

Pennsylvanian Bedrock Aquifers

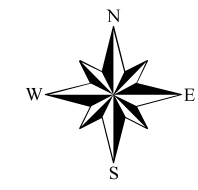
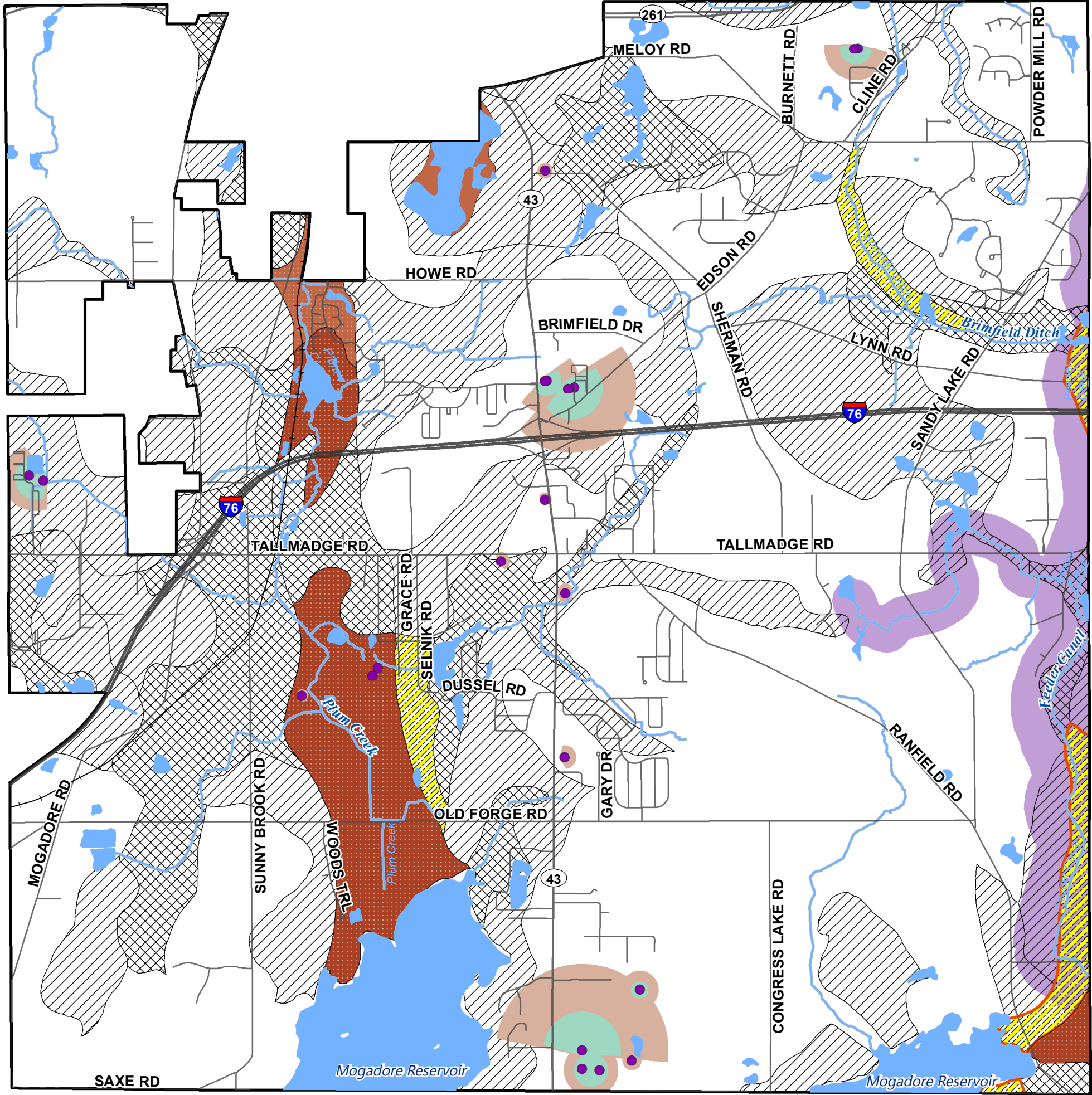


Map Created May 20, 2020

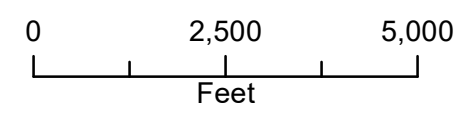
Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Aquifers, ODNr, 2000; Wells, OEPA, 2018; Railroad, ODOT TIMS, 2020

Map 4.3 Groundwater Availability

# Map 4.4 Groundwater Pollution Potential

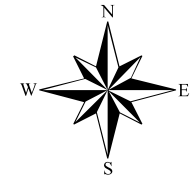
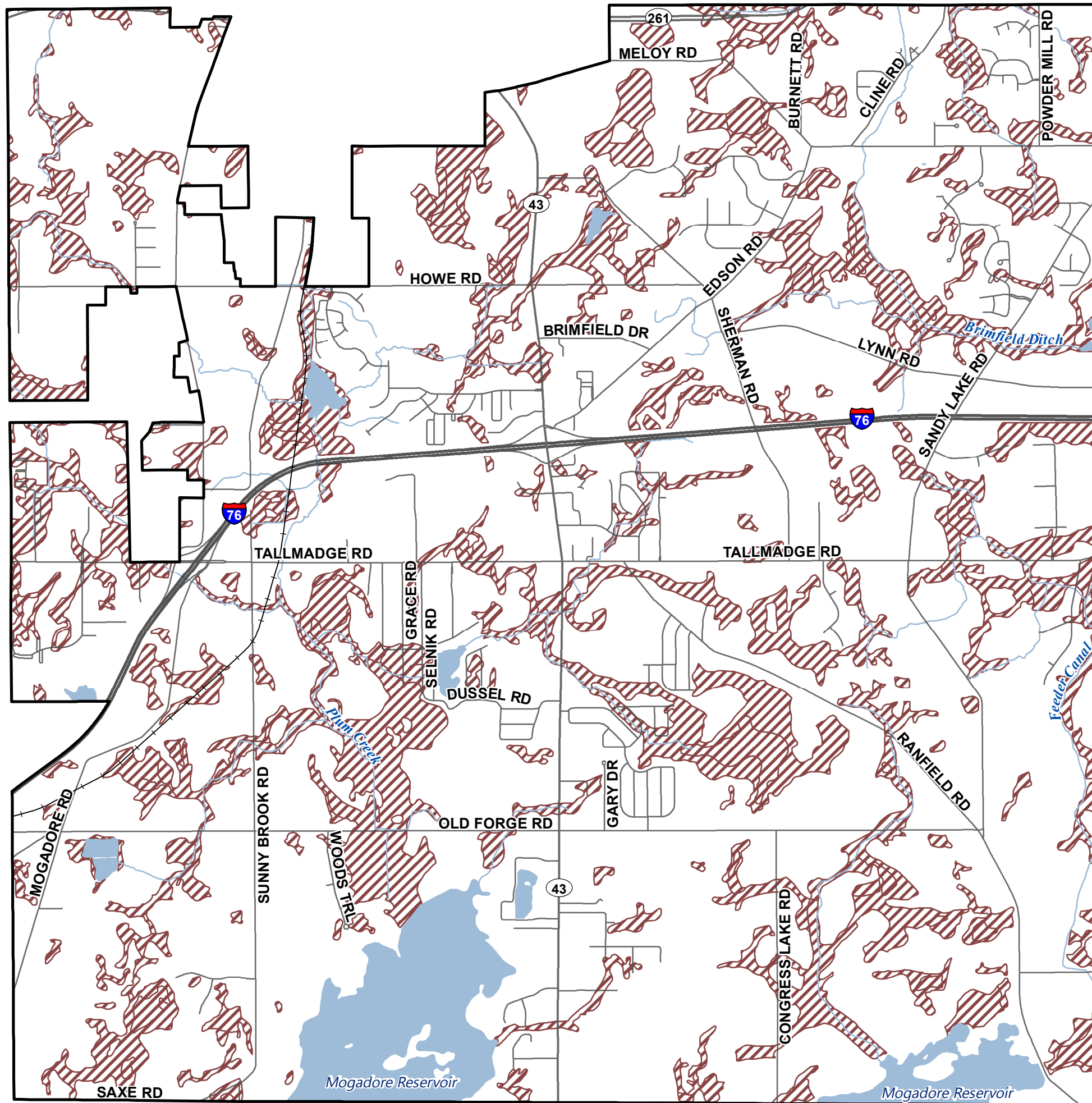





- Public Wells
- Streams & Rivers
- Water
- Pollution Potential Index Number
  - 160 - 170
  - 171 - 180
- Pesticide Pollution Potential Index
  - 160 - 170
  - 171 - 180
  - 181 - 190
  - 191 - 200
  - 201 - 230
- Source Water Protection Areas
  - Corridor Management Zone
  - 1-Year Travel Time
  - 5-Year Travel Time

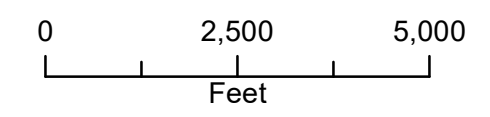


Map Created May 19, 2020

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; GWPP, ODNR, 1998; SWPA, OEPA, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Wells, OEPA, 2018; Railroad, ODOT TIMS, 2020.



-  Streams & Rivers
-  Water
-  Hydric Soils



Map Created May 2020

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Soils, Portage County Soil Survey digital version, updated 2017; Railroad, ODOT TIMS, 2020.

Map 4.5 Hydric Soils



## Oil and Gas Wells

Oil and gas wells are spread throughout the Township. The majority of active oil and gas extraction wells are located west of State Route 43 and south of Interstate 76. Most active gas wells, on the other hand, are located east of State Route 43.

## Sand and Gravel Deposits

There are two active sand and gravel mines in Brimfield Township as well as several reclaimed mines. Typically, surface mines do not create a great deal of groundwater pollution if carefully managed. Other safety issues include slope stability and soil loss, which can be alleviated through the maintenance of a proper slope ratio and planting vegetation to hold soil.

## Cultural Resources

Using the list compiled for the Brimfield Township 1988 Land Use Plan, the Ohio Historic Inventory (OHI), and an aerial from 2020 provided by ESRI, 40 existing historic structures and buildings have been identified. Another 40 structures are shown on the OHI. The OHI includes any structure over 50 years old which has been surveyed for eligibility for the National Register of Historic Places (NRHP). Inclusion on the inventory does not necessarily mean a structure was determined to have historical significance or the integrity to be listed on the NRHP. Many structures shown on the OHI may have been demolished or abandoned. More information is needed on these listings. There are no structures or sites listed on the NRHP in Brimfield Township. Below are the 40 identified historic structures. The number beside each item correlates to the labelled points on Map 4.7.

1. Peter Cackler House listed on 1874 map.
2. C.E. Smith House
3. Benjamin Edson House
4. Junius Fenn House
5. Guy B. Fenn
6. Benjamin Cady House
7. Jacob Carson House
8. Old Brumbaugh Place / Newton Hall House
9. Hardgree House
10. A.K. Richards House acquired in 1867. Built by Conrad Towser in the 1840s and presently the Dussel Farm.
11. John M Twitchell House. Formerly owned by Mr. M. Heckman in 1874. Also listed as the IG Wise Farm on the OHI.
12. The A.W. Burdge Place acquired in 1900 and possibly built by C.H. Chapman.
13. William Noveton House built in 1862
14. John Quincy Moulton / E.G. Moulton House
15. John Warren Sherman House built in 1883
16. Lambert Twitchell Place also known as the Ferry Place after 1900
17. Henry Aultman House
18. Rodolphus Bard Place
19. V. Needham House
20. Reuben Brobst House built in 1888
21. George Meachum House
22. Brimfield Community Church
23. Lybia Underwood Place
24. George Griggy / David Essig House
25. Henry Boszor Place
26. Luke Lincoln House
27. Christian Boettler House
28. Nathaniel Twitchell Place
29. Kelso House
30. Sylvester B. Jones House
31. Chauney Lupper House
32. Uriah Sawyer House
33. Sapp Farm
34. Abel Burt House
35. John Boosinger Jr. House
36. Edward A. Parsons House
37. C.C. Fowser, A. Shanafelt, Simon Ebie Farm
38. Town Park
39. The original cemetery (south end of Restland Cemetery)

#### 40. West Lawn Cemetery

There is a cluster of potential historic structures near the Town Center which must be evaluated further to determine historic and cultural value. Brimfield Township is currently considering pursuing an historic district in this area. These potential structures as well as Ohio Historic Inventory listings may be surveyed for eligibility for listing on the NRHP as part of this effort.

### Conservation

#### Critical Natural Areas

In 2006, Portage County finalized the Portage County Watershed Plan which was meant to conserve natural resources and foster natural resources stewardship. It used aerial imagery from 2000 to identify and rate wetlands and woodlands by conservation priority. The highest number of points were awarded for:

- large undisturbed areas
- areas that provided an important buffer
- places that had multiple vegetation communities
- proximity to riparian corridors, mature woods, or significant wetlands
- vernal pool
- connectivity to protected areas
- areas within 500 feet of an EPA designated high quality stream
- areas within 300 feet of a named stream
- areas adjacent to source water protection areas

Although some of these ratings have likely changed since this plan was written, the priority areas provide a guide for the location critical natural areas throughout the Township. Map 4.7 shows critical natural areas identified by the 2006 Portage County Watershed Plan as well as protected areas including conservation areas, and parks. The Ohio EPA maintains a stream and wetland mitigation application as well as potential vernal pool restoration site application which provide more detail on high quality woodlands and wetlands. These applications are located at <https://epa.ohio.gov/gis>.

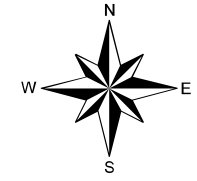
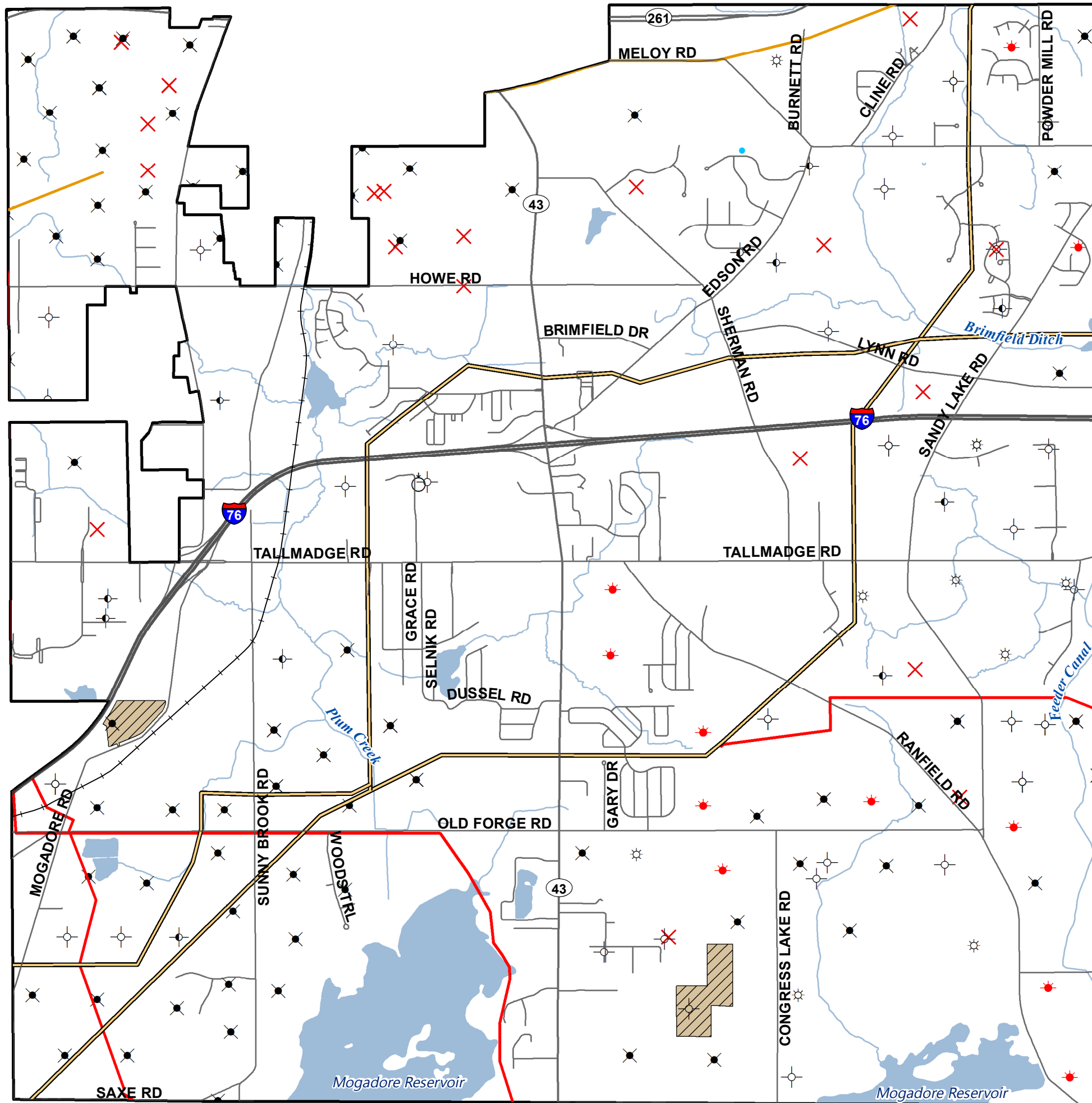
#### Land Capability Analysis

Map 4.9 shows the composite environmental constraints for development in Brimfield Township. This environmental constraint map includes:

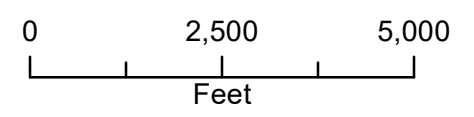
- Wetlands, streams, and other waterbodies from the National Wetlands Inventory (NWI) and National Hydrologic Dataset (NHD)

- Floodplains from FEMA's Flood Insurance Rate Maps
- Steep slopes meaning slopes over 15 percent
- Hydric soils
- Presence of conservation areas and/or high-quality wetlands and woodlands

It is important to note that wetlands from the NWI are an estimate, not exact. Any development near a wetland location will need a wetland assessment and permit from the US Army Corps of Engineers or Ohio EPA before construction. Stream and wetland buffers are an estimate. These buffers are based on Section 506.06, Environmental Protection Standards, of the Brimfield Township Zoning Resolution; however, since precise stream bank and wetland locations are not mapped, these buffers are shown for representational purposes only. Locations with the environmental factors listed above are least suitable to development and should be avoided when possible. This map will be combined with information in Chapter 9, Developable Areas, to display areas by development suitability.



- Oil & Gas Wells**
- ⊛ Dry Hole
  - ✗ Expired permit
  - ☀ Gas
  - ★ Gas with oil show
  - Injection
  - ⊛ Oil and gas
  - ⊕ Plugged Well
  - Water supply
- Transmission Line**
- Transmission Line
- Pipelines**
- Natural Gas
  - Oil, Other
- Gravel**
- ▨ Gravel
- Sand**
- Sand

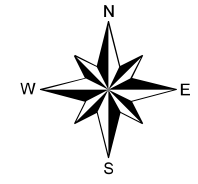
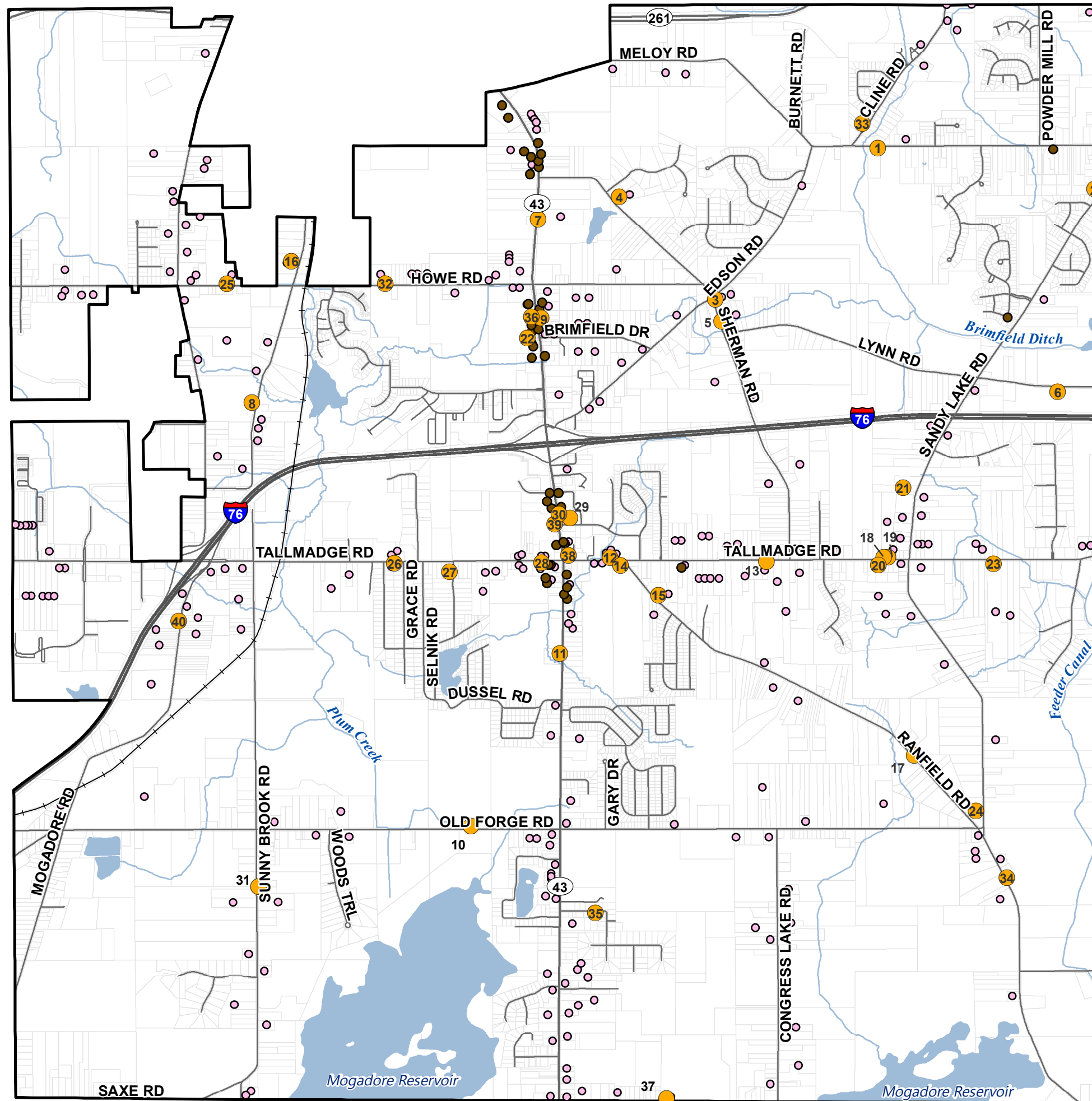


Map Created May 18, 2020

Data Sources: Jurisdictional Boundary Portage County GIS, 2019, Roads, Portage County GIS, 2020; Oil & Gas Wells, ODNR, 2018; Pipelines, AMATS, updated by PCRPC, 2015; Electric, AMATS, updated by PCRPC 2006; Mines, ODNR, 2018; Railroad, ODOT TIMS, 2020

Map 4.6 Industrial Operations

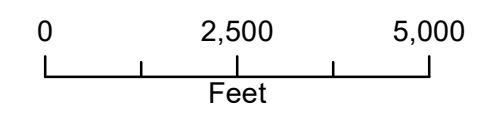
# Map 4.7 Cultural Resources



- Existing Historic Structures
- Other Historic Inventory Listings
- Potential Historic Structure (buildings over 75 years old)
- Streams & Rivers
- Water
- Parcels

"Other Historic Inventory Listings" may include demolished structures. The locations shown here are approximate.

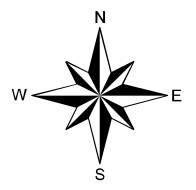
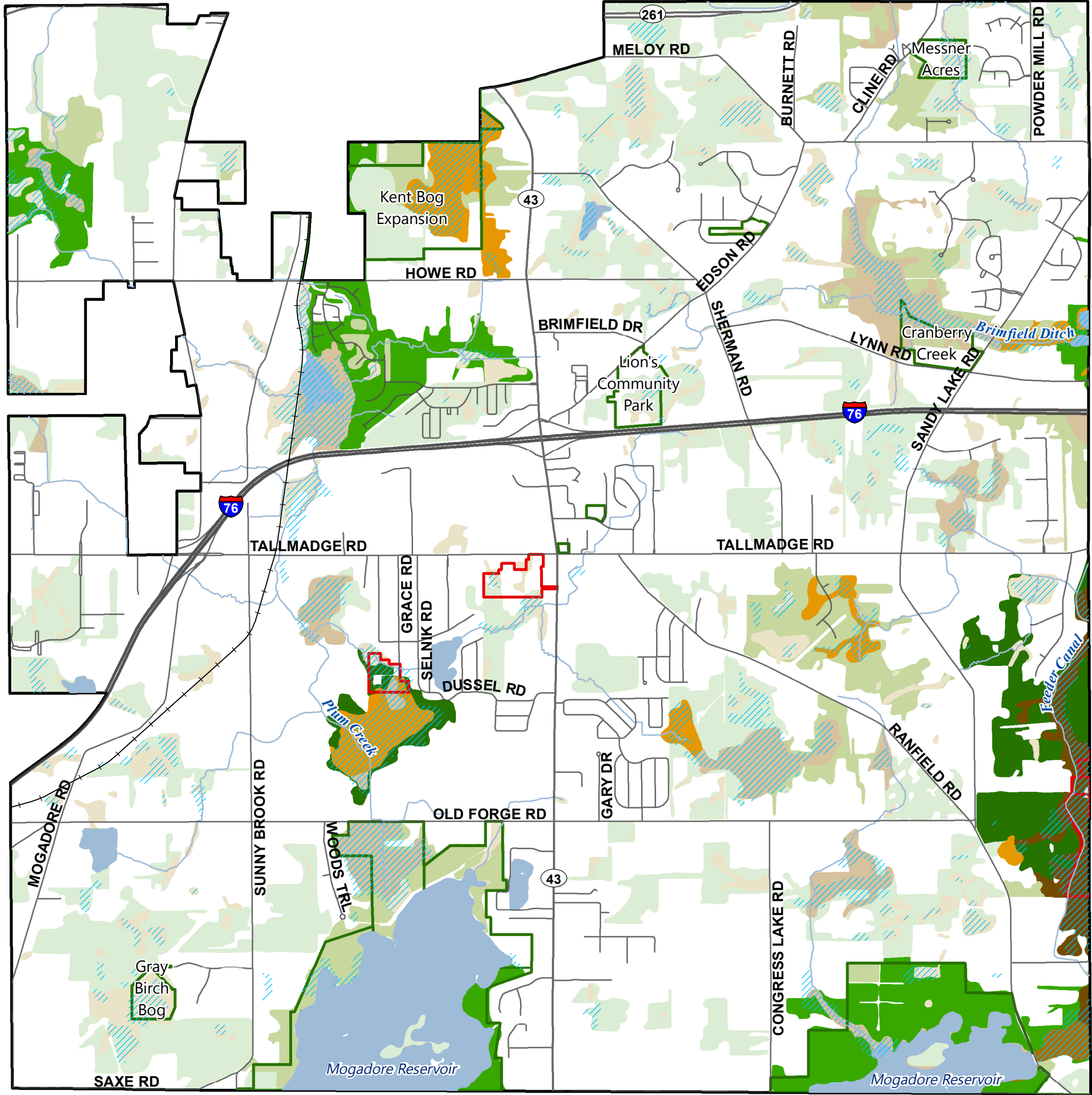
Potential Historic Structures need further evaluation to determine historic and cultural value.



Map Created May 26, 2021

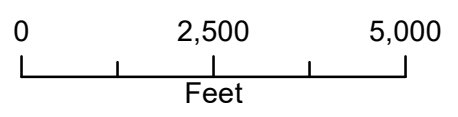
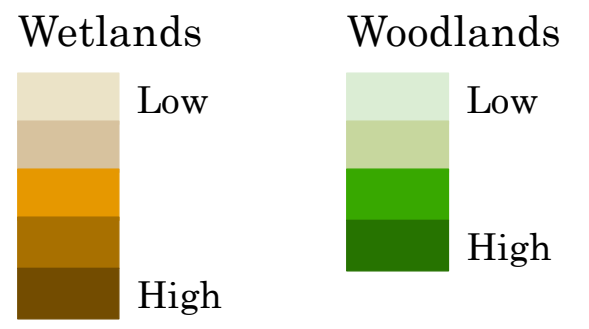
Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Parcels & Roads, Portage County GIS, 2020; Ohio Historic Inventory, SHPO, 2020; Water & Streams, NHD USGS, edited by PCRPC 2012; Railroad, ODOT TMS, 2020; Year Built, PCRPC, May 2020.

# Map 4.8 Critical Natural Areas



- Streams & Rivers
- NWI Wetlands
- Water
- Parks & Preserves
- Other Protected Area

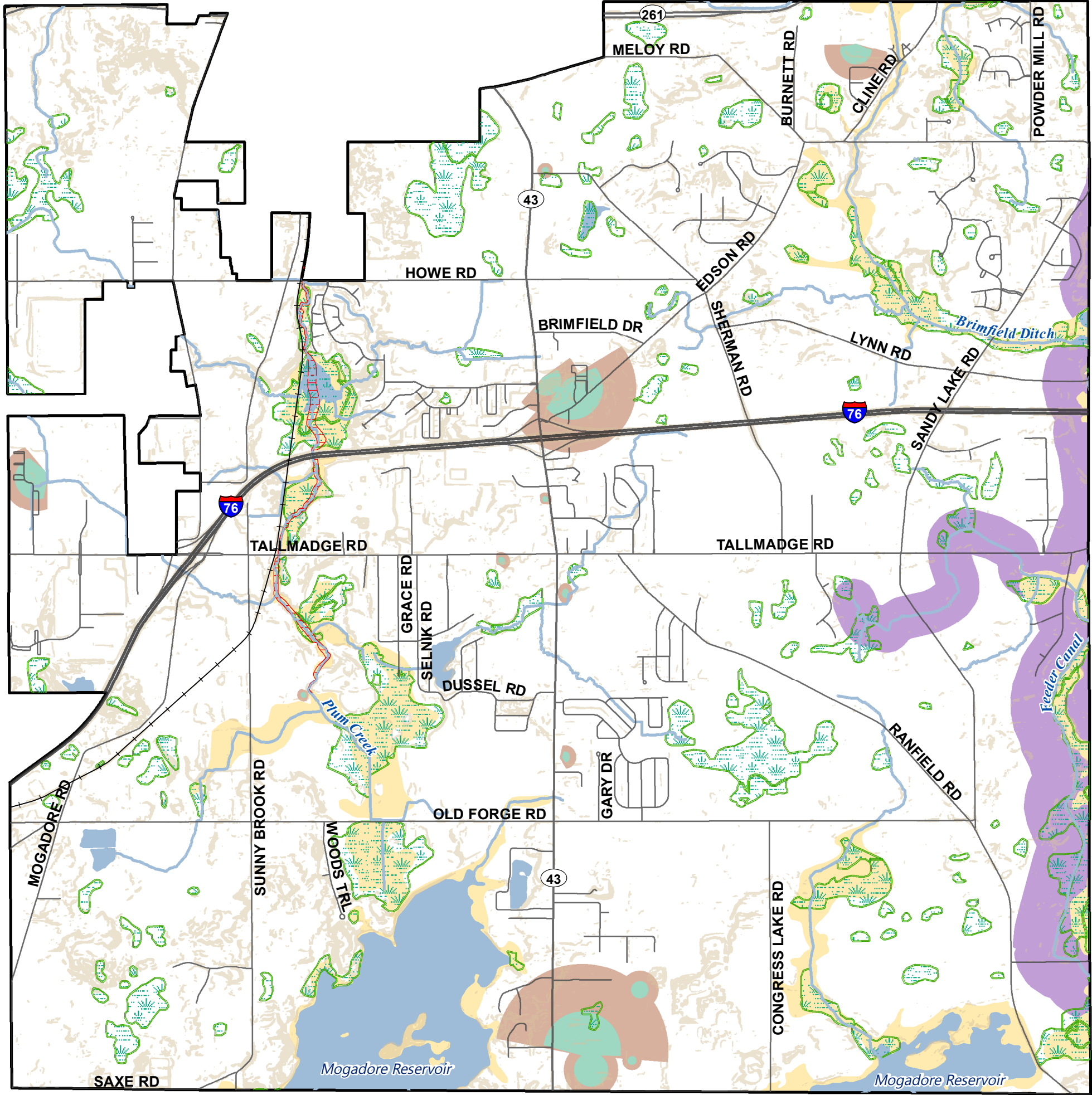
### Priority Rankings



Map Created May 26, 2021

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Streams & Water, NHD USGS, edited by PCRPC 2012; Wetlands, NWI USFWS, imagery date 2007, updated 2019; Priority Wetlands & Woodlands, Portage County Watershed Plan, 2006; Protected Areas, PCRPC, 2020; Railroad, ODOT TIMS, 2020.

# Map 4.9 Environmental Constraints



-  Streams & Rivers
-  Wetlands
-  Steep Slopes (>15%)
-  Water
-  Floodway
-  100-Year Floodplain
- Source Water Protection Areas
-  Corridor Management Zone
-  1-Year Travel Time
-  5-Year Travel Time

Map Created January 28, 2021

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Wetlands, NWI-USFWS; imagery date 2007, updated 2019; Flood Hazard Areas, FEMA FIRM, 2013; Steep Slopes, Portage County GIS & PCRPC, 2016. Water, NHD USGS, edited by PCRPC, 2012; Source Water Protection Areas, OEPA, 2020; Railroad, ODOT TIMS, 2020

# Chapter 5

## Community Services

Community services include schools, police and fire services, sewer and water provisions, parks, recreation, and civic facilities. These services ensure the basic needs of residents such as health and safety and provide for recreation and community involvement. They help residents, businesses, and visitors feel like they are part of a community and are being provided for. Their provision is essential for the long-term success of the Township.

### Parks and Recreation

The Parks Department develops and administers programs for the existing Township-owned parks and facilities. Brimfield offers a variety of programs including nature education, arts and crafts, and community events. Park funding comes from the Township general fund, zoning fees from new home construction, parks facility rentals, donations, and program fees. The following is a list of parks, natural, and recreation areas in the Township (Map 5.1):

#### Township Parks

- *Lions Community Park*- 4484 Edson Road
  - 39 acres
  - Two pavilions, one baseball diamond, one basketball court, two sand volleyball courts, a gaga ball pit, a playground and walking trails.
- *Cranberry Creek Park*- 2145-2261 Lynn Road
  - 35-acre park with cross country ski trails, sled riding hill, K-9 Memorial Dog Park, and a pavilion
- *Town Green*- 1333 Tallmadge Road
  - Historic gazebo, picnic tables, and a Little Free Library
- *Messner Acres*- 5224 Cline Road
  - 22-acre conservation area with wetlands

- and upland forest
- Under development; currently no programming
- *Brimfield Township Soccer Fields*- corner of Kelso Drive and Town Square Drive
  - Under development
- *Horner's Hills*- Edson Road
  - Undeveloped

#### County and State Parks and Preserves

- *Mogadore Reservoir*
  - Mogadore Reservoir is the largest recreation area in Brimfield Township. It has hunting, fishing, boating, and hiking. The Buckeye Trail also passes through the reservoir.
- *Kent Bog Expansion*
  - 215 acres located in Kent and Brimfield Township next to Tom S. Cooperrider-Kent Bog State Nature Preserve currently under development by the Portage Park District
- *Gray Birch Bog Preserve*
  - 22-acre preserve acquired by the Portage Park District through the Western Reserve Land Conservancy. Currently not developed for public use.

The Parks Department completed a trail plan in 2016 with the help of a technical assistance grant from the National Park Service (NPS). A trail plan is currently under way for Lions Community Park, Cranberry Creek Park, and Messner Acres (see Map 5.2 Trail map of Lions Community Park). Future recreation plans include the Brimfield soccer fields, renovations of Waliga Baseball field and the playground at Lions Community Park, new park signage, and additional picnic tables and public grills.

### Park Service Area

The National Recreation and Park Association (NRPA)



Waliga Field at Lions Community Park.

developed national benchmarks in the 1996 that every park district should strive to meet. Since then, the NRPA has moved away from set national benchmarks to performance standards because each park agency serves different communities with unique needs, desires, and challenges. The NRPA developed a Park Metrics benchmarking tool in 2009 to assist park managers in planning and effective management. The 2020 NRPA Performance Review has some key takeaways. For park agencies with a population of under 20,000 across the entire US:

**NRPA Park Metrics**  
<https://www.nrpa.org/publications-research/ParkMetrics/>

- There is one playground per 2,523 residents.
- Fifty percent of park agencies serving jurisdictions under 20,000 offer recreation centers.

There are several ways to look at the number parks per resident:

- For jurisdictions of under 20,000, on average, there is one park for every 1,300 residents.
- Agencies who manage less than 10 parks have one park per 3,143 residents.
- Agencies with less than 250 acres of parkland have 1 park per 2,037 residents on average.
- Townships have one park per 2,462 residents on average.

The full performance review provides details on park services, staffing, budget, and policies (NRPA, 2020). Compared to the national numbers above, Brimfield Township has one park per 2,595 residents. This estimate is based on 4 parks which provide recreation to the Township and the 2018 ACS population estimate of 10,378 residents. Of the seven listed under the Parks and Recreation section above, three are under development and not regularly open to the public.



Pavilion at Cranberry Creek.

Under the 1996 system, parks were distributed into categories and assigned a service area. Although, park planning is moving away from that system, it still provides some value. Brimfield Township's parks can be broken down into the following categories.

### *Neighborhood Park*

Neighborhood Parks are owned by the Township and serve several neighborhoods within a 1/4 to 3/4-mile radius. These parks usually have playgrounds, picnic areas, and other informal play areas. Larger parks may include tennis, volleyball and basketball courts, and restroom facilities. Cranberry Creek is an example of a neighborhood park.

### *Community Park*

Community Parks are large recreational facilities serving a population in a radius of 1 to 2 miles. Typically, these parks include recreational facilities such as ball diamonds, open play fields, basketball and tennis courts, shelters, and restroom facilities. Although Lions Community Park is meant to be a community park, it does not have the large recreational facilities that many community parks have. It is 39 acres and has various playfields, shelters, walking trails, and natural areas. On Map 5.3, Lions Community Park is shown as having the service area of a neighborhood park.

### *Regional or State Park*

Regional Parks are publicly owned spaces and facilities designed to serve a broad area including several political jurisdictions. These park facilities are typically maintained by a regional park district, county, or state government. Mogadore Reservoir and the Kent Bog Expansion are examples of regional parks. The Mogadore Reservoir is partially in southern Brimfield Township and partially in northern Suffield Township and is approximately 2,479 acres. The Kent Bog Expansion, just south of the Kent Bog and the City of Kent incorporation line, is 215 acres and is currently closed to the public.

### *Special Purpose Park*

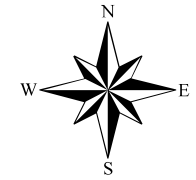
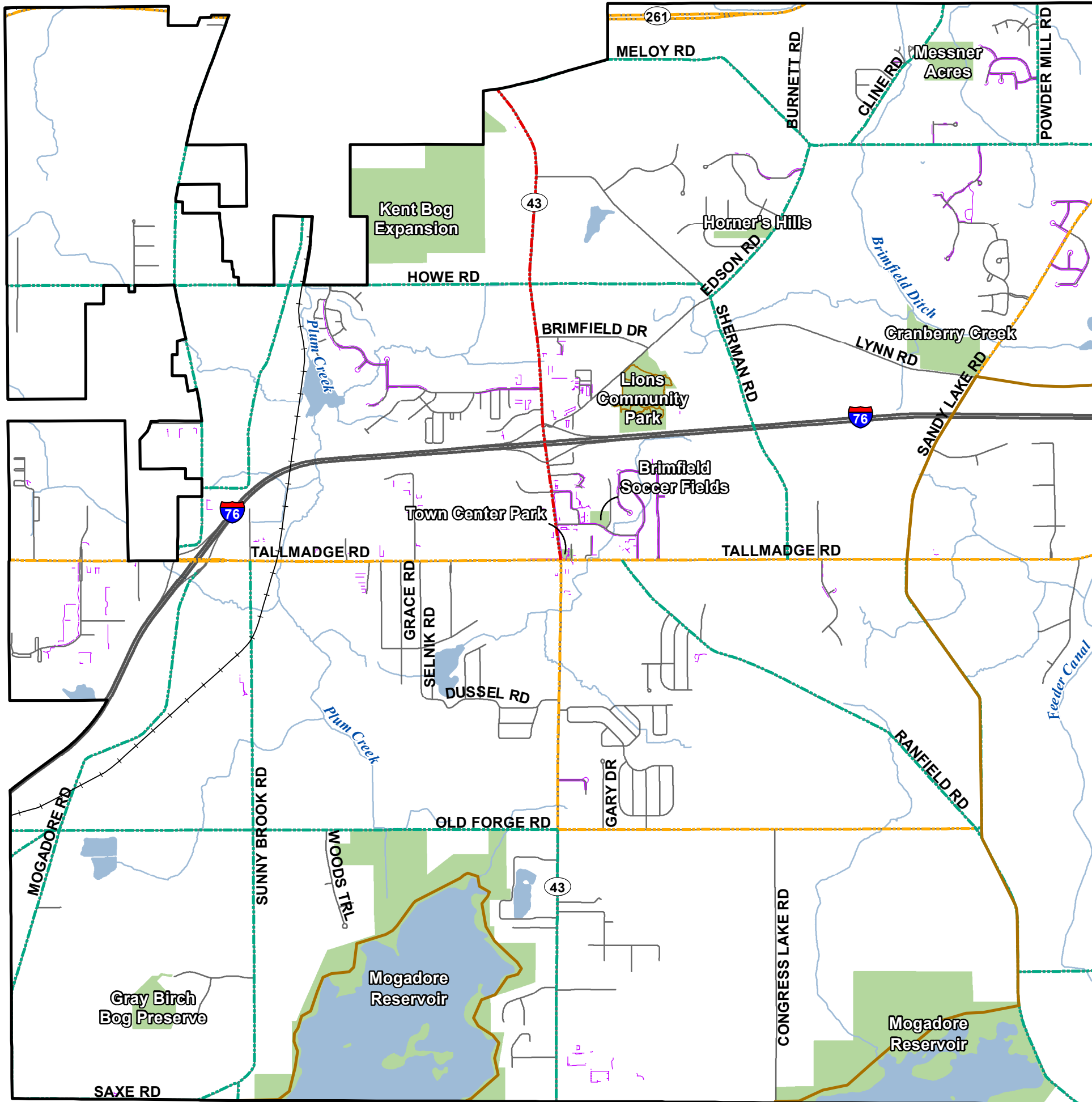
Special Purpose Parks are recreational or open space facilities that serve a specific purpose. The Town Green (1-acre) is an example of a special purpose park.

### *Conservation Area*

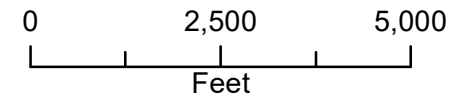
Conservation Areas are primarily managed for their natural resources. Trails and other passive recreation activities are often installed in conservation areas; however, neither



# Map 5.1 Parks, Preserves, and Trail Networks

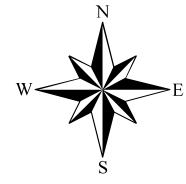


- Trails
- Bike Route Ratings**
- · - · - Expert
- · - · - Advanced
- · - · - Moderate
- Sidewalks
- Streams & Rivers
- Water
- Parks

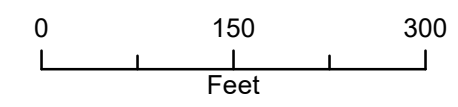


Map Created May 18, 2021

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Brimfield Parks, PCRPC & Brimfield Parks Department, 2021; Bike Routes, AMATS, 2019; Sidewalks, AMATS, 2015; Trails, PCRPC & Brimfield Township Parks and Recreation, 2020; Railroad, ODOT TIMS, 2020.



- Lions Community Park
- Storybook Trail
- Twitchell Trail

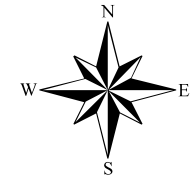
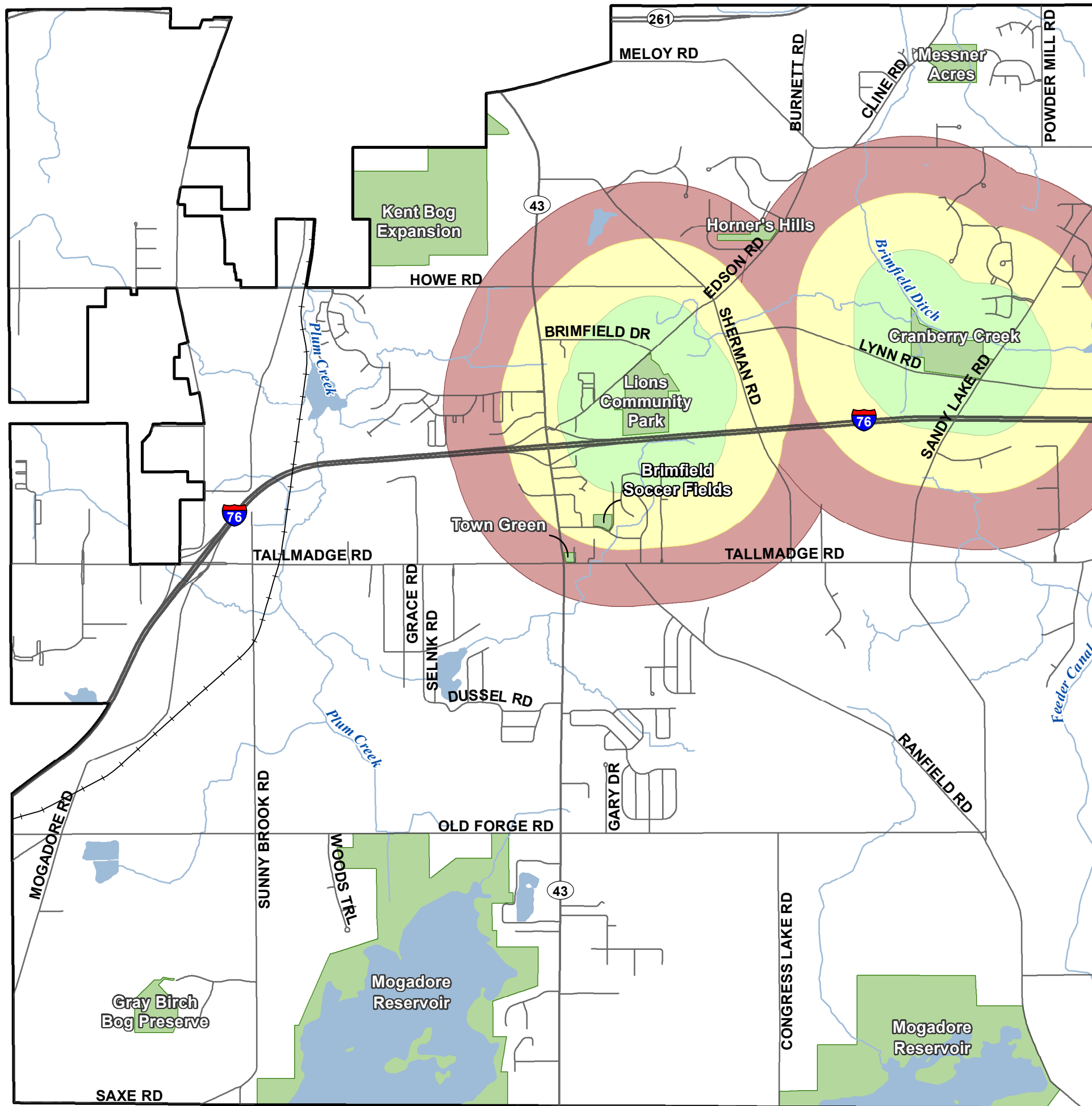








Map Created October 30, 2020

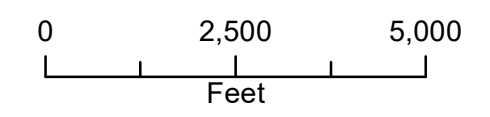
Data Sources: Trails, Brimfield Township / PCRPC, 2020;  
Aerial, OGRIP, 2017

Map 5.2 Trail Plan

# Map 5.3 Park Service Area



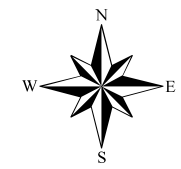
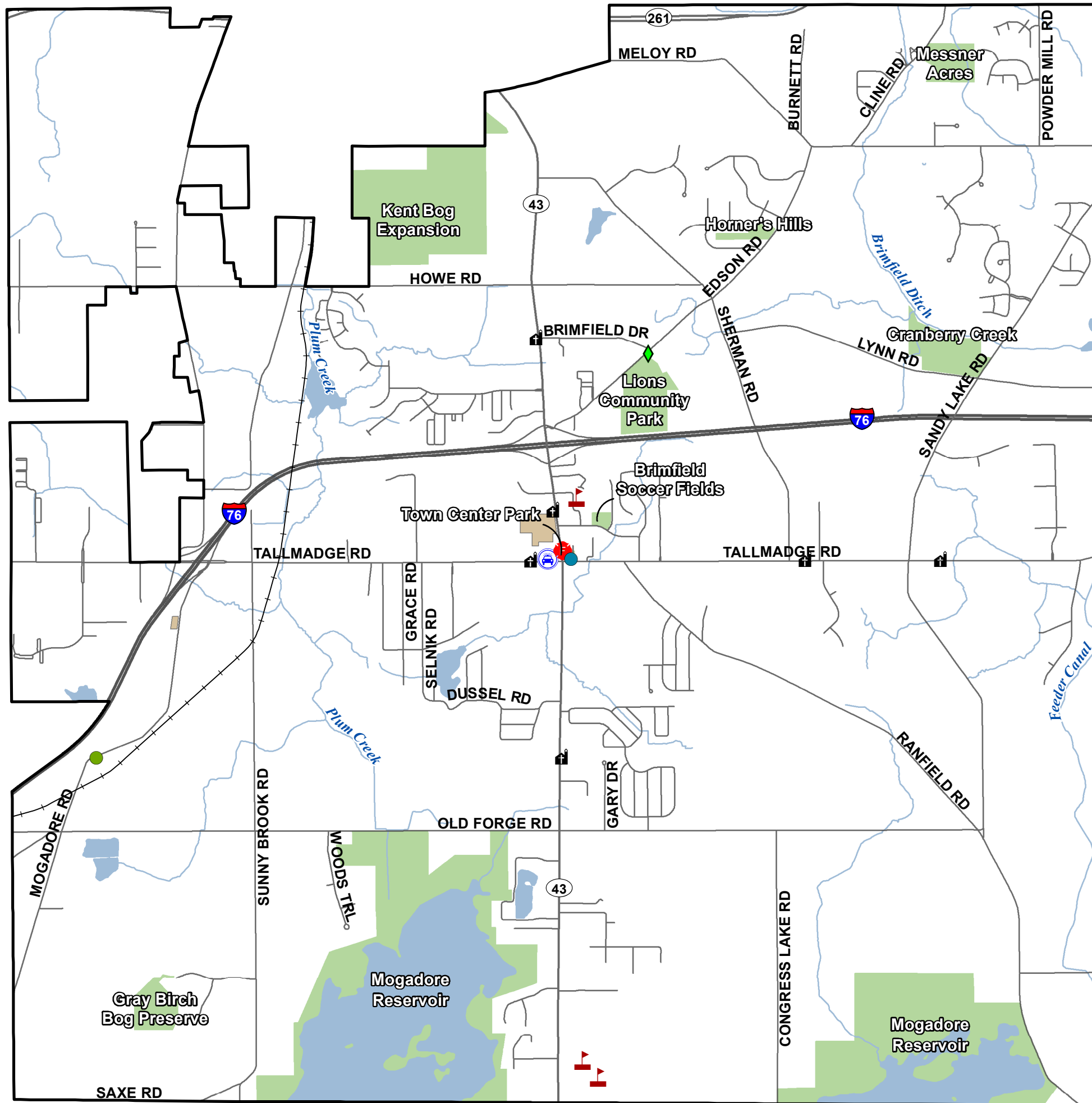
-  Streams & Rivers
-  Water
-  Park
- Park Buffer (miles)
-  0.25
-  0.5
-  0.75














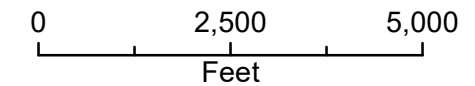
Map Created May 21, 2021

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Brimfield Parks, PCRPC & Brimfield Parks Department, 2021; Trails, PCRPC & Various Park Districts, 2020; Railroad, ODOT TMS, 2020.

# Map 5.4 Community Facilities



-  Church
-  Community Center
-  EMS
-  Police
-  School
-  Town Hall
-  Waste Management
-  Streams & Rivers
-  Water
-  Cemeteries
-  Parks



Map Created January 2021

Data Sources: Jurisdictional Boundary; Portage County GIS, 2019; Parcels & Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Parks, PCRPC, Brimfield Parks Department, 2020; Railroad, ODOT TIMS, 2020.

of Brimfield Township's conservation areas are regularly open to the public. Gray Birch Bog and Messner Acres are both approximately 22 acres and are under development.

Map 5.3 shows the service areas for local parks in Brimfield Township. Of important note, the regional park service area is not shown as it would cover the entire Township. Since regional parks typically provide mostly passive activities, smaller more local parks play a key role in providing for active recreation such as athletic fields, playgrounds, tennis courts, and basketball courts. According to Map 5.3, there is a gap in active parks in the south of I-76.

## Schools

Brimfield Township is part of the Field Local Schools which covers both Brimfield and Suffield Townships. There were 1,972 students enrolled in Field Local Schools in 2019. The 2018 – 2019 school district report card had an overall grade of "B" based on six components: Achievement, Progress, Gap Closing, Graduation Rate, K-3 Literacy, and Prepared for Success.

Existing Schools and enrollment as of October 2019 (Map 5.3):

- Brimfield Elementary- 4170 State Route 43
  - Kindergarten, 1st through 5th grades
  - 530 students
- Field Middle School- 1379 Saxe Road
  - 6th, 7th, and 8th grades
  - 471 students
- Field High School- 2900 State Route 43
  - 9th, 10th, 11th, 12th grades
  - 533 students

(Source: Fall Enrollment Data, October 2019, ODE; District Profiles, 2019-2020)

## Police and Fire

### Police

The Brimfield Police Department is located at 1287 Tallmadge Road near the intersection with State Route 43. In addition to patrols and other day-to-day operations, the Brimfield Police Department offers several community outreach programs including:

- Shop with a Cop
- Drug Abuse Resistance Education (DARE)
- School Resource Officer
- Cookies and Milk with a Cop
- Safety School Program
- Senior Program

- Vacation House Watch
- Drug Drop Box
- Internet Purchase Exchange Location
- Take Me Home- At Risk Registry
- K-9 Unit

### Fire

The Fire Station is located at 1333 Tallmadge Road near the intersection with State Route 43. In addition to day-to-day operations associated with fire protection, prevention, and emergency medical service (EMS), the Fire Department provides several other technical services.

### Emergency Response

The Fire Department has a response time of six minutes to the majority of the Township. This may be slightly slower in high density residential areas where vehicles must travel at lower speeds. Kent and Suffield EMS response areas stretch into Brimfield Township and provide services through a mutual aid agreement. This ensures the entire Township has access to timely EMS.

### Civic Facilities

Civic facilities create and enhance the core of a community. The Town Hall and green along with the fire department create a small central civic core easily accessible to all Township residents. Brimfield's Community Center is located outside the central core near Lions Community Park. It was renovated in 2018 and is available to rent for residents and non-residents.

The Brimfield Chamber of Commerce hosts the annual Brimfest during the fall. It is a 3-day event with talent shows, a parade, rides, games, and more. This is Brimfield's main community event and is a great opportunity to promote organizations and other events to a wide range of people.

Civic Facilities:

- Town Hall- 1333 Tallmadge Road
- Community Center- 4538 Edson Road
- Restland Cemetery- State Route 43 north of Tallmadge Road
- West Lawn Cemetery – 3900 block of Mogadore Road
- Portage County Recycling Center- 3588 Mogadore Road

# Chapter 6

## Transportation

### *High Crash Intersections and Road Segments*

AMATS maintains a list of high crash intersections and roadway segments for Brimfield Township. Tallmadge Road/SR 43 has the highest number of crashes in the Township with at least one fatality and two crashes involving pedestrians. It is the intersection with the highest number of accidents among all Portage County townships and ranks 16 within the AMATS study area. Other high crash intersections include Old Forge Road/Mogadore Road, SR 43/I-76 Ramps and Edson Road, Tallmadge Road/I-76 Ramps and Mogadore Road west junction, Tallmadge Road/Walmart Drive, Tallmadge Road/Sandy Lake Road, Mogadore Road/East Howe Road, and Tallmadge Road/Cascades Boulevard. Tallmadge Road/I-76 Ramps and Mogadore Road west junction had at least one accident involving a bicyclist (AMATS, 2018).

Roadway segments with a high amount of accidents include SR 43 between Tallmadge Road and I-76; Tallmadge Road between the Summit County Line and Sunnybrook Road; and SR 43 between I-76 and Kent's southern corporation line. At least one accident on SR 43 between I-76 and Kent's southern corporation line involved a bicyclist (AMATS, 2018).

### **Pavement Conditions**

The pavement condition rating for most of Brimfield's roads is fair to good as shown in Map 6.3. Mogadore Road north of I-76 is an exception and has a pavement condition rating of 69. Brimfield's bridges are rated in fair to good condition. This inventory only includes those roads and bridges which qualify for federal funding. Local roads and bridges are not rated by AMATS.

### **Public Transportation**

The Portage Area Regional Transportation Authority (PARTA) is the public transit operator for Portage County. Currently PARTA operates 15 fixed bus routes, five routes in and around Kent State University and two express routes that serve Akron and Cleveland. They also provide on demand Dial-A-Ride service which offers door-to-door transportation throughout the County by scheduling one to three days in advance. PARTA is funded by a county-wide 0.25% sales tax in addition to service contracts with KSU and several social service agencies. Brimfield Township is served by the Akron Express route.

According to the AMATS 2020 Transit Plan, out of 10,353 residents, approximately 1,369 live within 1/4-mile of a transit route. Out of the estimated 1,369 residents, 170 are elderly, 288 are low income households, 107 are minori-

### **Roads**

#### **Federal Functional Class**

The Federal Functional Classification of Highways is an effort to group streets and highways based on their general characteristics. Map 6.1 shows Brimfield Township's roads and highways as part of the functional class system. The roads that are in color are eligible for federal funds. The Ohio Department of Transportation (ODOT) updates functional classes annually in January. The Akron Metropolitan Area Transportation Study (AMATS) controls the allocation of federal transportation funds to the Akron region making open communication with them very important in receiving improvement funds. Designated roads in Brimfield Township are part of the following categories:

- *Interstate* – I-76
- *Principal arterials* – SR 43, SR 261
- *Minor arterials* – Tallmadge Road west of I-76 interchange
- *Major collectors* – Tallmadge Road east of I-76 interchange, Old Forge Road, Sandy Lake Road, and Mogadore Road north of Tallmadge Road

#### **Traffic Levels**

Map 6.2 shows average annual daily traffic (AADT) for Brimfield's major roadways. The most recent data collected by AMATS has not been incorporated into ODOT's inventory and is represented on the map by points. Level of Service (LOS) ratings measure traffic congestion by the quality of traffic service to a given rate of flow. In Brimfield Township, State Route (SR) 43 and Interstate 76 have level of service ratings. The LOS rating for State Route 43 between the Brimfield Township southern boundary and Old Forge Road is rated "D". Interstate 76 through the township has "E" and "D" ratings. All other road segments with LOS ratings are rated "B" or higher.

ties, and approximately 117 residents are disabled.

## Freight Rail

Freight Rail is a vital component of the transportation system, supporting industry and commerce throughout the state. Brimfield Township has one freight rail line operated by the Wheeling and Lake Erie Railway Company. This railroad is a Class II rail with between 35.8 million dollars and 447.6 million dollars in annual operating revenue. Currently there are no identified congestion areas or problem at-grade crossings on this line (State Rail Plan, 2019). There are no abandoned rail lines in the Township.

## Bicycles and Pedestrians

In 2019, AMATS developed an Active Transportation Plan. The 2019 Active Transportation Plan places an emphasis on accommodating pedestrians and bicyclists. Among other things, the plan emphasizes:

- Development of shared use paths alongside major road improvement projects, especially those with regional importance
- Use of AMATS funding to improve bicycle routes and sidewalks
- Maintain, invest, and improve pavement and road surfaces to ensure smoother road conditions for cyclists
- Increase the number of bus stops with sidewalk connections
- Ensure that networks include pedestrian-friendly bus stops and related amenities
- Participation in the Ohio Safe Routes to School program.

AMATS is currently updating its 2015 sidewalk inventory. Once finalized, the sidewalk inventory will help plan for improvements.

## Complete Streets

Complete streets are streets designed and operated to enable safe use for all modes of transportation and users, including pedestrians, bicyclists, motorists, and transit riders of all abilities and ages. Policies implementing complete streets may be set at the state, regional, and local levels and are often included as part of roadway design guidelines. Approaches vary by community context, meaning that a complete street in a rural area may look very different from a complete street in a city. Complete streets incorporate a range of elements including sidewalks, bike lanes, bus lanes, median islands, curb extensions, accessible pedestrian signals, modified travel lanes,

and streetscape and landscape treatments. Benefits of complete streets include:

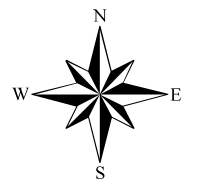
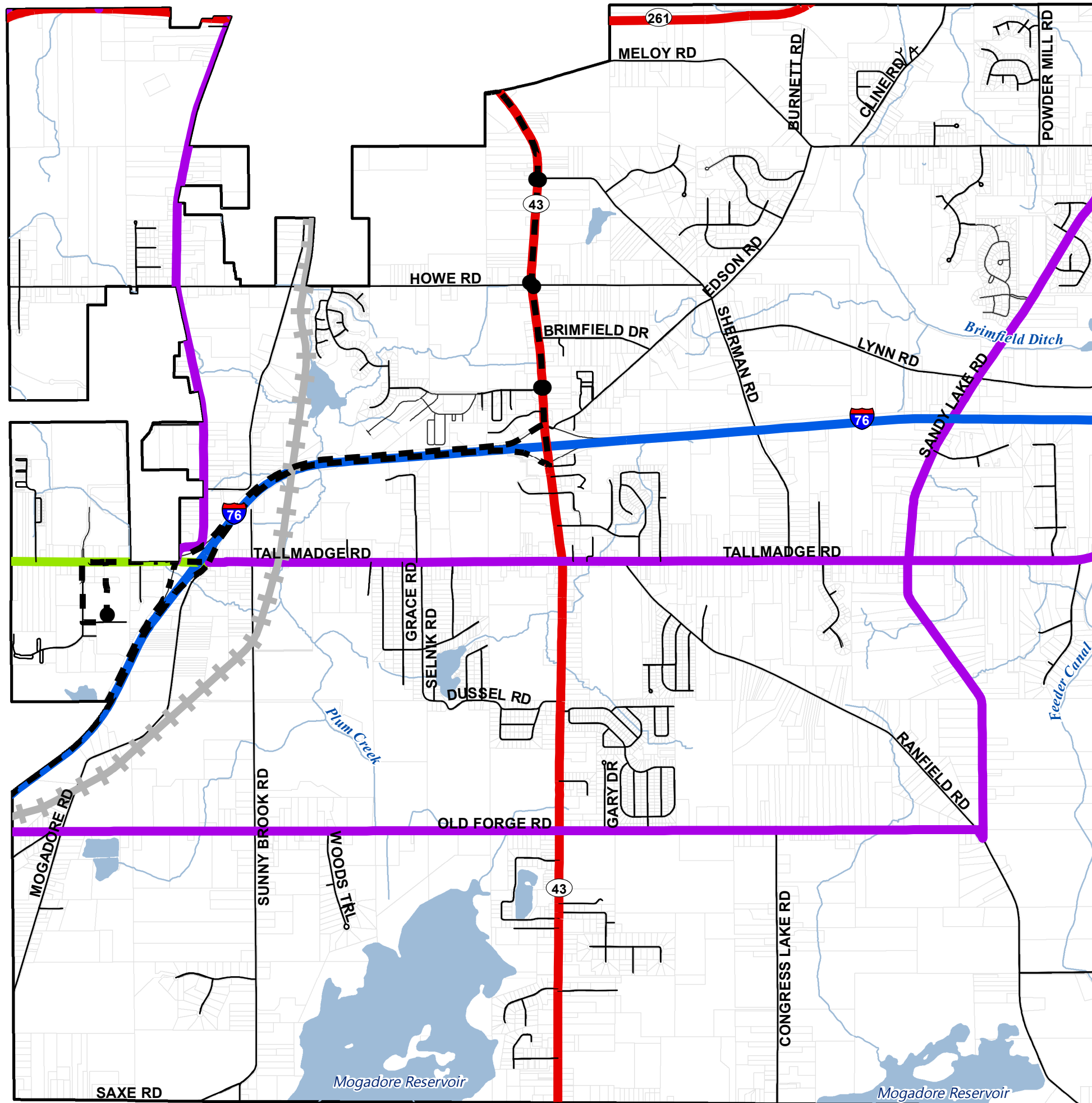
- Reduced motor vehicle crashes, pedestrian risk, and bicyclist risk through the separation of users and other safety features
- Improved health of the general population through safe access to walking and biking corridors
- Reduced contribution to air pollution by providing alternative transportation options

The Ohio Department of Transportation encourages complete streets via the active transportation program which includes alternative transportation project funding through Metropolitan Planning Organizations (MPO) like AMATS. As part of the active transportation program, a new initiative, Walk.Bike.Ohio, is underway. It is meant to guide Ohio's pedestrian and bicyclist transportation policies, investments in infrastructure, and investments in programs. Walk.Bike.Ohio will be finalized at the end of 2020.

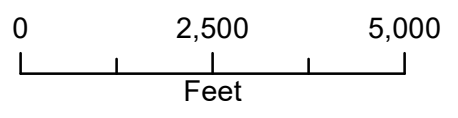
Brimfield Township could benefit from implementing a complete streets policy encouraging sidewalks or pedestrian lanes and designated bike lanes along its roadways. Improving safety for all users and reducing crashes and fatalities are among the main goals of a complete streets policy. Between 2016 and 2018, there 422 crashes in Brimfield Township. Of these, there were 300 property damage crashes, 120 injury crashes, and 2 fatal crashes (shown in Map 6.2). Three of these crashes involved bikes and one involved a pedestrian. The pedestrian crash was fatal. One goal of implementing complete streets would be to reduce the number of crashes.

The Federal Highway Administration published a guide for developing a complete streets network in small and rural communities. Funding for complete streets or alternative transportation projects can be obtained through AMATS via the Connecting Communities grants. Other funding opportunities may be identified after the Walk.Bike.Ohio initiative is finalized at the end of 2020.

Map 6.1 Transportation Functional Class



- Bus Stops
- - - PARTA Bus Route
- ⊕ Railroads
- Streams & Rivers
- Water
- Functional Class
- Interstates
- Principal Arterials
- Minor Arterials
- Major Collector
- Local Roads

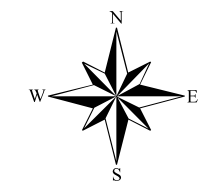
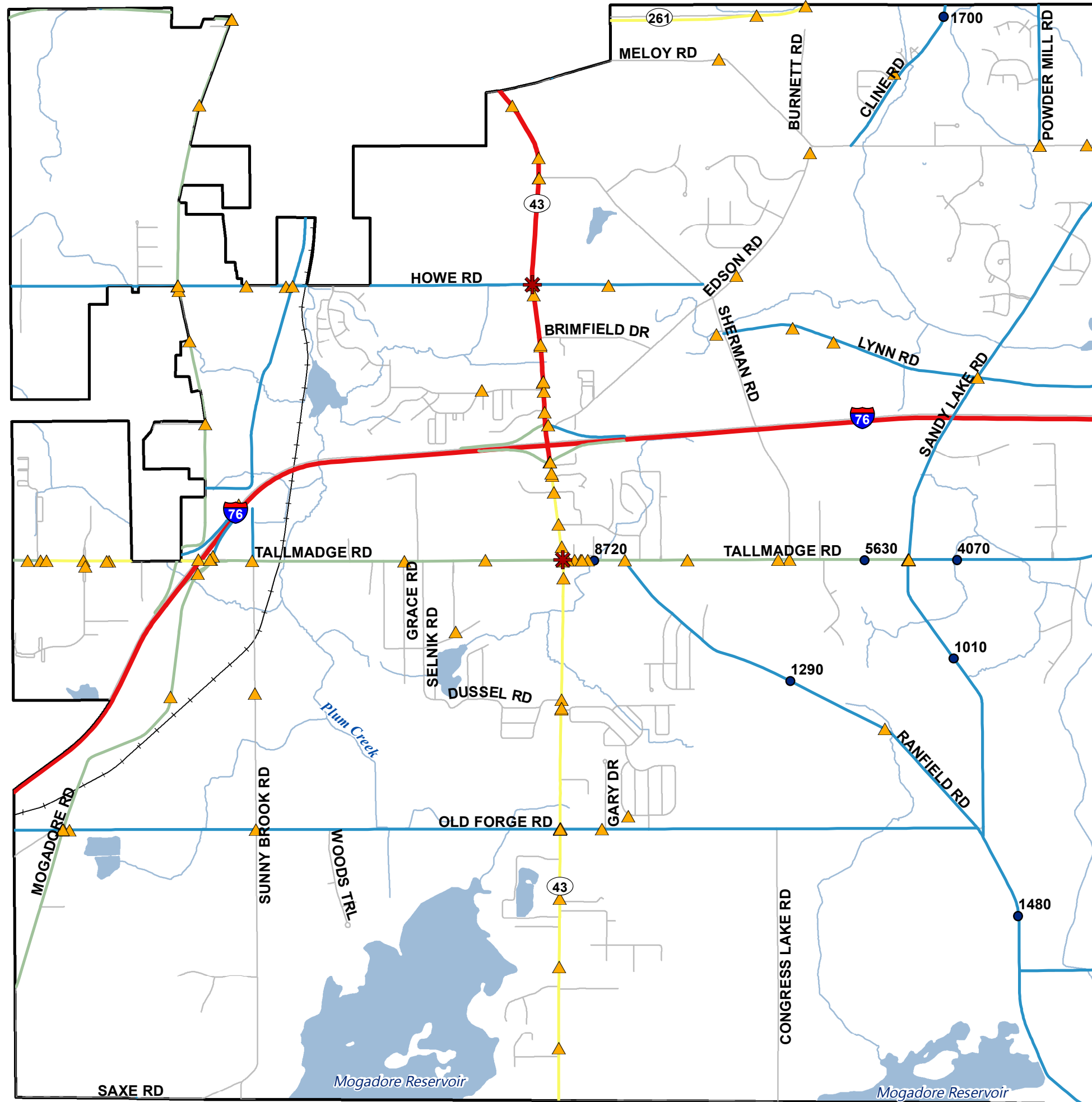


Map Created May 20, 2020

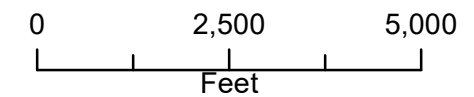
Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Parcels & Roads, Portage County GIS, May 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Functional Class, ODOT, January 2020. PARTA Bus Stops, AMATS, 2018; PARTA Bus Routes, PARTA & PCRPC, 2018; Railroads, ODOT, 2017



Map 6.2 Average Daily Traffic



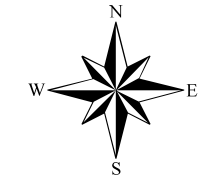
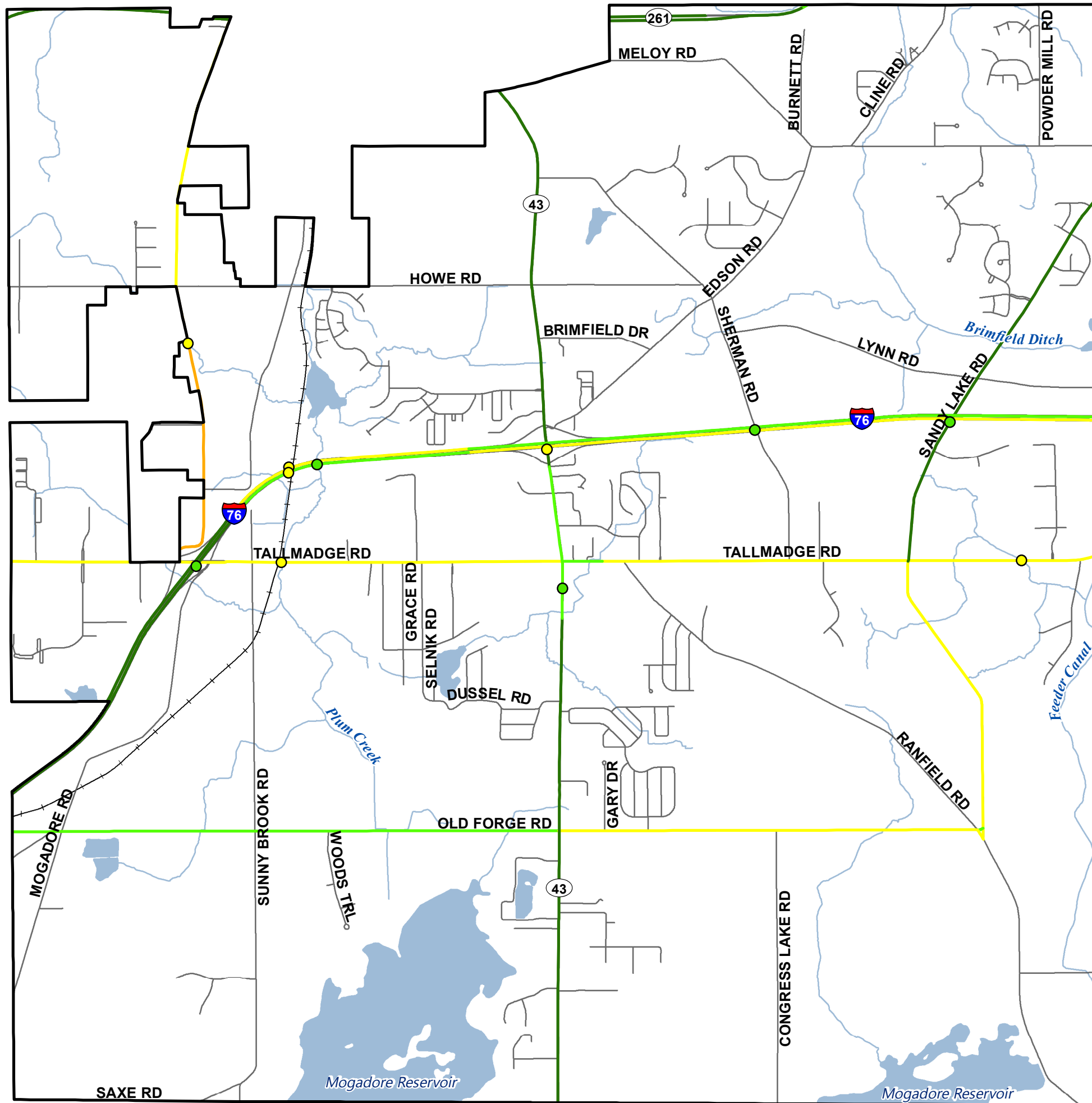
- 2019 AADT Count
- +— Railroad
- Streams & Rivers
- Water
- Crash Severity
  - \* Fatal Crash
  - ▲ Injury Crash
- Average Annual Daily Traffic (AADT)
  - 844 - 4000
  - 4001 - 9000
  - 9001 - 14000
  - 14001 - 22000
  - 22001 - 58500
  - Local Roads



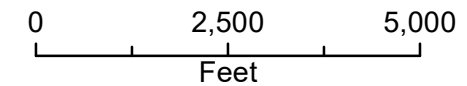
Map Created May 2020

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; AADT, ODOT, 2020; 2019 ADT Counts, AMATS, 2019; Railroads, ODOT, 2017; Crash Data, AMATS, 2018

# Map 6.3 Pavement Condition Ratings



- +— Railroads
- Streams & Rivers
- Water
- Bridge Rating**
- Fair
- Good
- Pavement Condition Rating**
- 60 - 69
- 70 - 79
- 80 - 89
- 90 - 100



Map Created May 2020

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; PCR Index & Bridge Inventory, ODOT, 2020; Railroads, ODOT, 2017.

## Capital Improvements

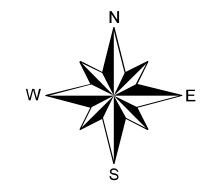
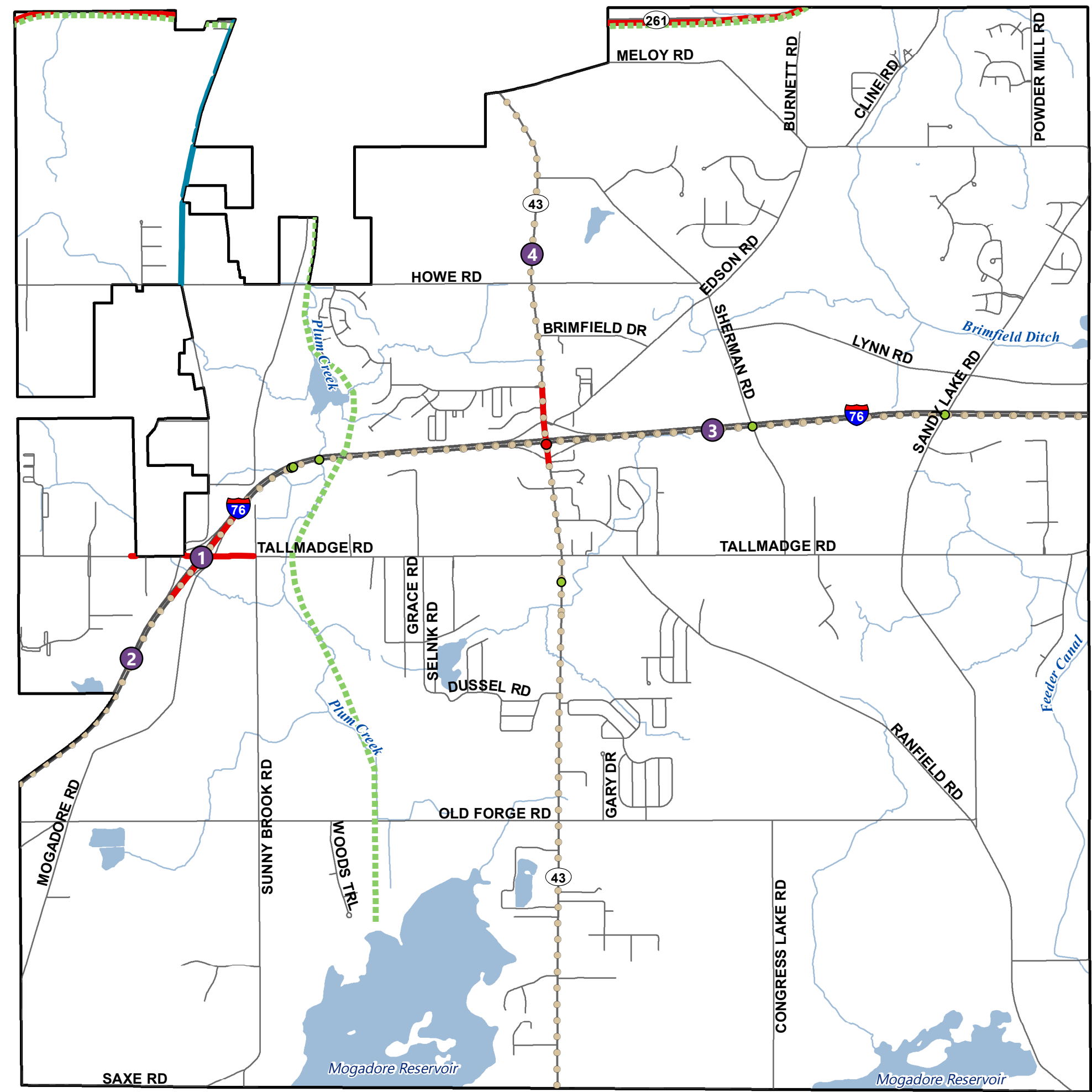
Every five years the MPOs update and submit a Transportation Improvement Plan (TIP) to ODOT. These plans include bridge repairs and replacements, operational improvements, safety improvements, capacity projects, preservation projects, and alternative transportation projects. AMATS also maintains a 2040 Transportation Outlook with recommendations for highway, transit, and bicycle and pedestrian improvements. Table 6.1 and Map 6.4 summarize projects planned for Brimfield Township.

The State of Ohio has implemented a Walk.Bike.Ohio Policy Plan encouraging the development of alternative transportation networks. The 2019 Active Transportation Plan developed by AMATS emphasizes developing connections of regional significance in addition to local connections. Map 6.4 shows shared-use paths recommended by the 2019 Active Transportation Plan. AMATS recommends the development of a regional shared use path through Brimfield stretching from the Portage Hike and Bike Trail in Kent to Mogadore Reservoir.

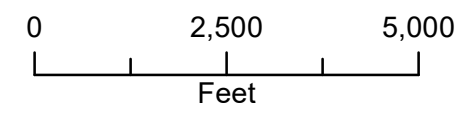
Map #	Route	Location	Type of Work	Year	Project Cost (\$000)
1	Tallmadge Road	Tallmadge Road at Mogadore Road & I-76	Interchange Improvements (Operational and Safety)	2021	9,921.9
2	I-76	I-76 from Summit County line to east of Tallmadge Road	Concrete Pavement Repair	2023	371.0
3	I-76	I-76 from New Milford Road to west of Rock Spring Road	Resurfacing and Repairs to Bridges	2023	8,906.5
4	SR 43	SR 43 from south of Tallmadge Road to Kent corporation line	Resurfacing and Minor Bridge Rehab	2024	802.5

*Source:* AMATS TIP 2018-2021; AMATS TIP 2021 – 2024; AMATS 2040 Transportation Outlook

# Map 6.4 Capital Improvements



- Major Project Locations
- Streams & Rivers
- Water
- Type of Improvement
  - Bridge / Culvert Maintenance
  - Roadway Minor Rehab
  - Shared Use Path
  - Resurfacing or Repair
  - Safety
  - Traffic Control Maintenance



Map Created May 31, 2020

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Improvement Points & Lines, ODOT, 2020; Shared Use Paths, AMATS, 2019, Water & Streams, NHD USGS, edited by PCRPC 2012

# Chapter 7

## Economic Development

### What Is Economic Development?

Community economic development or local economic development is a community driven process where communities identify and initiate their own solutions to economic, social and environmental issues to build healthy, economically vibrant communities.

A high-quality and stable economy is essential to creating a tax base. Personal and corporate taxes provide for police, fire, roadway, environmental and other local government programs and services. Communities that promote sustainability encourage different types of businesses and employment which provide opportunities for all members of the population to work. Also inherent in economic sustainability is a wide range of businesses to ensure future stability if there are declines in any one sector.

### Location and Access

Brimfield is regionally situated in the middle of northeast Ohio with the four major cities; Cleveland, Akron, Canton and Youngstown within a 45-minute drive. Pittsburgh and Columbus markets are just 2 hours away and looking at Map 1-1, other major markets are within a one-day trip. Proximity with 2 interchanges on I-76 and close proximity to the Turnpike and I-77 help to facilitate transportation movement.

A look at Table 7.1, shows that approximately 40% of people living in Brimfield travel more than 30 minutes to their jobs and may also show flexibility for others to come and work in Brimfield Township.

Travel Time	Percent Total Population
Less than 10 minutes	9.50%
10-14 minutes	9.40%
15-19 minutes	14.10%
20-24 minutes	17.90%
25-29 minutes	7.00%
30-34 minutes	17.90%
35-44 minutes	9.20%
45-59 minutes	11.00%
60 or more minutes	4.10%
Mean travel time to work	26.30 minutes
<i>Source: American Community Survey, 2019</i>	

### Labor Force and Projections

According to the 2014 to 2018 American Community Survey 5-year estimates, an average of 5,610 residents were in the labor force. Of the 5,610 residents, 272 residents were unemployed. Brimfield Township's estimated unemployment rate was 4.8 percent between 2014 and 2018. During the same time period, Portage County had an average unemployment rate of 5.1 percent during the same time period (Ohio Department of Job and Family Services, 2020). In July 2020, the unemployment rate for Portage County was eight percent not seasonally adjusted. Current unemployment numbers are unavailable for Brimfield Township; however, it is likely the township's numbers have greatly increased in a similar manner to the County's rates due to COVID-19.

Table 7.2, shows a mix of household income levels within the Township. Of the household incomes listed 38% make greater than \$75,000. While the majority of households make less than that, the table shows a relatively diverse set of income levels.

Income	Number of Residents
Less than \$25,000	647
\$25,000-\$49,999	778
\$50,000-\$74,999	701
\$75,000-\$99,999	490
\$100,000-\$149,999	707
\$150,000 or more	498
Median Household Income	\$63,268
<i>Source: American Community Survey, 2019</i>	

More than half the population in Brimfield Township have some college or greater educational attainment, see Table 7.3, which provides for a diverse workforce within the community.

7.3 Educational Attainment	
Education	Number of Residents
Population 25 to 64 years	5,203
Less than high school graduate	211
High school graduate (includes equivalency)	1,803
Some college or associate's degree	1,628
Bachelor's degree or higher	1,561
<i>Source:</i> Amercian Community Survey, 2019	

Brimfield Township's civilian employed population age 16 years and over is 5,442. The type of employment that residents do varies considerably, as shown in Table 7.4. More than 60% of the employed population are involved in business and sales. Another 10% are involved in Service businesses. Over 20% are involved with construction and transportation related activities. This indicates that the workforce is diverse.

Portage and Summit Counties comprise the Akron Metropolitan Statistical Area (MSA). Information available at the MSA level through the 2026 Job Outlook predicted creating 16,865 jobs by 2026 which would be an increase of 4.5 percent from 2016. The greatest gain is expected to be in the education and health services industry with an increase of 10,502 jobs or 13.8 percent. Since this report was written in July 2019, efforts to reduce the spread of COVID- 19 caused high unemployment rates, layoff, and a reduced number of job openings and new job postings. The US Bureau of Labor Statistics notes that employment predictions like the 2016 to 2026 prediction are meant to capture structural changes in the economy instead of cyclical changes; however, the effects of the pandemic may result in new structural changes to the economy which will be captured in future projections (Bureau of Labor Statistics, 2020).

7.4 General Employment	
Field	Total Workers
Management, business, science, and arts occupations	1,826
Management occupations	637
Business and financial operations occupations	320
Computer and mathematical occupations	84
Architecture, and engineering occupations	123
Life, physical, and social science occupations	13
Community and social service occupations	56
Legal occupations	52
Educational instruction, and library occupations	271
Arts, design, entertainment, sports, and media occupations	58
Health diagnosing, and treating practitioners and other technical occupations	166
Health technologists and technicians	46
Service occupations	863
Healthcare support occupations	231
Firefighting and prevention, and other protection service workers including supervisors	41
Law enforcement workers including supervisors	84
Food preparation and serving related occupations	237
Buildings and grounds cleaning maintenance occupations	243
Personal care and service occupations	27
Sales and related occupations	715
Office and administrative support occupations	566
Farming, fishing, and forestry occupations	-
Construction and extraction occupations	425
Installation, maintenance, and repair occupations	392
Production occupations	450
Transportation occupations	64
Material moving occupations	141
<i>Source:</i> Amercian Community Survey, 2019	

## Commercial and Industrial Businesses

Brimfield has a diversity of commercial business and an expanding base of commercial establishments. Commercial areas are primarily located along State Route 43 and Tallmadge Road. The newest and most robust commercial activity can be found west of I-76 on Tallmadge Road. Both the Cascades and Maplecrest's commercial developments have greatly added to Brimfield's vibrancy and makes it a local shopping destination. The Portage County Auditor lists approximately 700 acres of commercial activity. There is still 355 acres of vacant commercial land scattered along SR 43, so there are more potential opportunities.

Industrial is primarily located off of Tallmadge Road west of State Route 43 and along Mogadore Road both north and south of Tallmadge. Crystal Parkway, which includes the City of Tallmadge industrial area, is also a location of industrial activity. The Rubbermaid Warehouse is in this area as well. The Portage County Auditor lists 483 acres of industrial usage and another 243 acres of vacant industrial land.

## Actions

There are a number of activities that the Township can do but also collaboration and working together has been a successful tactic thus far. These include, in some sense, the following:

- Public Private-Partnerships /Intergovernmental Coordination/ Marketing and Promotion
- Key Development Areas/ Infrastructure Investment
- Zoning
- Supporting Initiatives

### I. Public and Private Partnerships / Intergovernmental Coordination

Economic Development has many facets from which to work, but partnerships especially with the existing local businesses is critical to understanding the market place and how the Township can assist as appropriate. Public and Private Partnerships include working with landowners; as well as, existing businesses. Economic development is both retention and new opportunities. Partnerships include working with the JEDD partners from both Cities of Kent and Tallmadge. Other partnerships include the Brimfield Chamber of Commerce, Portage Development Board, Portage County Regional Planning Commission, Portage County Engineer's Office, Portage County Water Resources, Greater Akron Chamber, NEFCO, Team NEO,

NEOTEC, Portage County Land Bank, and several other agencies and organizations. These entities all need to work together to market and promote the region, Brimfield Township needs to be a consistent voice with that effort.

### II. Key Development Areas

There are several areas where both commercial and industrial can be cost-effective to build or redevelop. There are a few limiting factors about water and or sewer being available or if there is adequate line capacity. The primary area affected is on SR 43 north of Howe Road. Water and sewer service provision should be coordinated as appropriate among the providers and the JEDD collaborative partners. As development is able to occur, they too will benefit.

### III. Zoning

Zoning classifications set the minimum standards for the community. They should be reviewed frequently to ensure those standards are being met but also to determine if those standards need to be updated. Changing economic conditions can cause the need for zoning changes, but also changing technology, industry standards and State and Federal laws. Zoning generally provides assurances of what uses can or cannot go in certain areas. It protects residents and businesses with their investments. With economic development, it is important to provide a balance of residential uses and non-residential opportunities for the overall economic health. Compatibility between uses should be paramount to a healthy and happy development.

### IV. Supporting Initiatives and Tools

The following are the better known tools in the tool box for encouraging and supporting new development. The JEDDs with the Cities of Kent and Tallmadge have been a vital source of revenue for the Township. One of the lesser used tools is the Community Reinvestment Area (CRA) that provides short-term tax incentives (see Map 7.1). The Enterprise Zone Program has been instrumental in bringing in projects like the Rubbermaid warehouse on Progress Drive. Tax increment financing (TIF) is an interesting way to finance infrastructure improvements by using the increase in tax value or tax collected to go directly for those improvements over a certain period of time.

Additional information on grants and loan programs that are offered through JobsOhio and Ohio Development Services is also provided. There are a variety of programs that may be able to help craft a project and increase job

opportunities.

### *Joint Economic Development Districts*

The Ohio Revised Code allows cities and townships to enter into Joint Economic Development Districts (JEDD) which levies taxes and encourages economic development. The goal of a JEDD is for the city and township to work together to develop industrial and commercial areas of the district in conjunction with the zoning code and the development plan. The city receives a portion of the taxes on the industrial and commercial development in the township without annexing the land. In return, the township collects the property taxes, a portion of the income tax generated, and water and/or sewer may potentially be extended to Township. Other benefits of a JEDD include development of new employment opportunities and increased funds through income tax. New businesses are automatically included in the JEDD while existing business can petition to be in it.

Brimfield Township has JEDD agreements with the City of Tallmadge and City of Kent which together cover the entire Township. Ten percent of the income taxes collected are set aside in a separate fund to be used within the commercial and industrial areas in the JEDD. The JEDD with Tallmadge was initially established in 2003 and expanded later to cover the remainder of the Township. The Kent JEDD was also established in 2003. The Tallmadge JEDD with the new developments and associated employment is the larger of the two JEDDs both in area and revenue collection.

### *Community Reinvestment Area*

Community Reinvestment Areas (CRA) are an economic development tool administered by municipal or county governments that tax incentives for investing in real property improvements. The program permits counties or municipalities to designate areas where investment has been discouraged as a CRA to encourage revitalization of existing housing stock and development of new structures. Brimfield Township has three CRAs as shown on Map 7.1. The first CRA was established in 1986 and is located at the corner of Tallmadge and Sunnybrook Roads. The second CRA, located along Tallmadge Road between Tallmadge Road and I-76, was established in 1988. The third CRA, created in 1993, is along Mogadore Road and is split between the City of Tallmadge and Brimfield Township. Map 7.2 shows vacant land in the CRAs.

### *Enterprise Zone Program*

The Ohio Enterprise Zone program is an economic devel-

opment tool used by communities to retain and expand their economic base. It provides real and personal property tax exemptions to businesses making investments in Ohio. Through the enterprise zone, local officials can negotiate with businesses to encourage new investment in the zone. Brimfield Township is part of enterprise zone 139 which is managed by the Portage Development Board. The enterprise zone was created in 1989 and amended in 1992. One active agreement exists within the zone with Rubbermaid. It was created in 2012 and will expire in 2021 (Ohio Development Services Agency, 2020).

### *Tax Increment Financing*

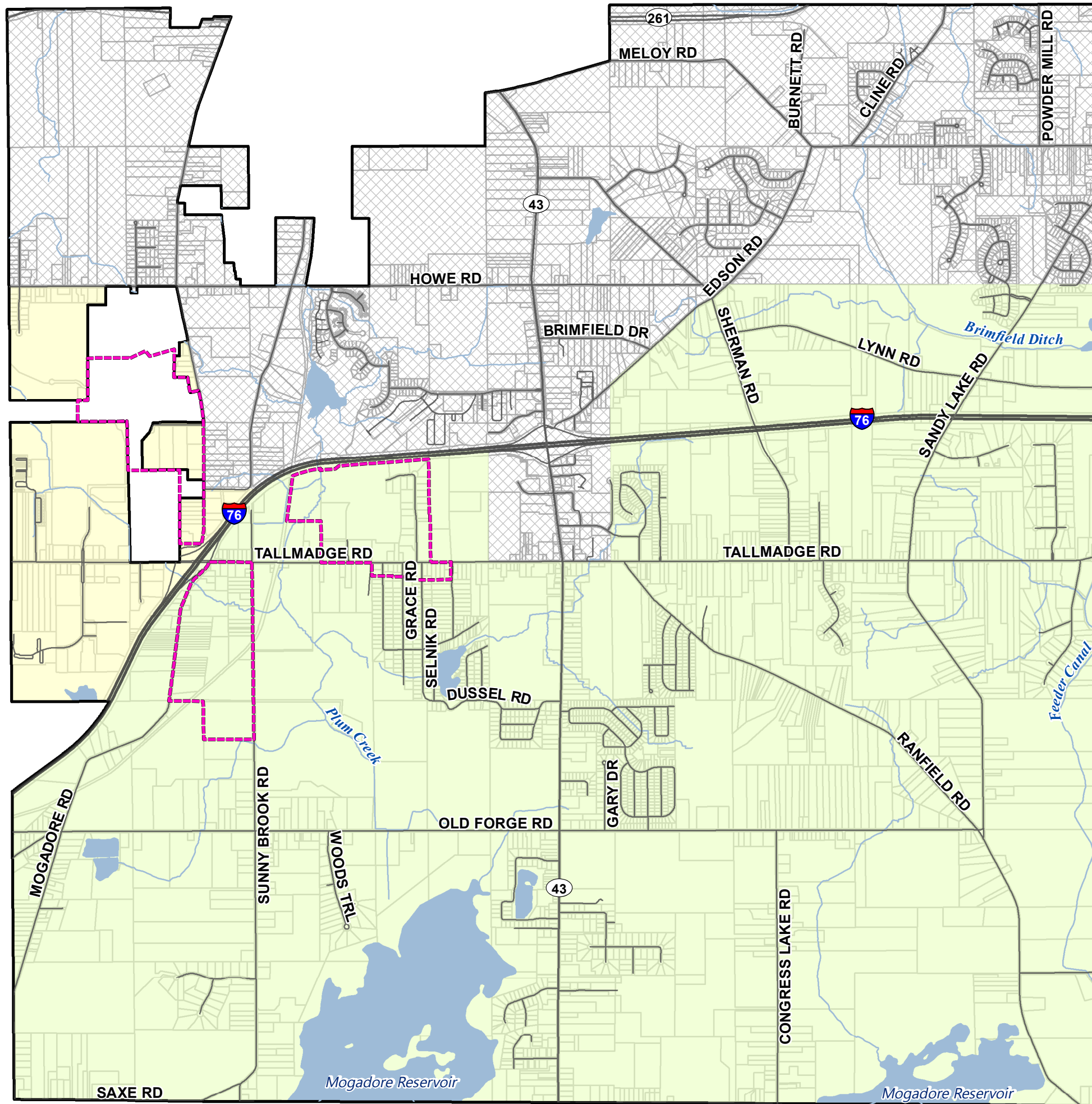
Tax Increment Financing (TIF) is an economic development tool available to local governments to finance local infrastructure improvements and, in some circumstances, residential rehabilitation. A TIF may be created by the township and implemented at the local level. In order to create a TIF, local jurisdictions must





- Designate the parcels exempt from taxation
- Declare improvements to private property within specified areas as serving a public purpose
- Delineate public infrastructure improvements that will directly benefit the parcels
- Specify the equivalent funds to be created from the redirected monies

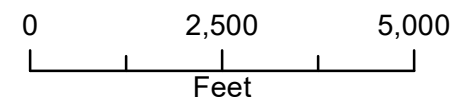
Only public infrastructure improvements directly serving the increased demand from the development are eligible for TIF financing. Brimfield Township has four active TIFs. The current agreements are with Brimfield Crossings, the Cascades, Maplecrest, and Kelso/Brimfield Plaza Development.



# Map 7.1 Current Economic Development Tools



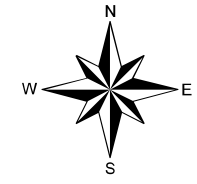
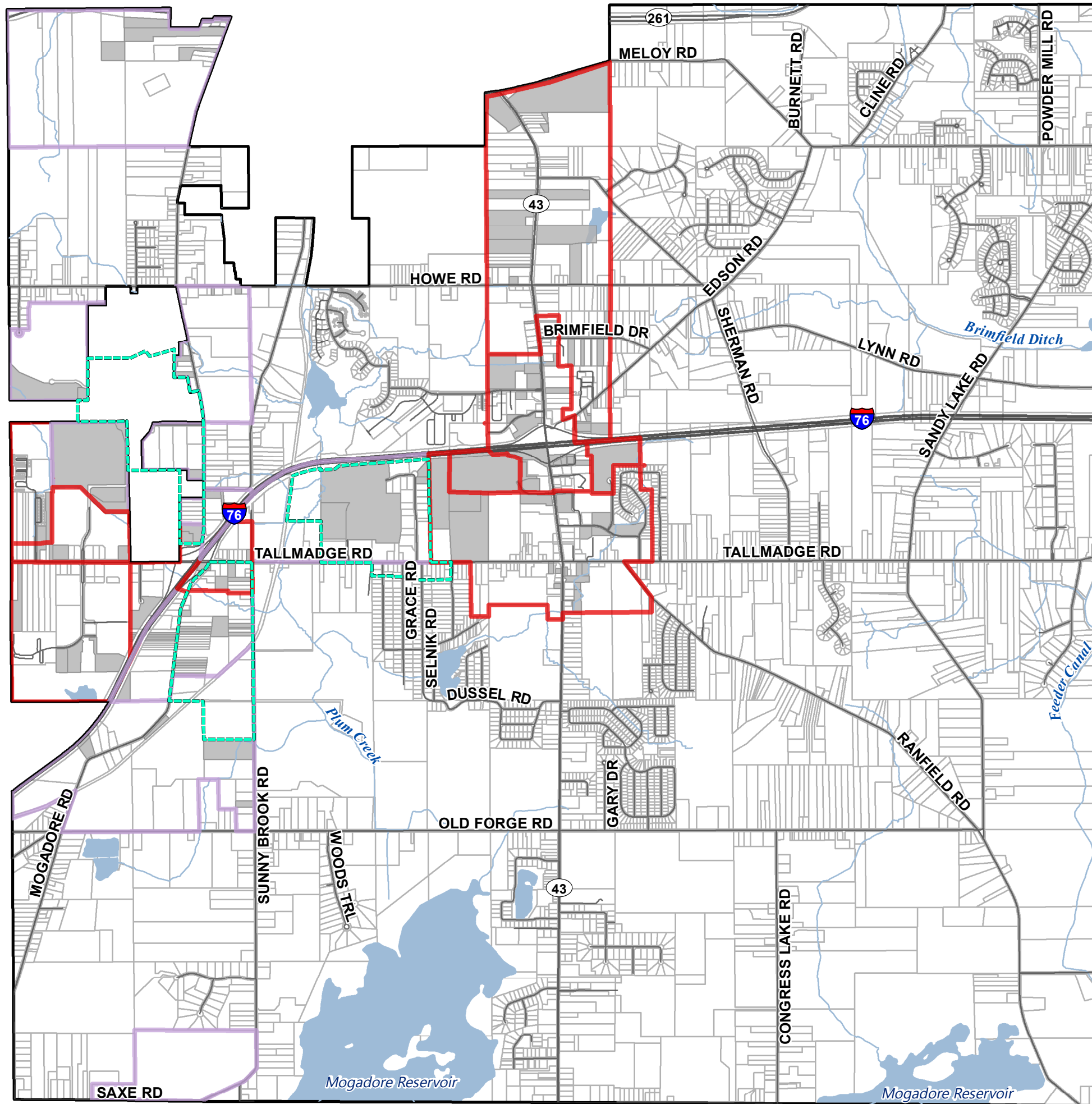
-  Community Reinvestment Area
  - JEDD**
  -  Tallmadge A
  -  Tallmadge B
  -  Kent
- Enterprise Zone 139C incorporates all of Brimfield Township



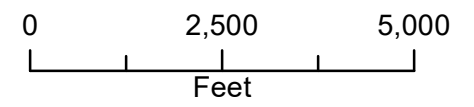
Map Created June 12, 2020

Data Source: Jurisdictional Boundary, Portage County GIS, 2019; Parcels & Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC 2012; Kent JEDD, 2004; Brimfield/Tallmadge JEDD, 2015; CRA, ODA, 2015.

# Map 7.2 Vacant Commercial and Industrial Land



- Community Reinvestment Area
- Commercial Zoning
- Industrial Zoning
- Vacant Lots



Map Created June 12, 2020

Data Source: Jurisdictional Boundary, Portage County GIS, 2019; Parcels & Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC 2012; Kent JEDD, 2004; Brimfield/Tallmadge JEDD, 2015; CRA, ODA, 2015.

Funding Name	Issuing Agency	Project Details
Alternative Stormwater Infrastructure Loan	Ohio Development Services Agency	<p>Design and construction of green infrastructure as part of economic development projects. The funds can pay for design, demolition, construction, materials and administrative costs associated with the green infrastructure project.</p> <p><a href="https://development.ohio.gov/cs/cs_altstormwater.htm">https://development.ohio.gov/cs/cs_altstormwater.htm</a></p>
Ohio Brownfield Fund	Ohio Development Services Agency	<p>The Ohio Brownfield Fund is a collection of funding sources that can be used to help plan, assess, and remediate brownfields throughout the state. The program can provide loans up to \$500,000 for Phase II Environmental Assessment. The program can provide loans up to \$5,000,000 for environment cleanup.</p> <p><a href="https://development.ohio.gov/cs/cs_brownfield.htm">https://development.ohio.gov/cs/cs_brownfield.htm</a></p>
Ohio Site Inventory Program (OSIP)	JobsOhio	<p>The primary goal of OSIP is to fill gaps in Ohio's real estate inventory with real estate targeting near-term sector wins to ensure our state is more competitive for reactive site selection projects.</p> <p><a href="https://www.jobsohio.com/osip/">https://www.jobsohio.com/osip/</a></p>
Economic Development Grant	JobsOhio	<p>The JobsOhio Economic Development Grant was created to promote economic development, business expansion, and job creation by providing funding for eligible projects.</p> <p><a href="https://www.jobsohio.com/why-ohio/incentives/">https://www.jobsohio.com/why-ohio/incentives/</a></p>
Growth Fund	JobsOhio	<p>The JobsOhio Growth Fund provides capital for expansion projects to companies that have limited access to capital and funding from conventional, private sources of financing. JobsOhio will consider loans to companies that are in the growth, established or expansion stage, and that have generated revenues through a proven business plan.</p> <p><a href="https://www.jobsohio.com/why-ohio/incentives/">https://www.jobsohio.com/why-ohio/incentives/</a></p>
Revitalization Program	JobsOhio	<p>The JobsOhio Revitalization Program is designed to support the acceleration of redevelopment sites. An eligible site is an abandoned or under-utilized contiguous property where redevelopment for the immediate and primary purpose of job creation and retention are challenged by significant redevelopment constraints.</p> <p><a href="https://www.jobsohio.com/why-ohio/incentives/">https://www.jobsohio.com/why-ohio/incentives/</a></p>
Workforce Grant	JobsOhio	<p>The JobsOhio Workforce Grant was created to promote economic development, business expansion, and job creation by providing funding for the improvement of worker skills and abilities in the State of Ohio.</p> <p><a href="https://www.jobsohio.com/why-ohio/incentives/">https://www.jobsohio.com/why-ohio/incentives/</a></p>

Funding Name	Issuing Agency	Project Details
Job Creation Tax Credit (JCTC) Program	Ohio Development Services Agency	<p>The Ohio JCTC is a refundable tax credit provided to companies generally creating at least 10 new jobs with a minimum annual payroll of \$660,000. The Ohio Tax Credit Authority reviews and approves application and sets the tax credit rate and term.</p> <p><a href="https://development.ohio.gov/bs/bs_jctc.htm">https://development.ohio.gov/bs/bs_jctc.htm</a></p>
Ohio Historic Preservation Tax Credit Program	Ohio Development Services Agency	<p>The Ohio Historic Preservation Tax Credit provides a credit to owners and long-term lessees of historically significant buildings equal to 25 percent of the qualified rehabilitation expenses, not to exceed the qualified rehabilitation expense estimates in the application, up to a maximum of \$5 million. A building is eligible if it is individually listed on the NRHP, located in a registered historic district, certified by Ohio's preservation officer as being of historic significance to the district or listed as a historic landmark by a certified local government.</p> <p><a href="https://development.ohio.gov/cs/cs_ohptc.htm">https://development.ohio.gov/cs/cs_ohptc.htm</a></p>
Ohio New Markets Tax Credit Program	Ohio Development Services Agency	<p>The program is a nonrefundable tax credit designed to incentivize investors to fund businesses in qualified active low-income communities.</p> <p><a href="https://development.ohio.gov/cs/cs_onmtcredit.htm">https://development.ohio.gov/cs/cs_onmtcredit.htm</a></p>
Enterprise Zone Program	County	<p>The Ohio Enterprise Zone Program is a locally administered economic development tool providing real property and/or personal property tax incentives to eligible employers (i.e., enterprises) expanding or locating in Ohio.</p> <p><a href="https://development.ohio.gov/bs/bs_oezp.htm">https://development.ohio.gov/bs/bs_oezp.htm</a></p>
Community Reinvestment Area Program	County	<p>The Ohio Community Reinvestment Area (CRA) Program is another locally administered real property tax abatement program benefiting property owners who renovate existing buildings or construct new buildings. The CRA Program permits municipal corporations or counties to designate areas in which investment has been discouraged.</p> <p><a href="https://www.development.ohio.gov/bs/bs_comreinvest.htm">https://www.development.ohio.gov/bs/bs_comreinvest.htm</a></p>
Tax Increment Financing	County	<p>Tax Increment Financing (TIF) is an infrastructure financing tool authorized under the Ohio Revised Code and administered by local jurisdictions. It is usually viewed as a bedrock economic development tool because it helps fund public infrastructure improvements that "directly benefit" private development. These structures are most commonly used in connection with commercial development, but in limited circumstances (parcel TIFs located in impacted cities and incentive district TIFs) they may serve to capture incremental improvement values in connection with residential development.</p> <p><a href="https://development.ohio.gov/bs/bs_tif.htm">https://development.ohio.gov/bs/bs_tif.htm</a></p>

Funding Name	Issuing Agency	Project Details
Roadwork Development (629) Grant Program	JobsOhio and Ohio Development Services Agency	<p>Funds are available for public roadway improvements, including engineering and design costs. Funds are available for projects primarily involving manufacturing, research and development, high technology, corporate headquarters, and distribution activity. Projects must create or retain jobs. Retail projects are ineligible.</p> <p><a href="https://development.ohio.gov/cs/cs_r629.htm">https://development.ohio.gov/cs/cs_r629.htm</a></p>
166 Direct Loan Program	Ohio Development Services Agency	<p>The 166 Direct Loan Program provides low interest loan financing assistance to businesses for the allowable costs of eligible projects. Eligible projects include those related to industry, commerce, and distribution or research activities. For land and building acquisition, construction, expansion, or renovation, and equipment purchases for eligible businesses. The program provides low-interest loans up to 40 percent not to exceed \$1.5 million.</p> <p><a href="https://www.jobsohio.com/why-ohio/incentives/">https://www.jobsohio.com/why-ohio/incentives/</a></p>
Regional 166 Direct Loan Program	Ohio Development Services Agency	<p>The Regional 166 Direct Loan Program provides low interest loan financing assistance to businesses creating new or preserving existing jobs. Eligible projects include those related to industry, commerce, and distribution or research activities. For land and building acquisition, construction, expansion, or renovation, and equipment purchases for eligible businesses. The program provides low-interest loans up to 40 percent not to exceed \$500,000.</p> <p><a href="https://development.ohio.gov/bs/bs_r166dl.htm">https://development.ohio.gov/bs/bs_r166dl.htm</a></p>
Minority Business Direct Loan Program	Ohio Development Services Agency	<p>The program provides low-interest rate loans to certified minority-owned businesses that are purchasing or improving fixed assets and creating or retaining jobs.</p> <p><a href="https://development.ohio.gov/bs/bs_ombdlp.htm">https://development.ohio.gov/bs/bs_ombdlp.htm</a></p>
Enterprise Bond Fund	Ohio Development Services Agency	<p>The Ohio Treasurer issues bonds, the proceeds of which are loaned to businesses for allowable costs of eligible projects. The Enterprise Bond Fund Loan provides long-term, fixed-rate project financing for qualifying businesses that create or preserve employment opportunities in Ohio. The Enterprise Bond Fund Loan provides capital to developed companies with limited access to funding at costs comparable to those of rated multi-national corporations.</p> <p><a href="https://development.ohio.gov/summary_69ohioenterprisebond.htm">https://development.ohio.gov/summary_69ohioenterprisebond.htm</a></p>
Rural Industrial Park Loan Fund	Ohio Development Services Agency	<p>The program assists eligible applicants in financing the development and improvement of industrial parks by providing financial assistance in the form of loans and loan guarantees for land acquisition; constructing, reconstructing, rehabilitating, remodeling, renovating, enlarging, or improving industrial park buildings; and infrastructure improvements. It is available to counties with a population less than 125,000 that meet certain economic distress criteria.</p> <p><a href="https://development.ohio.gov/summary_86riplp.htm">https://development.ohio.gov/summary_86riplp.htm</a></p>

Funding Name	Issuing Agency	Project Details
Research and Development Investment Loans	Ohio Development Services Agency	<p>The Research and Development Investment Loan Fund provides loan financing ranging from \$500,000 to \$5 million for projects primarily engaging in R&amp;D activity. The loans have fixed rates (at or below market rates) and other loan terms similar to those of commercial bank financing. Companies receive a dollar-for-dollar, nonrefundable Ohio commercial activity tax credit for principal and interest payments made during the year up to \$150,000 during the loan term. The credit is non-refundable and any unused credits may be carried forward until expended.</p> <p><a href="https://development.ohio.gov/summary_68researchloan.htm">https://development.ohio.gov/summary_68researchloan.htm</a></p>
<p><i>Source:</i> Geauga County Strategic Plan for Economic Development</p>		

Economic development opportunities are diverse in Brimfield Township. The Township needs to take advantage of all their tools in the tool box starting with intergovernmental coordination and their public and private partnerships that they have worked to build and develop. The need to review zoning and infrastructure capabilities and determine what changes if any need to be made to support the economy and promote and adapt to a future economy. Incentive packages should be utilized as appropriate. Work with state agencies that may be able to add to a proposed project for retention or new construction. Marketing the Township is key to retaining and attracting businesses and customers. Marketing should be emphasized as a strategy to tell the story of Brimfield Township and finally develop the quality of life attractions like parks and a town center that are crucial to further the overall enjoyment of the community.

# Chapter 8

## Agriculture

### Importance of Farmland

Agriculture is a \$93 billion industry in Ohio which supports one in six jobs (Western Reserve Land Conservancy, 2020). It provides jobs both on the farm and through related businesses like farm equipment, supply dealers, and feed dealers. Farms contribute to the local tax base, paying more in taxes than they require in services.

Despite this, farmland is disappearing at an increasing rate. According to the Western Reserve Land Conservancy, more than seven million acres of farmland have been lost in Ohio since 1950 with over 700,000 acres lost in a nine-county area of Northeast Ohio. Many things contribute to farmland loss. The most notable include:

- Rising land costs due to residential development, which makes the purchase of new farmland unaffordable and increases property taxes
- Increasing costs of farming outpacing farm income
- Patterns of development along road frontage which fragment farms
- Many farmers reaching retirement age, in need of retirement income or with no one to take over the farm

Agriculture is an industry with economic, environmental, and aesthetic values. Local farmers provide fresh food for residents including produce, grains, and meats. Farmland also contributes to open space. Vegetation covered open space has environmental benefits as well as aesthetic ones. Protecting farmland now preserves this important resource for generations to come.

### Farm Trends

According to the Ohio Ecological Food and Farm Association summary analysis of the 2017 US Census of Ag-

riculture, farmland has marginally increased in Ohio. The number of small farms has increased although mid-sized and large farms have decreased. Organic farms have increased across the country and Ohio is sixth in organic farms (OEFFA, 2019). Portage County has experienced a small increase in farms since 2012 to 1,118 farms. Most farms in Portage County are in the 10 to 49-acre range (USDA NASS, 2017).

### Prime Farmland Soils

Prime farmland soils or farmland of local importance covers approximately 8,077 acres (59 percent) of Brimfield Township (see Map 8.1). Another 3,276 acres (24 percent) of the Township is covered by soils considered to be prime farmland if drained or protected from frequent flooding. There are 3 major soil associations found in Brimfield: Chili Association, Wadsworth- Rittman Association and Canfield-Ravenna-Wooster Association. Chapter 4 Soil Associations and Considerations contains more detail on soil associations.

### Protected Land and CAUV Lands

In 1973, the State of Ohio enacted the Current Agricultural Use Valuation (CAUV) Law. This allows for farmland devoted to commercial agriculture to be valued according to its current use rather than its highest and best potential use. This typically sets the farmland value much lower than the market value resulting in lower tax bills for farmers. The CAUV program is administered by the Portage County Auditor's Office.

A useful method for identifying farmland is to determine the location of CAUV parcels. As shown in Map 8.2, most of the active farmland in Brimfield Township is concentrated east of State Route 43. There are 4,326.88 acres of farmland, including vacant farmland, of which, 3,694.39



*Corn in Northern Ohio. Photo Courtesy of the USDA NRCS.*

acres are CAUV land.

There is a small area of farmland on the southeast border with Rootstown Township protected by a wetland reserve easement.

## Available Farmland Preservation Programs

The Portage County Soil and Water Conservation District (SWCD) is actively involved with farmland preservation efforts in the county. The SWCD provides planning and technical assistance to farmers, maintains a rental program, and maintains a list of crops grown within Portage County. Their website has an extensive list of programs run by the state and federal government, some of which are listed here.

### Federal

The USDA Natural Resources Conservation Service (NRCS) operates several programs for preserving and protecting farmland, grasslands, and wetlands including the Agricultural Conservation Easement Program, the Healthy Forest Reserve Program, the Environmental Quality Incentives Program, the Conservation Stewardship Program, and the Agricultural Management Assistance Program. The most common federal program utilized in Portage County and in Brimfield Township is the Agricultural Conservation Easement Program.

Those wishing to apply for the following programs should contact the USDA NRCS Local Service Center.

**USDA NRCS  
Ravenna Service Center**  
  
**6970 State Route 88  
Ravenna, OH 44266**  
  
**(330) 297-7633**  
**<https://www.nrcs.usda.gov/>**

### Agricultural Conservation Easement Program

The Agricultural Conservation Easement Program helps landowners and other entities protect, restore, and enhance wetlands, grasslands, and working farms and ranches through conservation easements.

- Agricultural Land Easements protect the agricultural use and conservation values of the land. The NRCS may contribute up to 50 percent of the fair market value of the agricultural land easement. If there are grasslands of special environmental significance present, the NRCS may contribute up to 75 percent of the fair market value.
- Wetland Reserve Easements are aimed at restoring, protecting, and enhancing wetlands through

the purchase of an easement. There are three enrollment options: permanent easements, 30-year easements, and term easements.

### Environmental Quality Incentives Program

The Environmental Quality Incentives Program is a voluntary program that provides financial and technical assistance to agricultural producers to address natural resource concerns and deliver environmental benefits while also improving agricultural operations. The NRCS provides financial resources and one-on-one help to plan and implement conserve practices. Benefits of this program may include:

- Improved water and air quality through reduction of contamination from agricultural sources such as feeding operations and more efficient utilization of nutrients
- Improved soil health and reduced soil erosion which improves drought resiliency and mitigates weather volatility
- Reduced input costs
- Conserved ground and surface water
- Efficient utilization of nutrients reducing cost and nonpoint source pollution
- Increased soil health to help mitigate against weather volatility and improve drought resiliency
- Improved or created wildlife habitat

### Conservation Stewardship Program

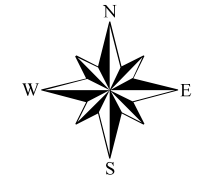
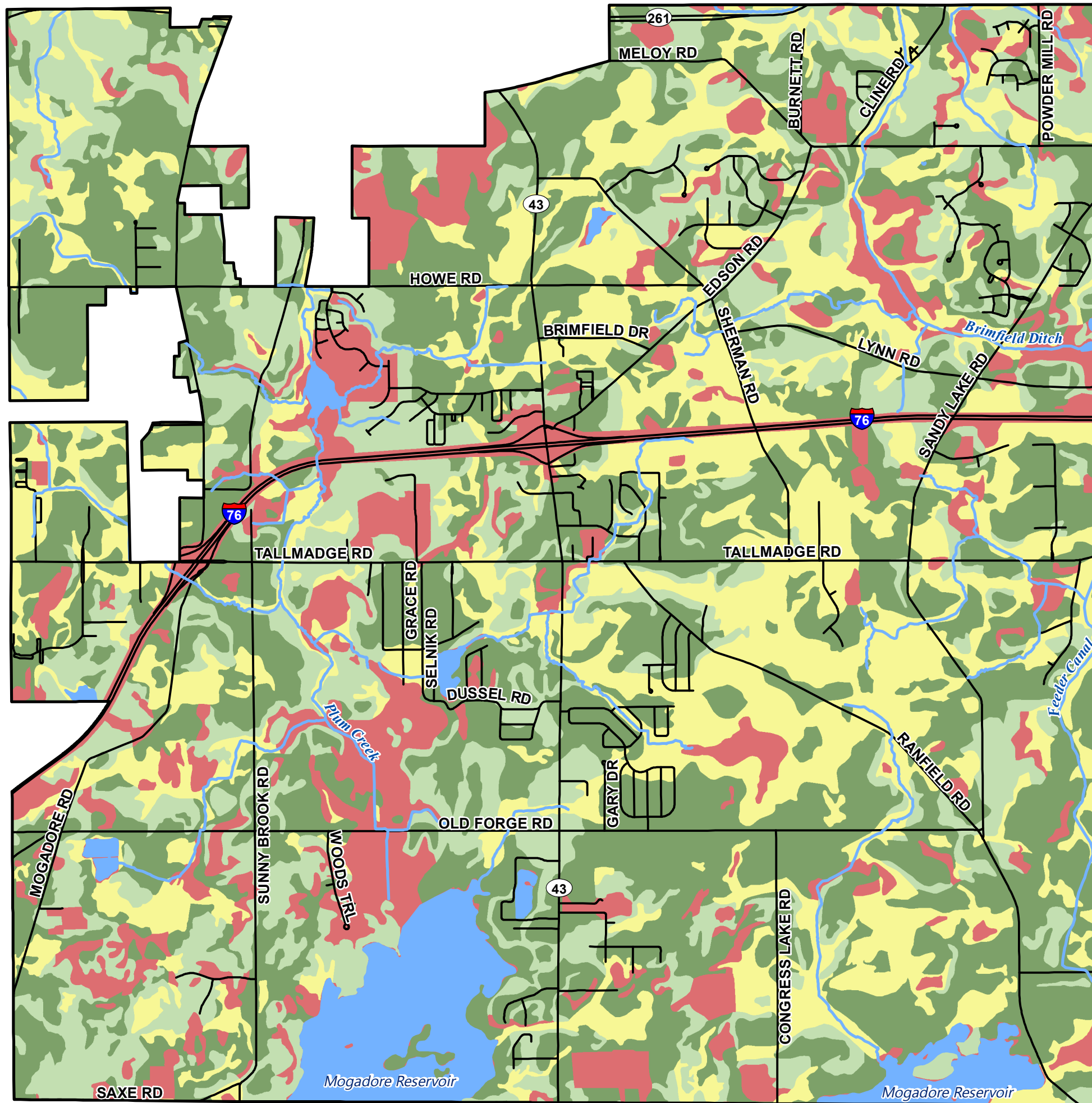
The Conservation Stewardship Program (CSP) builds on existing conservation efforts while strengthening agricultural operations. Through CSP, the NRCS provides technical and financial assistance to solve natural resource problems and attain higher stewardship levels. Benefits of this program may include enhanced weather resiliency and resiliency to market volatility, decreased need for agricultural inputs, and improved wildlife habitat conditions. This program has 16 target areas.



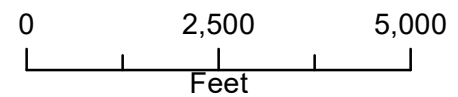
Windmill on a farm in Northern Ohio. Photo courtesy of the USDA NRCS.



# Map 8.1 Soils: Prime Farmland



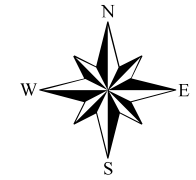
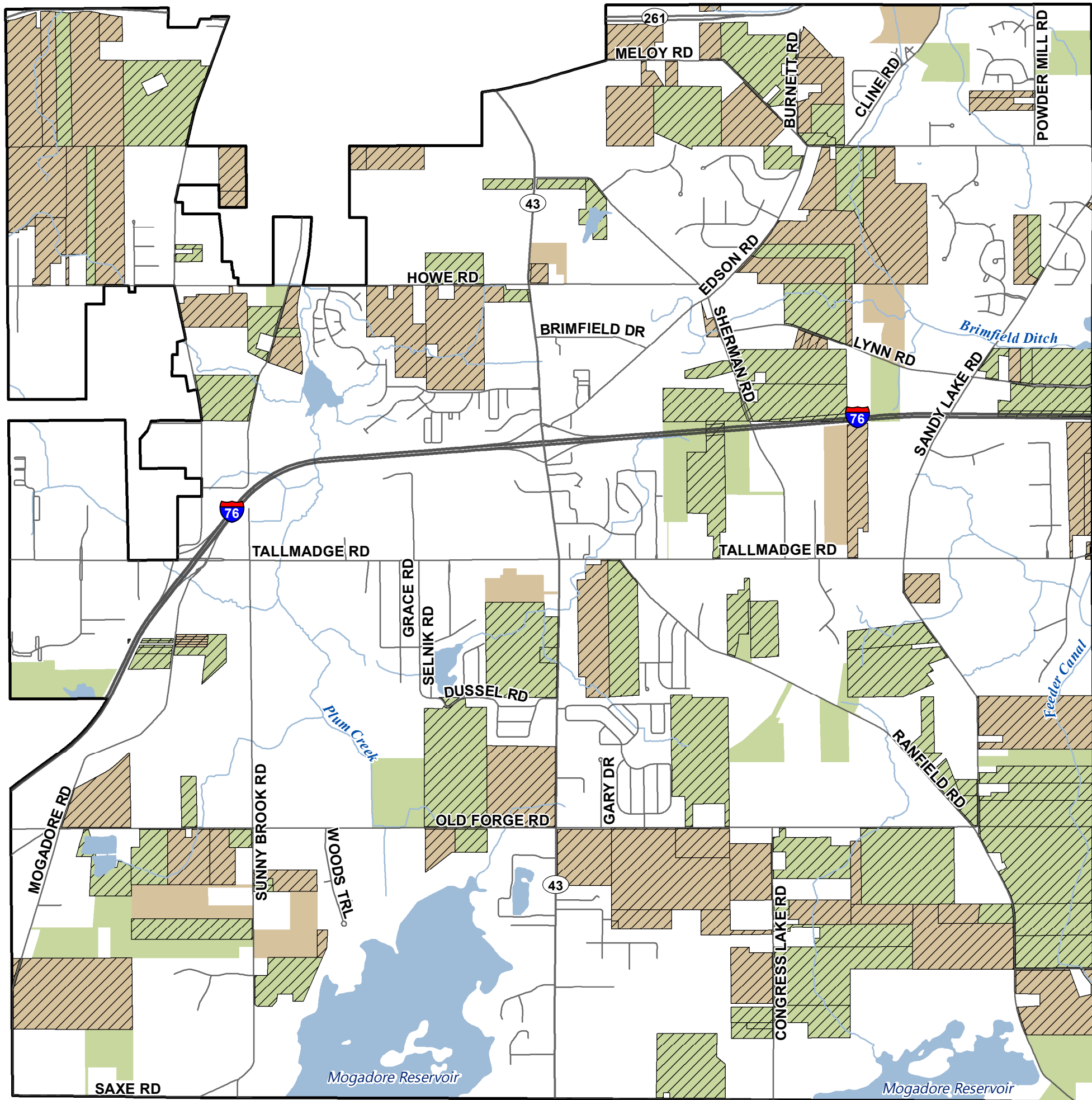
- Streams & Rivers
- Water
- Soil Classification
- Prime Farmland
- Farmland of Local Importance
- Prime Farmland if Drained or Protected
- Not Prime Farmland



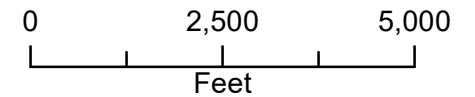
Map Created May 2020

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Water & Streams, NHD USGS, edited by PCRPC, 2012; Soils, Portage County Soil Survey Digital Version, updated 2017.

# Map 8.2 Existing Farmland



- Streams & Rivers
- Water
- Auditor's Classification
  - Vacant Farmland
  - Farmland
  - CAUV Farmland



Map Created May 13, 2020  
Data Sources: Parcels & Roads, Portage County GIS, 2020; Jurisdictional Boundary, Portage County GIS, 2019; Water & Streams, NHD USGS, edited by PCRPC, 2012.

## State

The Ohio Department of Agriculture (ODA) offers three major programs for preserving farmland. Two of these programs place permanent easements

**Ohio Department of  
Agriculture**  
**Farmland Preservation Office**  
**(614) 728-6238**  
**[farmlandpres@agri.ohio.gov](mailto:farmlandpres@agri.ohio.gov)**

on the property which run with the land. The third is an agreement which must be renewed every ten years. The Township does not have any farms currently participating in these programs.

### *Agricultural Easement Donation Program (AEDP)*

The AEDP provides landowners the opportunity to donate easement rights to viable farmland to the ODA. Its goal is to protect the participating farm's soils, natural resources, and open space in perpetuity. This program records the easement on the property deed, and it transfers with the land through successive owners.

### *Clean Ohio Local Agricultural Easement Purchase Program (LAEPP)*

The LAEPP provides funding to farmers for placing an agricultural easement on their property. The ODA issues monies up to 75 percent of the appraised value of the farm's development rights. There is a payment cap of \$2,000 per acre up to a maximum \$500,000 per farm. The easement is in perpetuity.

### *Agricultural Security Area (ASA) Program*

The ASA program promotes agricultural retention by creating areas in which agriculture is encouraged and promoted. This program authorizes one or more landowners with at least 500 contiguous acres of farmland to request enrollment into an ASA for a ten-year period from the county commissioners and township trustees.

# Chapter 9

## Land Use and Zoning

Examining existing land use patterns and environmental constraints is important when planning for the Township's future. This helps to determine the best locations for growth and development. Brimfield's land use needs such as residential, industrial, or agricultural must be integrated with its infrastructure capacity, environmental constraints, and community desires in order to best manage future growth.

### Existing Land Use

Brimfield Township is a rapidly developing community with low density residential development along main roads and higher density subdivisions near I-76 and Kent. The locations and types of land use are shown in Map 9.1. Large tracts of agriculture and open space are located south of I-76 and east of SR 43. As shown in Table 9.1, agriculture comprised 29.4 percent of the township.

Low density residential lines major roads in the township. There are several areas of subdivided housing developments in Brimfield, predominately found north of I-76. Together, single-family residential covers 31.5 percent of the township. A new housing development is proposed near the Township center south of I-76 and west of SR 43. This land is currently shown as vacant. Multi-family housing is still being constructed in the Pleasant Lakes area north of I-76.

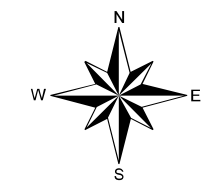
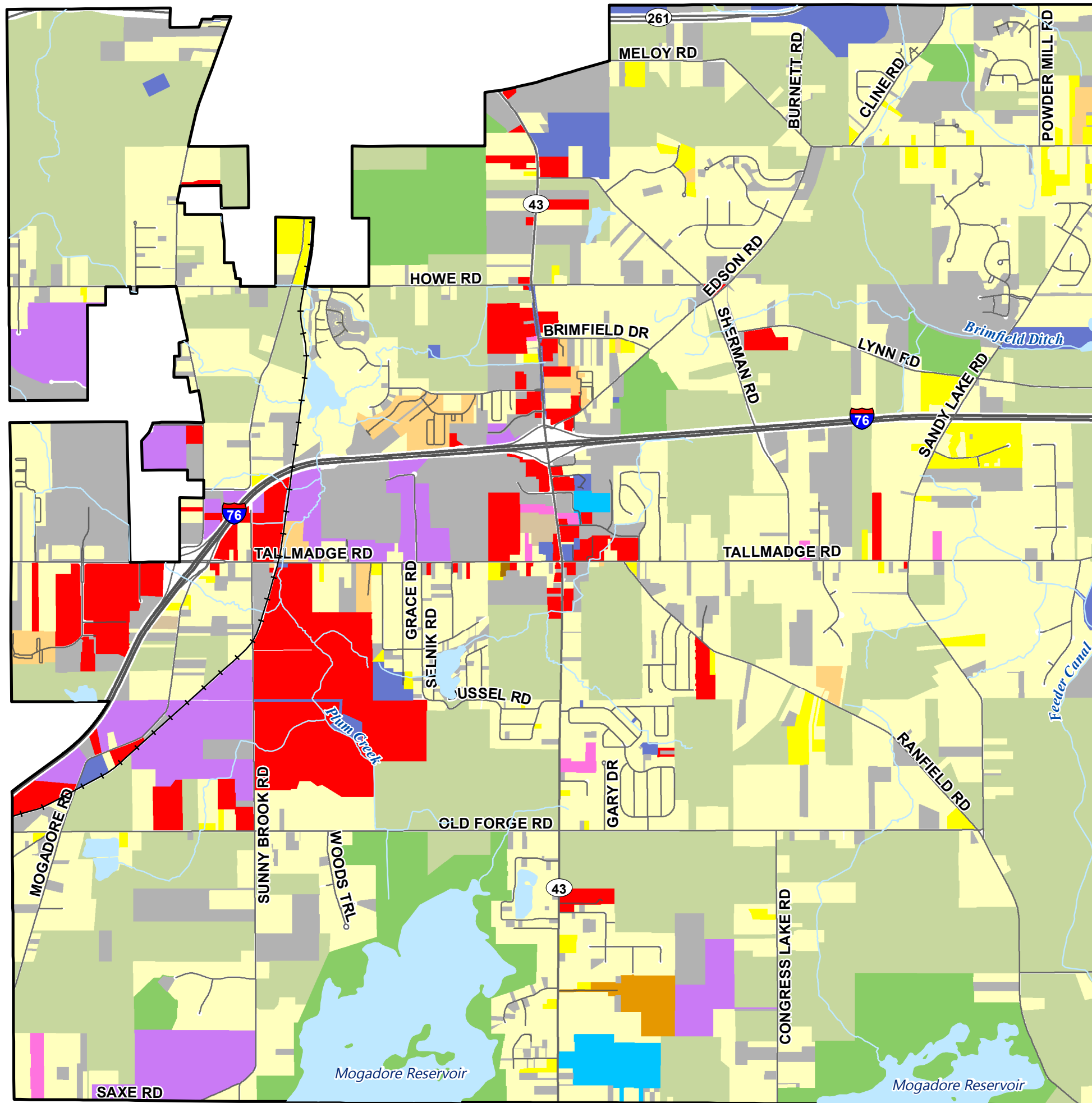
Commercial are concentrated along Tallmadge Road, SR 43 and near I-76. Brimfield Township contains several large areas of commercial (e.g. the Cascades and Maplecrest) in addition to small locally owned businesses found closer to the Township center. The Township's larger industrial areas are concentrated around I-76, near the Township's border with Tallmadge, and along the Wheeling and Lake Erie railroad tracks.

Recreational land use covers the southern portion of

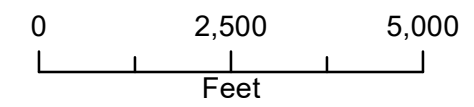
Brimfield Township in the form of Mogadore Reservoir. Recreation areas for boating, hiking, camping, and picnicking surround the reservoir. There are also several smaller recreation areas and preserves throughout the Township including the Kent Bog Expansion and Gray Birch Bog Preserve both managed by the Portage Park District as well as Lions Community Park, Cranberry Creek Park, and Messner Acres operated by the Township. Water and wetlands cover an estimated 11.2 percent of the township. Since parcel data was used to create the land use percentage estimates, water and wetlands often overlay other classes.

**Table 9.1. Land Use**

Land Use Type	Acres	Percent Coverage
Agriculture	4029.87	29.4%
Park or Preserves	1167.41	8.5%
Cemeteries	15.23	0.1%
Charities, Hospitals, Churches	31.94	0.2%
Education	64.60	0.5%
Government	177.81	1.3%
Vacant	1487.25	10.9%
Right-of-Way (Transportation)	867	6.3%
Water or Wetland	1532.22	11.2%
<b>Residential</b>		
Single-Family Residential	4316.44	31.5%
Two-Family Residential	194.72	1.4%
Multi-Family Residential	121.06	0.9%
Mobile Home Park	39.84	0.3%
<b>Commercial</b>		
Residential/Commercial	1.30	>0.1%
Commercial	696.87	5.1%
<b>Industrial</b>		
Industrial	483.71	3.5%
Sources: Land Use - based on Auditor's CAMA classification and 2017 aerial (Portage County Auditor's parcel data, May 2020) Wetlands - NWI USFWS, imagery date 2007, updated 2019 Water - NHD USGS, edited by PCRPC 2012		



- +— Railroad
- Streams & Rivers
- Water
- Land Use**
- Agriculture
- Park or Preserve
- Cemeteries
- Charities, Hospitals, Churches
- Commercial
- Industrial
- Education
- Government
- Vacant
- Residential/Commercial
- Mobile Home Park
- Multi-Family Residential
- Two-Family Residential
- Single-Family Residential



Map Created May 19, 2020

Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Roads, Portage County GIS, 2020; Land Use from Auditor parcel data, PCRPC, 2020; Water & Streams, USDA-NRCS edited by PCRPC, 2012; Railroad, ODOT, 2017

Map 9.1 Existing Land Use

## Zoning

Zoning helps to determine how land develops. According to the Brimfield Township Zoning Map shown in Map 9.2, there are 14 zoning districts: six residential zoning districts, four commercial districts, two transitional residential/commercial or residential/office districts, and two industrial districts. The Brimfield zoning code is currently undergoing major changes. Future proposed changes which are being discussed and/or planned for Brimfield's zoning districts are discussed under Proposed Zoning Changes.

### Current Zoning Districts

The Open Space Conservation District (O-C) preserves and protects the values of distinctive geologic, topographic, botanic, historic or scenic areas; protects environmentally sensitive areas; conserves natural resources; and, reduces problems created by development especially in areas of high water tables or high susceptibility to groundwater pollution, flooding, or have steep slopes. Single-family dwellings with a minimum lot area of five (5) acres are permitted in this district. Open Space Conservation comprises approximately 1,962 acres of the Township.

The Rural Residential District (R-R) accommodates low-density residential development and other compatible land uses that occupy large open land areas. It preserves the rural features and character of certain portions of the Township. The intent of this zoning district is to discourage concentrated development in and at the periphery of the floodplain and other environmentally sensitive areas. Permitted uses include single-family dwellings with a minimum lot area of three (3) acres. Rural Residential covers approximately 1,114 acres of the Township.

Residential District R-1 is meant to accommodate low density residential development that will promote the continuation of the rural residential character of the Township. Single-family residential with a minimum lot size of 1.5 acres is permitted in this district. Residential District (R-1) covers approximately 3,394 acres of the Township.

Residential District R-2 provides for medium density residential development in a semi-urban character in areas adjacent to built-up portions of the community. Permitted uses include single-family dwellings with a minimum lot area of one (1) acre. Residential District (R-2) comprises approximately 2,135 acres.

Residential District R-3 provides for medium-high density development in built up portions of the Township. It is meant to encourage development at densities up to 2 dwelling units (du) per acre and provide for the systemat-

ic extension of public facilities. Single family residential is permitted in this district. The minimum lot size required by zoning is 0.5 acres. Residential District R-3 covers approximately 1,757 acres of the Township.

Residential District R-4 provides for high-density residential development in built up portions of the community and extension of public facilities into these areas. Permitted uses include single-family, two-family, three-family, and multi-family dwellings up to 4 dwelling units per acre. Minimum lot sizes are 10,890 square feet for single-family dwellings, 20,000 square feet for two-family dwellings, 35,000 square feet for three-family dwellings, and one acre for multi-family dwellings. Residential District (R-4) covers approximately 409 acres of the Township.

The Residential Office (R-O) district encourages the development of professional, administrative, and executive offices compatible with residential uses. This district is in areas serviced or anticipated to be serviced by central utilities. The district serves as a transitional district between residential and commercial and/or industrial uses. Permitted uses include professional, administrative, and executive offices; photography, interior design, and artist design studios; apartments up to two (2) dwelling units per acre; and mixed-use structures. The minimum lot size is 0.5 acres for all uses and commercial buildings must not exceed 3,000 square feet of gross floor area. Residential Office covers approximately 86 acres.

The Town Center (T-C) district was established to further development of a compact mixed-use township center by:

- Enabling in-fill development, new construction, and the adaptive reuse of buildings,
- Encouraging the preservation and rehabilitation of existing buildings and structures including the preservation of significant architectural and historical features,
- Furthering development that extends the close-knit pattern of small lot sizes and mix of residential, retail, office, and community uses,
- Allowing mixed-use structures including those with retail below and office or apartments above; and,
- Encouraging uses compatible with the scale, character, and intensity of the existing uses.

Two or more combinations of uses on a single parcel are permitted. There is no minimum lot area. The Town Center district comprises approximately 313 acres.

The General Commercial (G-C) district provides for

multi-purpose retail and business development with regulations designed to minimize disruption to traffic flow along major roads which serve such permitted activities. It encourages the integrated groupings of stores and businesses. The minimum lot size is one (1) acre. General Commercial covers approximately 613 acres of the Township.

The Highway Commercial (H-C) zoning district encourages development of areas surrounding highway interchanges and major arterial intersections with higher intensity commercial land uses that need the visibility and nearness of large volumes of traffic. Development should not impair the operational capacities of the roads and should serve the needs of motorists. The minimum permitted lot area is one (1) acre. Highway Commercial comprises 147 acres.

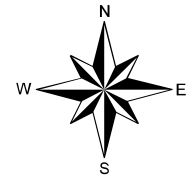
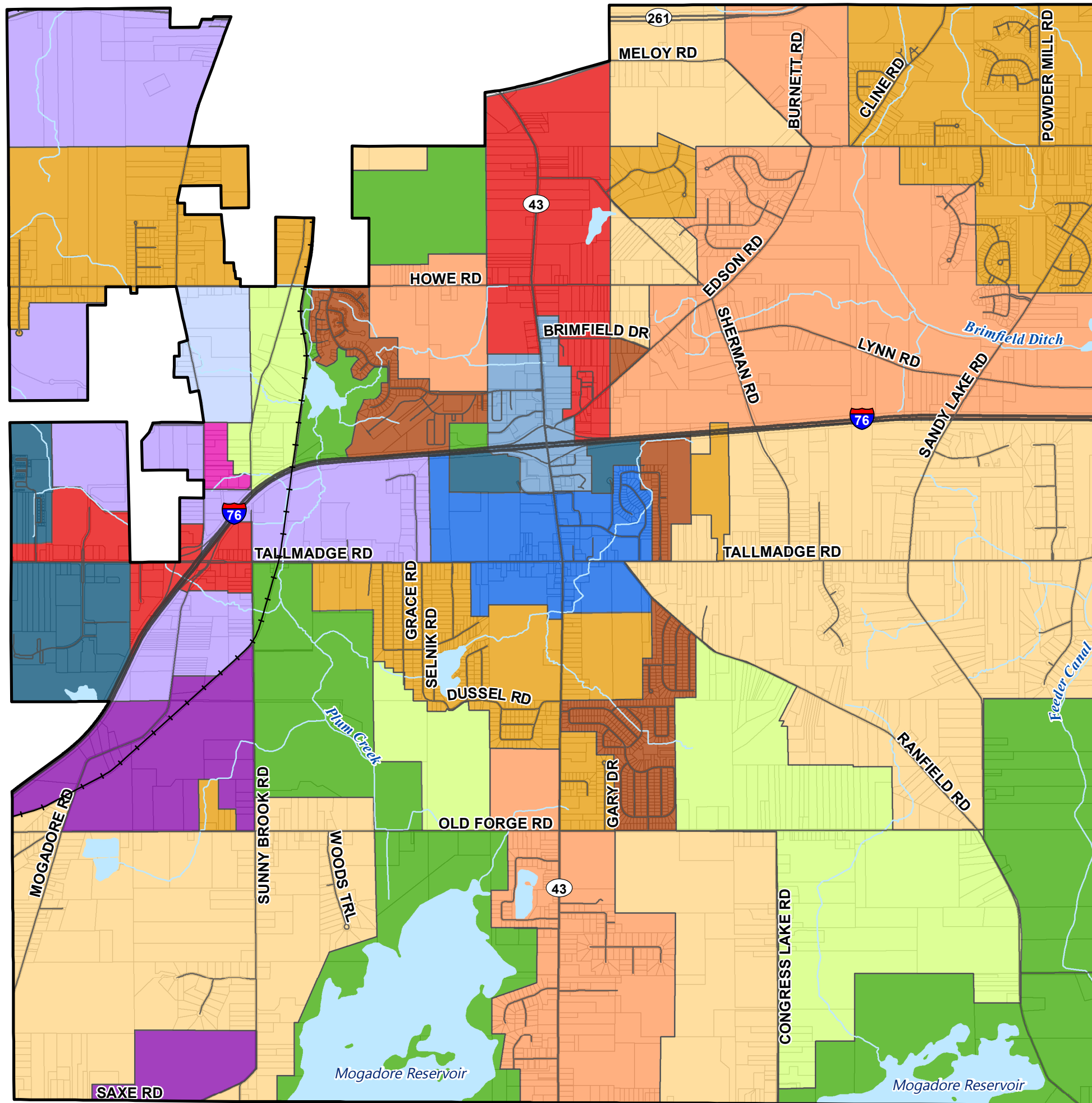
The Integrated Commercial (I-C) district was established to accommodate multi-purpose retail, business office and high-density residential development while minimizing disruption to traffic flow along major roads serving such permitted activities. Permitted uses include residential multi-family, commercial, and office uses. The minimum lot area for residential uses is one dwelling unit per 0.25 acres. For non-residential uses, the minimum lot area is 20,000 square feet. Integrated Commercial covers 259 acres of the Township.

The Office Research (O-R) district encourages the establishment of administrative, executive, and professional offices as well as research facilities which may benefit from proximity to major industries. Permitted uses include professional, administrative, and executive offices, medical/dental offices, and educational facilities. The minimum permitted lot area is 20,000 square feet. Office Research comprises 109 acres of the Township.

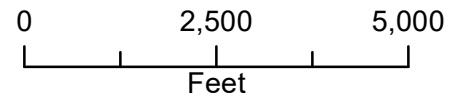
The Light Industrial (L-I) district provides areas for light industrial uses where processes that involve dust, smoke, fumes, glare, odors, or other objectionable elements can be controlled and that do not involve processes that use dangerous or hazardous materials. Permitted uses include offices, warehousing, wholesale establishments, research laboratories, manufacturing, processing, servicing, assembly or repair facilities, metal processing, and plastic or rubber molding extrusion. The minimum lot area permitted in this district is 0.5 acres. Light industrial covers 894 acres.

The Heavy Industrial (H-I) zoning district provides locations for industrial and manufacturing processes which may use dangerous or hazardous materials or commonly recognized offensive conditions. Permitted uses include those uses allowable in the light industrial district as well

as additional manufacturing, processing, servicing, assembly, and repair facilities not allowable in L-I. The minimum allowable lot size is one acre. Heavy Industrial covers approximately 433 acres of the Township.



- +—+—+— Railroad
- Streams & Rivers
- Water
- Zoning**
- Residential- High Density
- Residential- Medium Density
- Residential- Medium High Density
- Residential- Low Density
- Residential- Rural
- Residential-Office
- General Commercial
- Highway Commercial
- Integrated Commercial
- Office/Research
- Town Center
- Light Industrial
- Heavy Industrial
- Open Space Conservation



Map Created March 4, 2021

Data Sources: Boundaries, Portage County GIS, 2019; Parcels & Roads, Portage County GIS, 2020, Water & Streams, NHD USGS edited by PCRPC, 2012; Railroad, ODOT, 2020; Brimfield Zoning, PCRPC, February 2021

Map 9.2 Zoning Districts



## Proposed Zoning Changes

Brimfield Township is in the process of a significant update to the zoning code and official zoning map which, once finalized, will more accurately reflect current and continuing uses in the Township. The proposed changes include the following:

- Eliminate the Integrated Commercial district and rezone to General Commercial, Highway Commercial, Town Center or Residential High Density
- Remove the transitional zoning districts of Office/Research and Residential-Office and rezone to Rural Residential, General Commercial, Light Industrial, or Residential High Density as appropriate
- Combine the Residential Medium High Density and Residential Medium Density into a new Residential Medium Density zoning district

These changes will reflect the current conditions which will greatly reduce the number of variances processed by the Township. Table 9.2 shows the complete list of proposed changes corresponding to the map labels on Map

Map Label	Current Zoning	Proposed Zoning	Acres
1	Integrated Commercial	General Commercial	181
2	Integrated Commercial	Residential High Density	18
3	Open Space Conservation	Highway Commercial	13
4	Office/Research	Light Industrial	109
5	Residential Medium High Density	<b>NEW</b> Residential Medium Density	1,759 (plus 2,135 acres currently zoned R-2)
6	Residential Office	Light Industrial	25

## Developable Areas

Map 9.4 displays areas of the Township by development potential. The ranking of developable areas one, two, and three are largely based on proximity to water and sewer as well as presence of environmentally sensitive areas such as wetlands, floodplains, and other protected lands. It does not consider locations of current development and instead shows urbanized areas as equal to undeveloped land. Over the next 30 years, some of these urbanized areas may have significant potential for redevelopment and revitalization given the easy access to water and sewer and ultimately be more attractive for development than

undeveloped areas with no immediate access to utilities.

Developable Area 1 is shown in green and covers land that is within 1/4-mile of a water and sewer line. This area covers most of the central portion of the Township as well as several major subdivisions for a total of 3,996 acres. Developable Area 2, shown in yellow, covers land within 1/4-mile of water or sewer. This area is adjacent to Area 1 and covers 3,692 acres. Developable Area 3, shown in light red/pink, includes land where no water or sewer is available. It covers 5,341 acres of the Township. Protected areas and parts of the Township with large expanses of floodplain and potential wetlands are excluded from the developable areas. These undevelopable areas are shown in red.

## Future Land Use

The future land use map, Map 9.5, was created using the community survey and input from the Township Zoning Commission and Zoning Inspector. The following describes the future land use, acreage covered, and the reasoning for the use.

The Town Center covers the current (2020) zoning district as well as additional areas west of SR 43 and north of Tallmadge Road and areas adjacent to SR 43 and I-76. This area has access to central utilities and is already the center of government functions within the Township. The Town Center is meant to resemble a more traditional, pedestrian-friendly village center with a mix of uses including residential, commercial, and office both next to one another and mixed vertically within the same structure. Local businesses should be attracted to this area. More intense residential uses are also appropriate here, including apartments, and small lot single family homes. According to the survey, 53.19% of respondents agreed or strongly agreed that the intersection of SR 43 and Tallmadge Road should be made to resemble a village while 24.20% neither agreed nor disagreed. Approximately 2.64% of the Township will be covered by the Town Center.

Although similar to the Town Center, the Mixed-Use category is located where mixed-use development is currently being planned. This development is part of the Maplecrest subdivision and will include commercial along Tallmadge Road with a mix of possible uses behind including

light industrial and professional offices. Condominiums are also located in this area and predate the planned development. Mixed-Use covers approximately 0.94% of the Township or 127.57 acres.

The integrated commercial area is identical to the current zoning district located adjacent to the Town Center and near I-76 and SR 43. This area has access to central utilities and the major highways in the Township. It is also next to the center of government functions. Anticipated uses in these areas include multi-purpose retail, personal service establishments, mixed use structures, professional offices, and high density residential. Approximately 0.4% of the Township is covered by integrated commercial.

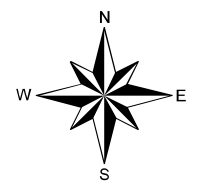
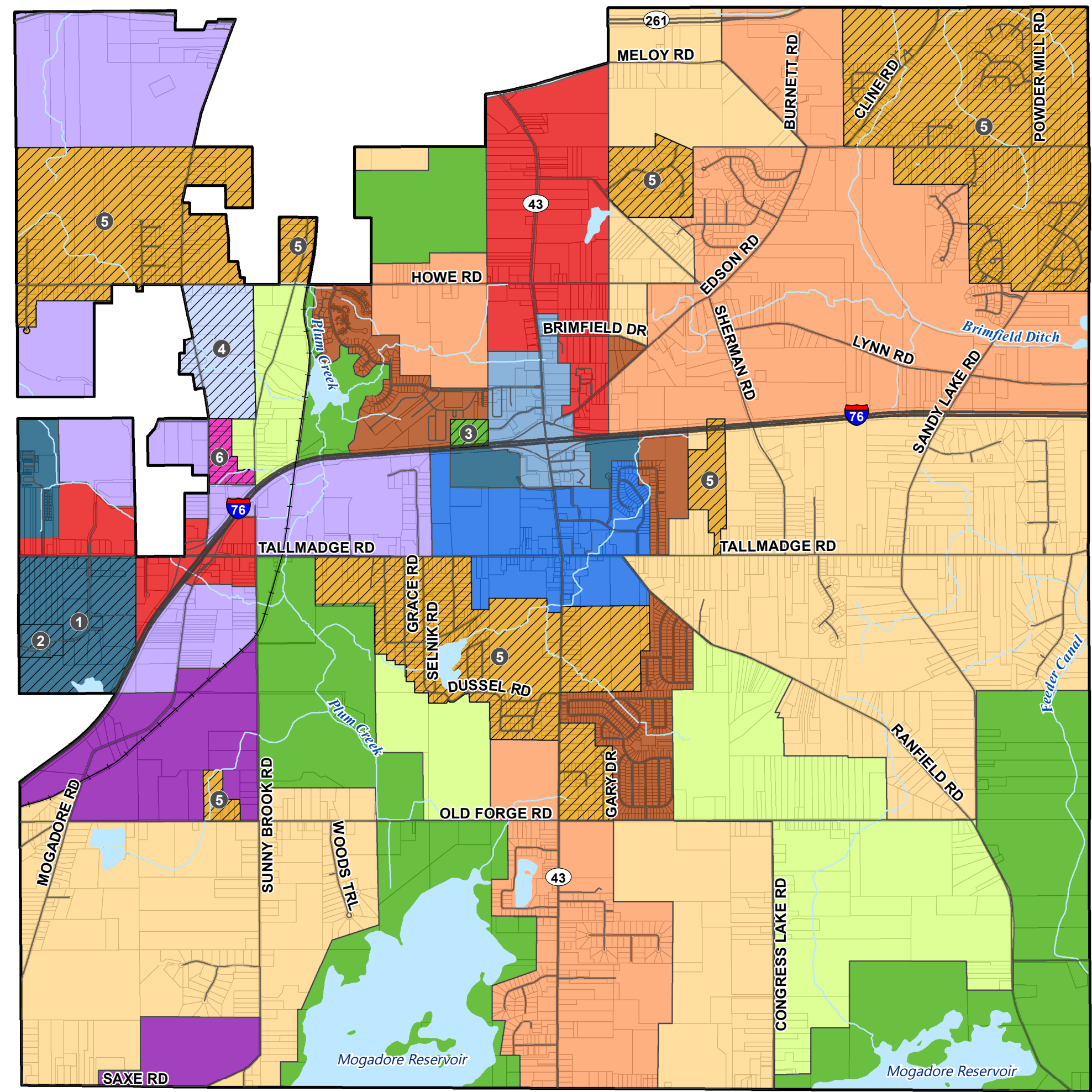
The Commercial category covers most of the existing commercial zoning districts. The commercial areas were extended along the I-76 ramps at SR 43 and Tallmadge Road. The State Route 43 corridor north of I-76 remains commercial; however, the size was shrunk to roughly 550-foot width on either side of the road south of Howe Road instead of following the current parcels. Ideally, this will reduce the possibility of commercial sprawl, encouraging more compact well-designed development. Approximately 3.46% of the Township is covered by commercial. This area is in addition to the commercial uses allowed under the mixed-use, integrated commercial, and town center future land use categories.











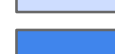
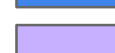



Industrial areas are located near I-76 or close to the railroad with one area on SR 43 near the City of Kent corporation line and several adjacent to the City of Tallmadge. The industrial areas are located in such a way as to take full advantage of Brimfield Township's location and ease of access to surrounding cities and the larger economic market. The industrial area covers approximately 9.47% of the Township. Heavy versus light industrial is not specified on the future land use map. The survey respondents did not want more heavy industrial in the Township and were evenly split on light industrial; however based on the comments, there may have been a misunderstanding of the meaning behind heavy versus light industrial (included in Appendix B). Several of the survey comments mentioned the need to grow the tax base through added businesses and industry.

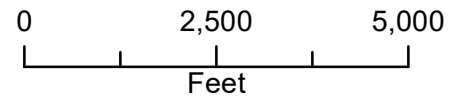
The residential future land use category includes current and planned subdivisions along with opportunities for expansion. This category concentrates future housing developments near existing development where there is existing infrastructure or where it may easily be extended. Approximately 37.41% or 5,092.63 acres of the Township is shown as residential on the future land use map.

Rural residential is shown covering 46.90% of Brimfield Township or 6,385.80 acres. These areas are concentrated south of Tallmadge Road and in the northwest corner of the Township near Kent. Large, protected areas such as Mogadore Reservoir, Gray Birch Bog, and the Kent Bog Expansion as well as other environmentally sensitive areas are included in rural residential. This category is intended to preserve environmentally sensitive areas, and existing productive farmland. If this area is developed, it will be as large lot residential or other compatible uses. Approximately 41.07% of the rural residential land use consists of CAUV lands. This protects 70.99% of current CAUV lands in Brimfield Township.

# Map 9.3 Proposed Zoning District Changes

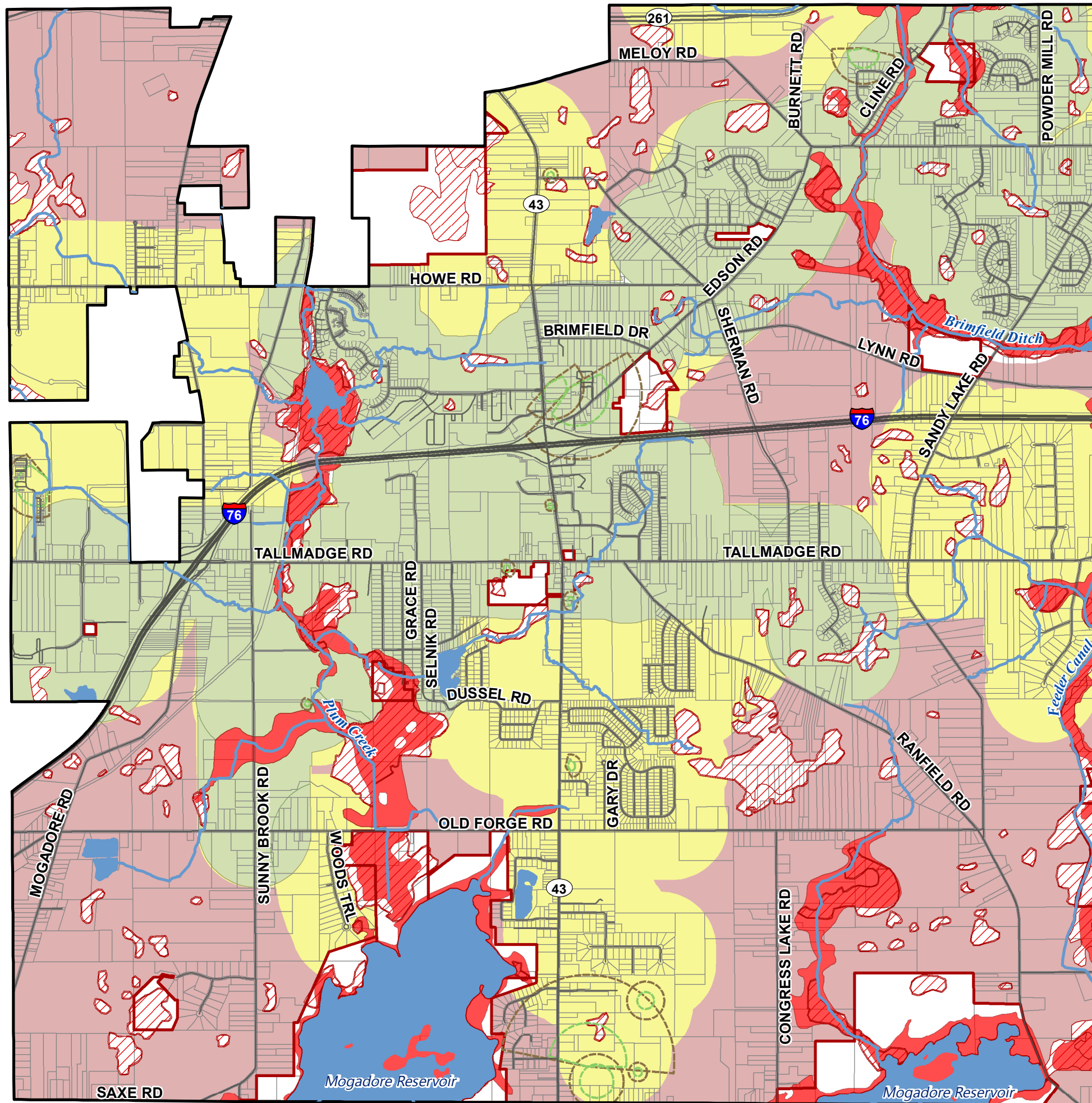


-  Proposed Zoning Changes
- Zoning**
-  Residential- High Density
-  Residential- Medium Density
-  Residential- Medium High Density
-  Residential- Low Density
-  Residential- Rural
-  Residential-Office
-  General Commercial
-  Highway Commercial
-  Integrated Commercial
-  Office/Research
-  Town Center
-  Light Industrial
-  Heavy Industrial
-  Open Space Conservation



Map Created March 4, 2021

Data Sources: Boundaries, Portage County GIS, 2019; Parcels & Roads, Portage County GIS, 2020 Water & Streams, NHD USGS edited by PCRPC, 2012; Railroad, ODOT, 2020; Brimfield Zoning, PCRPC, February 2021

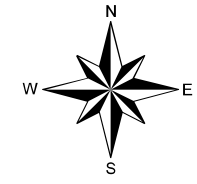
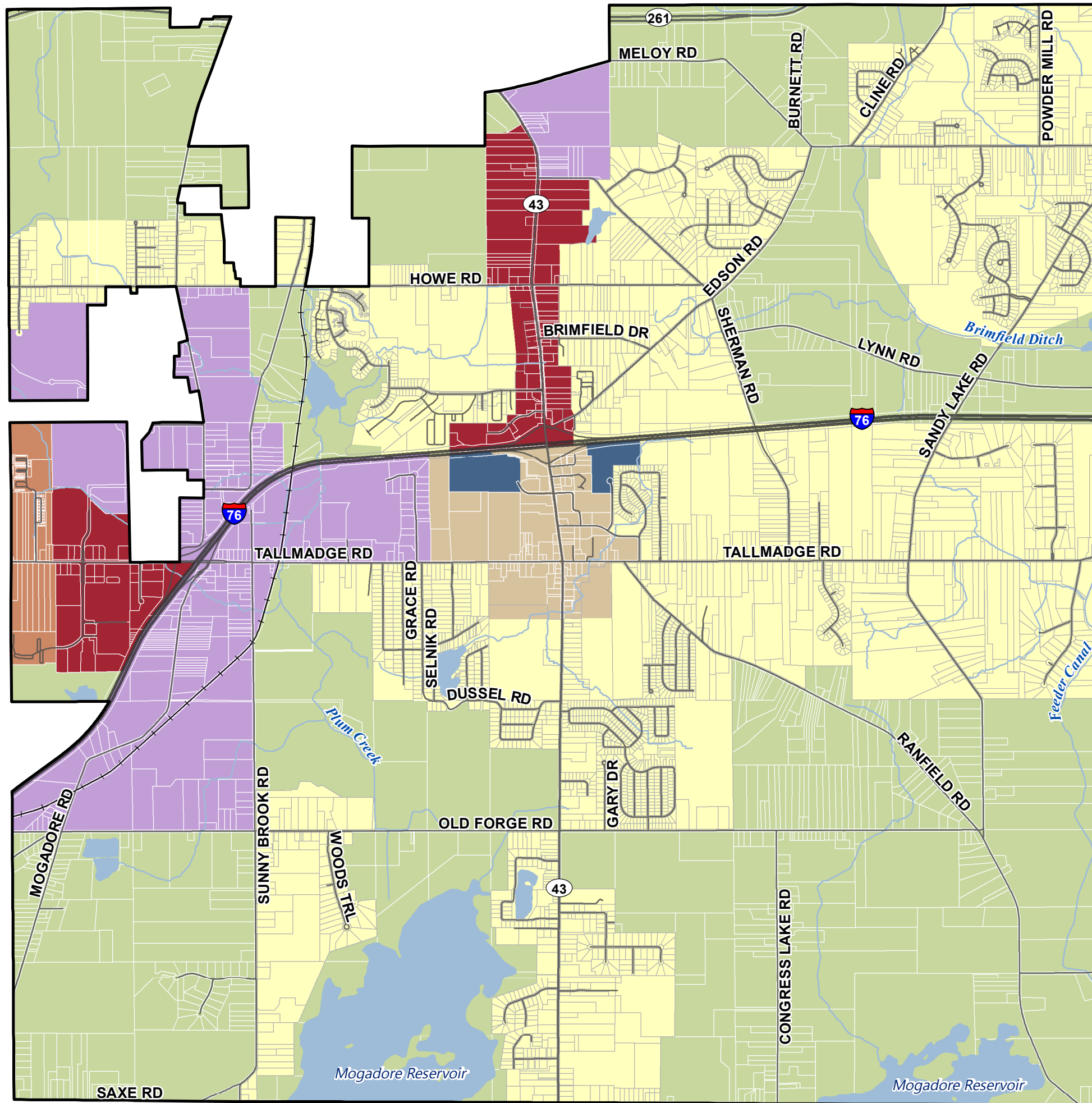


- Parcels
- Protected Area
- Wetland
- Flood Hazard Area
- Source Water Protection Area
  - 1-Year Travel Time
  - 5-Year Travel Time
- Developable Areas
  - Developable Area 1
  - Developable Area 2
  - Developable Area 3

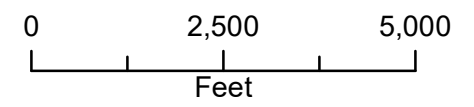
Map Created January 8, 2020

Data Sources: Parcels & Roads, Portage County GIS, 2020; Jurisdictional Boundary, Portage County GIS, 2019; Flood Hazard Areas, FEMA FIRM, 2013; SWPA, OEPA, 2020; Wetlands, NWI USFWS; imagery date 2007, updated 2019; Protected Areas; PCRPC & various sources; 2020; Developable Areas, PCRPC, 2020

Map 9.4 Developable Areas



- +—+—+—+—+—+ Railroad
- Stream & Rivers
- Water
- Future Land Use
- Commercial
- Industrial
- Integrated Commercial
- Mixed Use
- Residential
- Rural Residential
- Town Center



Map 9.5 Future Land Use

Map Updated: May 21, 2021  
 Data Sources: Jurisdictional Boundary, Portage County GIS, 2019; Future Land Use, PCRPC, 2021; Water & Streams, NHD USGS edited by PCRPC, 2012; Railroad, ODOT, 2020

# Chapter 10

## Implementation

Perhaps the most important piece of the land use plan is implementation. The implementation chapter details the actions specified in each section and what parties should be responsible for their undertaking. Without this piece, the Plan is simply a stack of paper on a shelf. Elements such as revising the zoning code to support the land use plan are imperative to the Plan's effectiveness and value. Some recommendations need to be acted on immediately while others may have to wait five to ten years to be applied. These items will need to be taken on by entities such as the Zoning and Economic Development Department, the Parks and Recreation Department, Chamber of Commerce, or Township Trustees. Regardless of who is in charge, collaboration and communication are key to ensuring the actions taken achieve the intent of the land use plan principles and goals.

### Implementation Actions

In order to implement the goals, objectives, and strategies of the Brimfield Township Land Use Plan, it is recommended that the Township:

1. **Adopt the Plan as the official policy of the Township to guide development, funding, and land use decisions.** Brimfield Township Trustees must adopt the Plan by passage of a resolution. Once adopted, the Plan becomes official and should be followed when making land use decisions. The Plan is the first step in creating a more legally stable and enforceable system.
2. **Educate the public about the Plan, so that Brimfield citizens are aware of the adopted Plan.** The public should be aware of its potential impact on the Township, that proposed land use changes will need to conform to the Land Use Plan, and that applicable policies will be applied.
3. **Revise the zoning code to support the goals and objectives contained in the Plan.** Changes will need to be made to truly implement the Plan. These recommendations are part of the strategies and include amending and adding zoning districts and development standards, as necessary. Having a zoning code that is in concert with the land use plan is key to making sound decisions.
4. **Require compliance with the Plan in rezoning/development requests and provide written record of such discussion and agreement for each rezoning and development decision.** It must be documented that decisions being made are in compliance with the recommendations in the existing comprehensive plan. Staff reports presented to Planning Commission and Trustees should include the planning principles or goals of the Plan and should discuss the proposal's conformity with them. Decisions must be consistent in order for the Township to avoid legal trouble. Providing a guide for this is a primary purpose of the Plan.
5. **Maintain the official future land use map.** The Future Land Use map should be prepared and maintained using Geographic Information Systems map information, detailed to the parcel level.
6. **Obtain and allocate funding to achieve goals and objectives.** The process of securing funding is a challenge and must be taken on by individuals who are assertive and organized. These individuals must determine who the key players are regarding funding of priorities, grants available, innovative programs, government assistance and those who may be willing to donate money or land to achieve the goals in the land use plan.
7. **Involve stakeholders and community members in the Plan implementation.** In order to retain community trust and make the land use plan a true reflection of the community's best interests, the public must be involved in implementation. This can be accomplished through volunteers promoting the Plan, residents starting block watches and local events, or business leaders introducing sustainable initiatives into their practices.
8. **Coordinate and communicate with surrounding jurisdictions and the PCRPC.** Many of the recommendations in the Plan depend on partnerships and collaboration with surrounding areas or organizations. A regional perspective on growth and assistance will help Brimfield move forward in the future. In addition, the Portage County Regional Planning Commission can assist in grant and funding information, zoning amendment reviews, zoning technique recommendations, and mapping.
9. **Be proactive vs. reactive.** The Township should take

an aggressive stance on preferred development, property acquisition for the preservation areas, and funding opportunities. The zoning commission and Trustees should also seek education and training opportunities and resources to stay informed of current planning issues and trends.

### **Plan Review and Amendment**

To ensure the Plan does not sit on a shelf, it should be reviewed once a year by the end of March and any necessary amendments made. This annual review will refresh the minds of legislators and other officials on the policies and thinking that led to the main ideas in the Plan. It will also introduce the Plan to new Trustees and/or other officials.

The annual review should become a routine process and should be scheduled for a regular time every year. This annual review will help to assure the Plan is kept up to date.

A major reconsideration and update of the entire Plan should occur every five years. Current and changing conditions in the community and region will need to be incorporated.

The Plan may also be amended at any time during the year where it is found that certain provisions are unworkable. Policies may need to be rethought in some instances. Whatever the situation, the Plan should be kept as current as possible to be a useful tool to guide land use decisions.

### **Five-Year Plan**

Brimfield Township, with the aid of the Portage County Regional Planning Commission, developed a Five-Year Plan to guide operational expenses and development plans for the immediate future. The table below is broken out by department and accounts for expected operational expenses and projects from late 2021 through 2026.

Table 10.1 Five-Year Plan

Department/Project	Partners and Organizations (other local communities, County, State, Fed, or com- munity groups)	Cost	Funding Opportunities (general fund, grants, coun- ty, state, federal, community, organizations, fundraisers)	Timeframe
<b>IT</b>				
1) Centralized IT Administra- tion one place to see every- thing including management	Vendors, i.e., SolarWinds for pricing	\$2,000.00 +/-	Grants, OTARMA	2022
2) Every 2 years Cyber Secu- rity Refresh Baseline Training, remediation, and testing	ESET	\$2,750	OTARMA, HLS	2022
3) Every 2 years Cyber Securi- ty Refresh Baseline		\$1,250 Users (50 people) \$1,500 IT Professional	General Fund	2024 & biennially thereafter
4) Cloud Backup of all Data	Wasabi	\$250 for data backup annually \$300 on-time cost to con- nect to service	General Fund	2024
5) IT Infrastructure Refresh Replace (Switches and WIFI)	CDWG	\$11,000	General Fund	2026
6) Replace Existing Equipment - Every 2 years Cyber Security Refresh (Fire wall)	CDWG, RBIZ	\$4,000 1,250 Users (50 people) \$1,500 IT Professional	General Fund	2026
7) Website Redevelopment	Internally or Outside TBD	\$4,000 whether internal or external	General Fund	2026
<b>Parks and Recreation</b>				
1) Replace Old Equipment in Lions Park	Community Recreation Com- mittee, Kent Parks and Rec.	\$50,000.00	Grants both state and founda- tions, In-kind labor and mate- rials, Fund Raising and Parks Programs	2022
2) Work with new advisory board to do the Mission and Vision statement	Community Recreation Committee and Portage Park District, and neighboring Park Departments	\$0		2022



Department/Project	Partners and Organizations (other local communities, County, State, Fed, or com- munity groups)	Cost	Funding Opportunities (general fund, grants, coun- ty, state, federal, community, organizations, fundraisers)	Timeframe
3) Work with Grant Writer - Obtain Grants	Community Recreation Com- mittee, Portage Park District, PCRPC, National Park Service, and neighboring Park De- partments	up to \$2,000.00	Technical Assistance Hours, Parks Budget	2022
4) Renovate Existing Walking Paths	Asphalt Companies, Road Crew	\$11,000.00 maximum to be determined	Partially Park Budget and Par- tially grant.	2022
5) Create and Shape Soccer Field	Meijer's	\$10,000.00	General fund and donations, Meijer's donation	2022
6) Hire Part-Time Park Em- ployees	Trustees, Craig	Maintenance Employee, Parks Employee (part-time) Cost TBD	TBD	2024
7) Establish New Revenue Sources	Grants, PCRPC, Selling Mer- chandise, Fund Raisers, summer camps, paint night fee based	TBD	TBD	2024
8) Create New Logo	Graphic Detail or GDL	TBD	TBD	2024
9) Replace Park Signage (roads, trails and all signs)	GDL	\$3,000 for all signs	TBD - Grants	2024
10) Brimfest	Community/Chamber and other community organiza- tions/ non-profits	\$15,000-\$20,000, varies with volunteers.	General Fund, volunteers, donations.	2024
11) Open Messner Acres	Western Reserve Conservan- cy, Portage Park District and Landscape Architect, State of Ohio	TBD	Grants, in-kind donations, community workdays, fund- raising, possible park levy	2026
12) Small Park Levy	PC BOE, Trustees and Fiscal Office	\$TBD (\$3,000-\$3,500)	General Fund	2026

Department/Project	Partners and Organizations (other local communities, County, State, Fed, or com- munity groups)	Cost	Funding Opportunities (general fund, grants, coun- ty, state, federal, community, organizations, fundraisers)	Timeframe
13) Work with Mike and AMATSS - Connector Bike Trail	Zoning, AMATS, Portage Park District, PCRPC, Community	TBD	Grants, Portage Park District, In-kind and Community Partners	2026
<b>Road Department</b>				
1) Infrastructure Repair		\$300,000.00 Sugar Maple	Road Levy, OWPC grants	2022
2) OWPC Grant	State, federal	\$400,000.00	City of Tallmadge JEDD	2022
3) Dump Truck	State Bids	\$175,000.00	Loan, possible JEDD	2022
4) Replace Shop Road Department	Trustees, Township Architect	\$500,000 - \$1,000,000	Levy, Grants, JEDD, TIFF's	2024
5) Add Personnel 1-2 Road Crew	Road Department Budget, Union	\$100,000	Road Department Budget	2024
6) Replace 1 Dump truck every two years	State Bid Pricing, Cernia out of Youngstown	\$175,000	JEDD and Road Budget	2024
7) Backhoe	State Bid Pricing, Cernia out of Youngstown	TBD	JEDD and Road Budget	2024
8) Boom Mower	State Bid Pricing, Cernia out of Youngstown	TBD	JEDD and Road Budget	2024
9) Road Levy Renewal and Additional	State, Portage County BOE, ** Need an expiration date	\$TBD (\$3,000-\$3,500)	General Fund	2024
10) Salt Dome	State Bid, *other partners	\$150,000	Road Budget	2026
11) Expansion of Road Building	Trustees, Township Architect	\$200,000 - \$500,000	Levy, Grants, JEDD, TIFF's	2026
12) Dump Truck	State Bid Pricing, Cernia out of Youngstown	\$175,000	JEDD and Road Budget	2026
<b>Fire Department</b>				
1) Build Building		\$8,500,000.00	Levy	2022

Department/Project	Partners and Organizations (other local communities, County, State, Fed, or com- munity groups)	Cost	Funding Opportunities (general fund, grants, coun- ty, state, federal, community, organizations, fundraisers)	Timeframe
2) EMS Renewal Levy for Operating	Community, TBD	\$TBD (\$3,000-\$3,500)	General Fund	2024
3) 1 light vehicle	N/A – Sarchoine and Park Ford	\$35,000		2024
4) 3-6 Additional Full Time Employees	Trustees/Levy	\$450,000 (6 employees)	Levy and EMS Renewal, grants	2026
5) Implement Township Vehi- cle Bay - Mechanic for all vehicles Including police vehicles	Road Department, Fire De- partment, Police Department	\$250,000	General Fund, TBD	2026
6) Ambulance	JEDD, Lifeline	\$175,000	Grants	2026
7) Fire Truck	JEDD	\$500,000	Grants	2026
<b>Police Department</b>				
1) Implement Lexipol	BFD	\$8,417	OTARMA Police & Fire Policy Grant - \$1000	2022
2) Complete Police Staffing Study	OACP	TBD First Quarter 2021 <sup>1</sup>	Police levy funds	2021
3) Obtain 2 new marked cruisers	Park Ford or Sarchione Ford for trade-in	\$83,000-\$90,000 <sup>2</sup>	Police levy funds, JEDD M&I, CARES Funds	2022
4) Pass Policy Protection Levy	Police Levy Committee, com- munity members BPD staff	\$0	Levy committee uses dona- tions to purchase materials	November 2021
5) Emergency Action Plan Development	PC EMA, BFD, Road Supt., Trustees	\$0 <sup>3</sup>	Staff Time and EMA	Late 2021
6) Assign 2nd Officer to re- gional Metro SWAT	Metro SWAT	\$2,500 equipment/gear <sup>4</sup>	Police levy funds	2022

1. OACP Advisory Services should know more on their partnership first quarter 2021. Pursuing this goal will be dependent on cost.

2. Will depend on cruiser trade-in value and equipment (light bars, cages, consoles) that can be transferred.

3. Second half of 2021 due to COVID-19

4. Contingent upon interested & qualified applicants

Department/Project	Partners and Organizations (other local communities, County, State, Fed, or com- munity groups)	Cost	Funding Opportunities (general fund, grants, coun- ty, state, federal, community, organizations, fundraisers)	Timeframe
7) Implement compressed of- ficer work schedules (12-hour, 10-hour)	Fraternal Order of Police (union)	\$0 <sup>5</sup>	N/A	2024
8) Add a second K-9	Hall Public Safety, Buckeye Area Regional K-9	\$50,000 <sup>6</sup>	Community donations, Police levy, JEDD M&I	2024
9) Two Full-Time Police Offi- cers added to staff	N/A	\$200,000	Police levy funds, TIF funds	2024
10) Replace 2 marked cruisers annually	Park Ford or Sarchione Ford, Hall Public Safety	\$75,000-\$80,000 (2 trade-ins)	JEDD M&I and police levy funds	2024 & annually thereafter
11) BPD Officer assigned to Portage Co. Drug Task Force	Portage County Sheriff's Office	1 Full-Time Officer <sup>7</sup>		2024
12) Hire Police Administrative Assistant(s) (replacement for anticipated retirement(s))	N/A	TBD	Police levy funds	2024
13) Address police facility space addition	TBD	TBD	Police Levy, Bond	2026
14) Add additional F/T Officer (potential Drug Task Force replacement)	N/A	\$100,000	Police levy funds, TIF funds	2026
<b>Zoning and Economic Development</b>				
1) Plan Update Completion	RPC, Planning Commission	Expenses Covered Com- pleted in 2021		2021
2) Update Zoning and Map	RPC, Planning Commission	Up to 2 years to complete	TA hours	2022 - 2023
3) Traffic Congestion Issues from Construction work with AMATS	AMATS, County Engineer	Funding Covered	AMATS Funding	2022

5. Goal is dependent upon sufficient staffing levels to support it and negotiation with FOP. Could be implemented sooner than the 3-year mark.

6. Dog can be donated at no cost through B.A.R.K. Cost would be obtaining a new K-9 Vehicle.

7. Dependent on staffing level being sufficient to lose a F/T Officer off the Patrol schedule and evaluating the leadership/composition of the task force at that time.

Department/Project	Partners and Organizations (other local communities, County, State, Fed, or com- munity groups)	Cost	Funding Opportunities (general fund, grants, coun- ty, state, federal, community, organizations, fundraisers)	Timeframe
4) Brimfield CRA Township Wide	Legal	TBD	General Fund	2022
5) TIF-10 year, For the Town- ship	Legal	TBD	General Fund	2022
6) New Zoning Map with Districts	PCRPC	TA hours	Membership dues	2024
7) Key on Manufacturing, TIF and Economic Development	Portage Development Board, Demerit & Associates	TBD	TIF	2024
8) Start Town Center - Safe Walk/ Signalization	Zoning Commission, County Engineer, ODOT	TBD	AMATS	2024
9) Roundabout/ Town Square	Zoning Commission, County Engineer, AMATS, ODOT	TBD	AMATS	2024
10) Implement Water/Sewer line on SR43	Private Developers, City of Kent, Portage County Water Resources	\$2,000,000	Private Developers, TIF, Grants	2026
11) Establish Town Center within 5 years	Zoning Commission, Trustees	TBD	Private Developers, grants, AMATS	2026
12) Establish Historical District w/Town Center	PCRPC, Zoning Commission	TBD, TA hours	Membership and grants	2026
13) Establish Annual Inspec- tion of Town Center Proper- ties	PCRPC, Zoning Commission, Trustees	TBD, TA hours	Membership and grants	2026 & annually moving forwards
<b>Trustees</b>				
1) Completion of Policy and Procedure Manuals - Human Resources	Legal, Departments w/Draft	TBD	General Fund	2022
2) Implement HR Training	Legal, Departments w/Draft	TBD	General Fund	2022
3) Cemetery open Twenty more Blocks	Twitchell Family, Portage Marble,	\$10,000	General Fund, Road Crew	2022

Department/Project	Partners and Organizations (other local communities, County, State, Fed, or com- munity groups)	Cost	Funding Opportunities (general fund, grants, coun- ty, state, federal, community, organizations, fundraisers)	Timeframe
4) Columbarium	Portage Marble	TBD	General Fund	2022
5) 1,500 Available spaces – Need to expand land area	Mike Hlad to work with De- velopers	TBD	General Fund	2022
6) Cemetery software	Trustees	TBD	General Fund	2022
7) Research and Create Cre- mation Wall	Fiscal Office, Kevin, Portage Marble and Granite	TBD	Cemetery Fund	2024
8) Brimfield Historic District	Grants for Historic Pres- ervation, Portage County, PCRPC, Kent Historic District, Volunteers and Community Support	TBD	Grants, Volunteers and Com- munity Support	2024
9) Limited Home Rule	Diemert & Associates	TBD	General Fund	2024

## Goals, Objectives, and Strategies

The goals, objectives and strategies outlined in this section are intended to guide the overall long-term development of the Township.

### Housing

**Goal:** To provide a balance of housing types which meet the needs of all members of the community while maintaining and improving the value and viability of new and existing housing.

*Objective 1: Maintain a variety of housing stock.*

Maintaining the affordable/obtainable housing that already exists will help to provide for a variety of people in different life stages and with different incomes. Increasing investment into existing dwellings has several indirect benefits to the Township including increased funding opportunities, improved aesthetics, and enhanced community pride.

- Strategy 1.1: Create and enforce property maintenance standards.
- Strategy 1.2: Encourage investment in increasing the value of existing the dwellings.

*Objective 2: Ensure that existing multi-family housing does not begin to deteriorate.*

Communication and enforcement are important in avoiding deterioration while still maintaining the existing housing stock. According to the 2020 survey, multi-family, duplex, and triplex housing were the least desired residential use.

- Strategy 2.1: Create and enforce property maintenance standards.
- Strategy 2.2: Communicate openly and often with landowner and management.

*Objective 3: Support development of senior housing.*

Senior housing provides another way to increase sustainability and the ability of a variety of people to live, or remain, in the community. Some seniors may choose to remain in their homes, but there are options for those who feel more comfortable in a managed facility. According to the American Community Survey 2014 to 2018 estimates, 15% of the population was 65 and over, but in the next 30 years approximately 46% of the existing residents will be over 65.

- Strategy 3.1: Determine what types of senior housing

are most needed and desired.

- Strategy 3.2: Encourage development of senior housing in proximity to shopping, transportation services, and other amenities.

### Environment

**Goal:** To preserve and protect rural and agricultural areas as well as areas of significant environmental importance, optimize the value and benefits of those resources for the community, and minimize development.

*Objective 1: Protect designated flood hazard areas and natural drainage systems from inappropriate development.*

- Strategy 1.1: Discourage obstruction, alteration, or interference of flood hazard areas and natural drainage systems especially when there is a danger to life.
- Strategy 1.2: Restrict development in flood hazard areas except for recreation and other similar uses which will maintain the open space character of the land.
- Strategy 1.3: Create and enforce a riparian and wetland setback ordinance.

*Objective 2: Reduce runoff and potential flooding resulting from new and existing development.*

Because flooding is a pre-existing issue in several subdivisions, including newer subdivisions, these techniques should become standard to protect health, safety, and property values. Implementation of storm water best management practices should not require any additional steps in the approval and permitting process.

- Strategy 2.1: Consider minimizing impervious surfaces through strategies including but not limited to:
  - Encouraging pervious pavement
  - Creating maximum impervious surface limits
  - Encouraging use of alternative paving materials vs. concrete sidewalks/patios/pathways in landscape guidelines
  - Establishing maximum pavement and right-of-way widths
- Strategy 2.2: Promote retention of storm water on-site through strategies including but not limited to:
  - Rain gardens
  - Bioswales in tree lawns

- o Redirected downspouts
- o Pervious pavement

*Objective 3: Encourage preservation of rural and open space areas from urbanized development.*

According to the 2020 survey, approximately 77.6% of respondents listed rural atmosphere as their favorite thing about living in Brimfield Township. Rural character, open space, farmland, and the small-town identity of the Township were all highly mentioned as things that residents want to see preserved.

- Strategy 3.1: Discourage extension or expansion of sanitary sewer, water, or other infrastructure into designated rural areas if such extension or expansion is detrimental to the preservation of those rural areas.
- Strategy 3.2: Enforce land use controls which restrict development other than agriculture, rural residential or other compatible uses in designated rural areas.
- Strategy 3.3: Support preservation of designated rural areas and open spaces through methods such as conservation easements and purchase of development rights.

*Objective 4: Increase accessibility to public environmentally significant areas and make connections between them.*

The survey indicates that 39.04% of the respondents would be willing to pay higher taxes for parks and recreation while 36.07% indicated they would pay higher taxes for open space protection. More trails were commonly mentioned as an item that residents would like to see the Township improve upon.

- Strategy 4.1: Evaluate public land for greenway connections to environmentally significant areas.
- Strategy 4.2: Promote increased visibility through increased signage, trailheads, and parking.
- Strategy 4.3: Work to connect environmentally significant areas to greenways, roads, and adjacent neighborhoods.
- Strategy 4.4: Partner with the Portage Park District to increase trail and park access to Portage Park District properties within the Township.
- Strategy 4.5: Strive to develop multi-purpose paths which connect to existing parks

## Community Facilities

Goal: To provide up-to-date facilities and services that foster a safe, active, and educated community.

*Objective 1: Continue to provide the staffing and resources needed to maintain a safe community.*

To have a safe community, all residents should play an active role in 1) watching out for others; 2) ensuring the Township has adequate funds for basic community services; 3) monitoring their surroundings; and 4) communicating with their neighbors and officials. Fire and police were rated as high-quality services provided by Brimfield. Several residents commented on the safe atmosphere of the Township.

- Strategy 1.1: Expand safety services and facilities when financially feasible and as determined by policy makers.
- Strategy 1.2: Continue to provide community outreach programs.

*Objective 2: Explore the feasibility to increase the number of parks, trails, and greenways throughout the Township.*

Although 41% of residents indicated the current parks and recreation facilities meet their needs, recreation facilities, open space, trails, and biking facilities were also commonly mentioned as items to improve.

- Strategy 2.1: Promote parks and recreation planning, maintenance, and acquisition.
- Strategy 2.2: Identify funding opportunities and apply for grants from organizations such as:
  - o Ohio Department of Natural Resources
  - o Ohio Environmental Protection Agency
  - o Clean Ohio Fund – State of Ohio
  - o Ohio Department of Transportation (for bike and pedestrian facilities)
  - o U.S. Department of Transportation (for trails)
  - o National Park Service
- Strategy 2.3: Collaborate with partners such as the Portage Park District and PCRPC to obtain grants.

*Objective 3: Ensure that growth does not outpace the ability to provide services.*

- Strategy 3.1: Encourage development on sites with infrastructure already in place before development on



greenfields.

- Strategy 3.2: Encourage provision of central sewer and water to designated industrial, commercial, and medium residential areas of the Township.
- Strategy 3.3: Work with the Portage County Water Resources Department, the City of Tallmadge, and the City of Kent to monitor the pace of growth and to ensure that future needs for sewer and water can be provided for.
- Strategy 3.4: Provide sewer and water in a stage contiguous manner commencing with areas adjacent to existing centralized services.
- Strategy 3.5: Consider requiring a market and fiscal analysis of new developments that details the impacts on local services and infrastructure for large projects (10 acres or more).
- Strategy 3.6: Work with PARTA and AMATS to extend transportation services and facilities in coordination with other infrastructure investments and proposed land use patterns.
- Strategy 3.7: Improve the road pattern in areas of planned urbanization/development.
- Strategy 3.8: Establish separate pedestrian and vehicular movement systems in developed areas.

## Economic Development

Goal: To provide for a diversity of business and employment opportunities while maintaining balanced economic growth and a strong tax base.

*Objective 1: Continue to capitalize on the accessibility of the Township.*

- Strategy 1.1: Marketing broad base of commercial, office research, and industrial opportunities with a regional and national focus.
- Strategy 1.2: Promote access to I-76 and proximity to other major regional and national markets.
- Strategy 1.3: Utilize local media and website marketing to promote the Township and accessibility.
- Strategy 1.4: Market quality of life and Township attributes.
- Strategy 1.5: Place an emphasis on business retention, creation and entrepreneurship.

*Objective 2: Shared collaboration and public private partnerships.*

- Strategy 2.1: Establish a Development Committee that would include Kent and Tallmadge and other partners as necessary.
- Strategy 2.2: Collaborate with the private sector, local businesses and land owners in planning and decision-making process by creating and implementing a shared vision.
- Strategy 2.3: Work to leverage other resources that would include but not limited to:
  - Portage County
  - Portage County Land Bank
  - Portage County Regional Planning Commission
  - NEFCO
  - Greater Akron Chamber
  - JobsOhio
  - Ohio Development Services
  - ODOT
  - Brimfield Chamber of Commerce.

*Objective 3: Market housing opportunities as a great place to live.*

- Strategy 3.1: Encourage new housing opportunities as appropriate to improve the overall housing stock.
- Strategy 3.2: Promote the local amenities of Brimfield Township; parks, schools and people.
- Strategy 3.3: Consider an exterior property maintenance code and assistance program for home repair.
- Strategy 3.4: Take advantage of home repair opportunities that can be arranged as part of Portage County's Community Development Block Grant (CDBG) program or Community Housing Improvement Program (CHIP).

*Objective 4: Attract and retain Commercial, Office Research, and Industrial businesses to the Township.*

- Strategy 4.1: Coordinate suitable locations for non-residential development with the appropriate needed and available infrastructure.
- Strategy 4.2: Prioritize areas that have infrastructure

in place for commercial, office research, and industrial.

- Strategy 4.3: Evaluate potential brownfield sites to determine market readiness for redevelopment or reactivation. Seek grant funding opportunities as appropriate.
- Strategy 4.4: Promote the market and innovation advantages that Brimfield possesses.
- Strategy 4.5: Consider economic development incentive packages as appropriate, i.e., CRAs, TIF's, Enterprise Zone, JEDD(s), etc.
- Strategy 4.6: Assist both current and new businesses with State and Federal incentive programs as appropriate, i.e., JobsOhio's Economic Development Grant, Growth Loan Fund, Revitalization Program Loan and Grant Fund, Work Force Grant, etc.
- Strategy 4.7: Coordinate the potential development of innovative entrepreneurial opportunities with NEOMED, Kent State University or private sector developers.

*Objective 5: Evaluate infrastructure and zoning to determine any impediments to development.*

- Strategy 5.1: Evaluate periodically Brimfield's zoning regulations to ensure they are not limiting or creating impediments to attractive and enhanced economic development.
- Strategy 5.2: Evaluate the infrastructure capabilities of the Brimfield Township, primarily roads, water and sewer, but may also include gas, electrical, and broadband, etc. and develop collaborative solutions to any needed improvements.

## Transportation

Goal: To provide a safe, efficient, connected and location-appropriate transportation network.

*Objective 1: Promote and provide infrastructure for alternate forms of transportation.*

- Strategy 1.1: Work with AMATS and the County Engineer to evaluate the feasibility of providing sidewalks in all districts except for low density and rural residential zoning districts.
- Strategy 1.2: Encourage the construction of streetscape improvements where the pedestrian landscape is currently unfriendly.
- Strategy 1.3: Work with AMATS and the County Engi-

neer to provide adequate rights-of way in new street design for bike lanes and shoulders.

- Strategy 1.4: Promote complete streets in new developments.

*Objective 2: Minimize traffic congestion.*

While most of Brimfield Township experiences minimal traffic congestion, the survey notes that traffic flow is an issue around the highway ramps and new commercial development.

- Strategy 2.1: Work with the County Engineer and AMATS to make intersection and traffic light improvements.
- Strategy 2.2: Encourage developers to conduct traffic impact studies to determine the effects of proposed development and to better plan for transportation improvements.
- Strategy 2.3: Consider using rear access roads in new developments.

## Land Use

Goal: To provide for a sustainable mix of land uses that will result in balanced growth and redevelopment, and enhanced community character.

*Objective 1: Work to simplify and strengthen zoning districts.*

- Strategy 1.1: Consider modifying existing and creating new zoning districts that may be necessary to support the goals of the comprehensive plan.
- Strategy 1.2: Consider removing or amending zoning districts that are ineffective or unclear.

*Objective 2: Create a walkable community.*

A walkable community contains many things – connections, infrastructure, safety measures, a mix of uses and density.

- Strategy 2.1: Consider creating neighborhoods with a mix of uses.
- Strategy 2.2: Encourage connected uses and neighborhoods through pedestrian networks.
- Strategy 2.3: Encourage development in existing areas to increase walkability to more uses: i.e. to schools, parks, shopping, and other neighborhoods

*Objective 3: Work to establish a pedestrian friendly town center for all residents near the intersection of State Route 43 and Tallmadge Road which encourages a sense of community and maintains the small-town character of the Township.*

According to the survey, 53% of residents would like to see a town center developed at the intersection of Tallmadge Road and State Route 43. Many residents also mentioned that the town center should be improved to become more usable to residents, have a consistent visual character, provide greenspace, and have places for local businesses.

- Strategy 3.1: Reclaim sense of identity and increase public greenspace west of SR 43.
- Strategy 3.2: Preserve the rural character of Brimfield Township by integrating new compatible development with existing buildings and maintaining the close-knit pattern of smaller size lots with a mix of residential, commercial, office, and community uses which characterize a town center.
- Strategy 3.3: Build upon the existing community assets including the school complex, gazebo, town green, civic center, and Kelso House.
- Strategy 3.4: Establish a short, mid, and long-range vision for the town center which incorporates such things as:
  - Uses that are compatible in scale, character, and intensity with existing uses and structures,
  - Encourages the development of a compact, mixed-use center,
  - Encourage in-fill development and adaptive reuse of buildings,
  - Allow mixed-use structures including, but not limited to retail on the ground floor with office or residential above, and
  - Encourage preservation and rehabilitation.
- Strategy 3.5: Increase opportunities for local businesses and residential development.

*Objective 4: Growth in the Town Center should continue to occur in a traditional village-style of development.*

- Strategy 4.1: Limit the scale and size of development so that non-residential uses are harmonious with residential uses.

- Strategy 4.2: Work with stakeholders to develop and implement design guidelines for the town center.
- Strategy 4.3: Redevelop vacant, viable buildings for commercial, residential, and office uses.
- Strategy 4.4: Reduce parking standards to encourage the adaptive reuse of older buildings and homes. Development standards should encourage parking to be located behind buildings with appropriate landscaping to screen the parking lot. Shared parking should be encouraged to reduce the pavement area and the number of driveways, and to minimize traffic problems.
- Strategy 4.5: Limit the maximum front setback to ensure buildings are located close to the road rather than being placed to the rear of the parcel behind large areas of asphalt.
- Strategy 4.6: Encourage pedestrian and bicyclist activity by transforming the area between the building and road into a pedestrian friendly area with active sidewalks, planting strips, greenspaces, and dedicated bike lanes.

*Objective 5: Provide a balanced solution of retail opportunities that do not cause adverse impacts on residential districts based on existing locations of commercial uses, availability of central utilities, and compatibility with surrounding land uses.*

- Strategy 5.1: Locate commercial development only in areas designated for business uses.
- Strategy 5.2: Limit linear commercial strip development and curb cuts for commercial uses where possible.
- Strategy 5.3: Encourage intensely built-up mixed-use developments which integrate business, office, and residential uses near the Tallmadge Road and I-76 interchange and the state route 43 and I-76 interchange.
- Strategy 5.4: Promote the following characteristics in mixed use areas of the Township:
  - Attractive architecture and site design
  - Pedestrian-friendly areas that accommodate multiple modes with connections for bicyclists, pedestrians, and cars.
  - Small-scale and medium scale

- Strategy 5.5: Encourage local businesses, research facilities, institutions, and administrative, executive, and professional offices.
- Strategy 5.6: Locate parking areas to the rear and sides of lots. Promote attractive design of parking lots with landscaping to provide shade and to buffer the view of cars from neighboring properties and adjacent roadways.

*Objective 6: Maintain multiple residential districts allowing for high to low densities that are established based on current utility availability, transportation access, topography, and geographic trends.*

- Strategy 6.1: Locate moderate to high densities along State Route 43 and lands north of Tallmadge Road.
- Strategy 6.2: Retain low density residential districts south of Tallmadge Road. The landscape south of Tallmadge Road still possess the rural character and should not have utilities expanded into it.
- Strategy 6.3: Minimize the impacts of residential development on the landscape and the natural environment through the creation of permanent open space areas.

*Objective 7: Promote the retention of productive agricultural land.*

- Strategy 7.1: Regulations on nuisances related to farming should not inhibit normal agricultural practices and operations but should be restricted which relate to public health and safety only.
- Strategy 7.2: Long-term agricultural areas should be based upon agricultural productivity, absence of urban development and existence of farm parcels of sufficient size for economic production.
- Strategy 7.3: Encourage techniques for agricultural preservation such as CAUV, transfer of development rights, agricultural security areas, agricultural easements and agricultural districts or other zoning techniques.
- Strategy 7.4: Discourage residential subdivisions in rural/agricultural areas.

*Objective 8: Encourage the preservation, protection and restoration of those sites and structures which have historical, architectural, or cultural significance.*

- Strategy 8.1: Encourage and support local legislation or regulations which will protect these significant sites

and structures.

- Strategy 8.2: Encourage historical preservation by using financial incentives such as grants, loans, and tax incentives.
- Strategy 8.3: Establish flexible zoning regulations that allow for adaptive reuse while maintaining the historic or architectural style and character.
- Strategy 8.4: Establish a Cultural Resources Review Board that will assist in making land use related decision which may affect significant cultural resources.
- Strategy 8.5: Explore the feasibility of establishing a NRHP historic district.

## Community Character

**Goal:** To continue to create a community identity that evokes sense of place, pride, and quality in the eyes of residents, businesses, and visitors.

*Objective 1: Encourage protection of rural character.*

Rural character is defined by the presence of open space areas and agricultural endeavors as seen from the roadway. Many survey respondents cited rural character as one of the most attractive reasons for living in the Township. It is a major asset to Brimfield which should be protected as much as possible. This could include limited development, preservation, or character standards.

- Strategy 1.1: Encourage scenic, agricultural, or conservation easements in appropriate areas.
- Strategy 1.2: Maintain existing lower-density zoning in certain areas.
- Strategy 1.3: Limit the extension of utilities into rural areas thus limiting the amount of development which can occur.
- Strategy 1.4: Preserve the roadway viewshed, unique natural features, and open space through flexible building arrangements and innovative subdivision design such as clustered residential.

*Objective 2: Continue to retain community trust.*

The 2020 survey of Brimfield Township residents made it clear that the majority of the respondents trust the Township. Community trust is very valuable and is something the Township should continue to maintain. Continuing current practices as well as adding more transparency and communication with residents will help retain community trust.

- Strategy 2.1: Continue to communicate with the public regarding Township proceedings, making them transparent and available.
- Strategy 2.2: Work to increase public involvement in meetings, committees, and events.
- Strategy 2.3: Evaluate annually the Plan’s progress and make that information available to the public to promote awareness and further the Plan’s implementation.

### Action Tables

The following tables use the goals, objectives and strategies listed above to develop a timeframe of implementation and assign a responsible party. This section priorities future actions of the Township in four stages.

- Ongoing: this is something the Township is currently doing and should

continue to do.

- Short range actions are actions which should be completed within the next 5 years.
- Mid-range actions are actions that should be accomplished in the next 5 to 15 years.
- Long range actions should take 15 years or longer to accomplish.

The Completion Date is left open for the Township to fill in as items are accomplished.

Table 10.2 Housing Actions

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
1. Maintain a variety of housing stock.			
<ul style="list-style-type: none"> <li>▪ Create and enforce property maintenance standards.</li> <li>▪ Encourage investment in increasing the value of existing the dwellings.</li> </ul>	Zoning Inspector Economic Development	Short to Mid-range	
2. Ensure that existing multi-family housing does not begin to deteriorate.			
<ul style="list-style-type: none"> <li>▪ Create and enforce property maintenance standards.</li> <li>▪ Communicate openly and often with landowner and management.</li> </ul>	Zoning Inspector	Short range On-going	
3. Support development of senior housing.			
<ul style="list-style-type: none"> <li>▪ Determine what types of senior housing are most needed and desired.</li> <li>▪ Encourage development of senior housing in proximity to shopping, transportation services, and other amenities.</li> </ul>	Zoning Inspector Zoning Commission PARTA	Short to Mid-range	

Table 10.3 Environmental Actions

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
1. Protect designated flood hazard areas and natural drainage systems from inappropriate development.			
<ul style="list-style-type: none"> <li>▪ Discourage obstruction, alteration, or interference of flood hazard areas and natural drainage systems especially when there is a danger to life.</li> <li>▪ Restrict development in flood hazard areas except for recreation and other similar uses which will maintain the open space character of the land.</li> <li>▪ Create and enforce a riparian and wetland setback ordinance.</li> </ul>	<p style="text-align: center;">County Floodplain Manager Zoning Inspector Zoning Commission</p>	<p style="text-align: center;">Ongoing to Short range</p>	
2. Reduce runoff and potential flooding resulting from new and existing development.			
<ul style="list-style-type: none"> <li>▪ Consider minimizing impervious surfaces through strategies including but not limited to:                             <ul style="list-style-type: none"> <li>○ Encouraging pervious pavement</li> <li>○ Creating maximum impervious surface limits</li> <li>○ Encouraging use of alternative paving materials vs. concrete sidewalks/patios/pathways in landscape guidelines</li> <li>○ Establishing maximum pavement and right-of-way widths</li> </ul> </li> <li>▪ Promote retention of storm water on-site through strategies including but not limited to:                             <ul style="list-style-type: none"> <li>○ Rain gardens</li> <li>○ Bioswales in tree lawns</li> <li>○ Redirected downspouts</li> <li>○ Pervious pavement</li> </ul> </li> </ul>	<p style="text-align: center;">Zoning Inspector Zoning Commission Private Developers/ Development Portage County Soil and Water Conservation District</p>	<p style="text-align: center;">Short range</p>	
3. Encourage preservation of rural and open space areas from urbanized development			
<ul style="list-style-type: none"> <li>▪ Discourage extension or expansion of sanitary sewer, water, or other infrastructure into designated rural areas if such extension or expansion is detrimental to the preservation of those rural areas.</li> <li>▪ Enforce land use controls which restrict development other than agriculture, rural residential or other compatible uses in designated rural areas.</li> <li>▪ Support preservation of designated rural areas and open spaces through methods such as conservation easements and purchase of development rights.</li> </ul>	<p style="text-align: center;">Zoning Inspector Zoning Commission Portage County Water Department Portage County Engineer Portage County Soil and Water Conservation District Parks and Recreation Western Reserve Land Conservancy</p>	<p style="text-align: center;">Short to Long range</p>	

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
4. Increase accessibility to public environmentally significant areas and make connections between them.			
<ul style="list-style-type: none"> <li>▪ Evaluate public land for greenway connections to environmentally significant areas.</li> <li>▪ Promote increased visibility through increased signage, trailheads, and parking.</li> <li>▪ Work to connect environmentally significant areas to greenways, roads, and adjacent neighborhoods.</li> <li>▪ Partner with the Portage Park District to increase trail and park access to Portage Park District properties within the Township.</li> <li>▪ Strive to develop multi-purpose paths which connect to existing parks</li> </ul>	<p style="text-align: center;">Parks and Recreation Department Portage Park District AMATS</p>	<p style="text-align: center;">Long range</p>	

Table 10.4 Community Facilities

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
1. Continue to provide the staffing and resources needed to maintain a safe community.			
<ul style="list-style-type: none"> <li>▪ Expand safety services and facilities when financially feasible and as determined by policy makers.</li> <li>▪ Continue to provide community outreach programs.</li> </ul>	Township Trustees Police Department Fire Department	Ongoing to Mid-range	
2. Explore the feasibility to increase the number of parks, trails, and greenways throughout the Township.			
<ul style="list-style-type: none"> <li>▪ Promote parks and recreation planning, maintenance, and acquisition.</li> <li>▪ Identify funding opportunities and apply for grants from organizations such as:                             <ul style="list-style-type: none"> <li>○ Ohio Department of Natural Resources</li> <li>○ Ohio Environmental Protection Agency</li> <li>○ Clean Ohio Fund – State of Ohio</li> <li>○ Ohio Department of Transportation (for bike and pedestrian facilities)</li> <li>○ U.S. Department of Transportation (for trails)</li> <li>○ National Park Service</li> </ul> </li> <li>▪ Collaborate with partners such as the Portage Park District and PCRPC to obtain grants.</li> </ul>	Parks and Recreation Department Portage Park District PCRPC	Short, Mid, and Long range	



Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
<p>3. Ensure that growth does not outpace the ability to provide services for it.</p> <ul style="list-style-type: none"> <li>▪ Encourage development on sites with infrastructure already in place before development on greenfields.</li> <li>▪ Encourage provision of central sewer and water to designated industrial, commercial, and medium residential areas of the Township.</li> <li>▪ Work with the Portage County Water Resources Department, the City of Tallmadge, and the City of Kent to monitor the pace of growth and to ensure that future needs for sewer and water can be provided for.</li> <li>▪ Provide sewer and water in a stage contiguous manner commencing with areas adjacent to existing centralized services.</li> <li>▪ Consider requiring a market and fiscal analysis of new developments that details the impacts on local services and infrastructure for large projects (10 acres or more).</li> <li>▪ Work with PARTA and AMATS to extend transportation services and facilities in coordination with other infrastructure investments and proposed land use patterns.</li> <li>▪ Improve the road pattern in areas of planned urbanization/development.</li> <li>▪ Establish separate pedestrian and vehicular movement systems in developed areas.</li> </ul>	<p>Economic Development  Zoning Inspector  Zoning Commission  Portage County Water Resources Department  City of Kent  City of Tallmadge  Private Developers/  Development  PARTA  AMATS  Portage County Engineer  Roads Department  Township Trustees</p>	<p>Long range</p>	

Table 10.5 Economic Development

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
1. Continue to capitalize on the accessibility of the Township.			
<ul style="list-style-type: none"> <li>▪ Marketing a broad base of commercial, office, research, and industrial opportunities with a regional and national focus.</li> <li>▪ Promote access to I-76 and proximity to other major regional and national markets.</li> <li>▪ Utilize local media and website marketing to promote the Township and accessibility.</li> <li>▪ Market quality of life and Township attributes.</li> <li>▪ Place an emphasis on business retention, creation, and entrepreneurship.</li> </ul>	Economic Development Portage Development Board	Ongoing	
2. Shared collaboration and public-private partnerships.			
<ul style="list-style-type: none"> <li>▪ Establish a Development Committee that would include Kent and Tallmadge and other partners as necessary.</li> <li>▪ Collaborate with the private sector, local businesses and land owners in planning and decision-making process by creating and implementing a shared vision.</li> <li>▪ Work to leverage other resources that would include but not limited to:                             <ul style="list-style-type: none"> <li>○ Portage County</li> <li>○ Portage County Land Bank</li> <li>○ Portage County Regional Planning Commission</li> <li>○ NEFCO</li> <li>○ Greater Akron Chamber</li> <li>○ JobsOhio</li> <li>○ Ohio Development Services</li> <li>○ ODOT</li> <li>○ Brimfield Chamber of Commerce</li> </ul> </li> </ul>	Township Trustees Kent Tallmadge Economic Development PCRPC NEFCO Greater Akron Chamber JobsOhio Ohio Development Services ODOT Brimfield Chamber of Commerce Private Businesses/Developers	Ongoing, Mid-range	

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
3. Market housing opportunities as a great place to live.			
<ul style="list-style-type: none"> <li>▪ Encourage new housing opportunities as appropriate to improve the overall housing stock.</li> <li>▪ Promote the local amenities of Brimfield Township; parks, schools and people.</li> <li>▪ Consider an exterior property maintenance code and assistance program for home repair.</li> <li>▪ Take advantage of home repair opportunities that can be arranged as part of Portage County's Community Development Block Grant (CDBG) program or Community Housing Improvement Program (CHIP).</li> </ul>	<p style="text-align: center;">Zoning Inspector Zoning Commission Economic Development PCRPC</p>	<p style="text-align: center;">Short &amp; Mid-Range</p>	
4. Attract and retain Commercial, Office Research, and Industrial businesses to the Township.			
<ul style="list-style-type: none"> <li>▪ Coordinate suitable locations for non-residential development with the appropriate needed and available infrastructure.</li> <li>▪ Target areas first that already have infrastructure in place for commercial, office research and industrial.</li> <li>▪ Evaluate potential brownfield sites to determine market readiness for re-development or reactivation. Seek grant funding opportunities as appropriate.</li> <li>▪ Promote the market and innovation advantages that Brimfield possesses.</li> <li>▪ Consider economic development incentive packages as appropriate, i.e., CRAs, TIF's, Enterprise Zone, JEDD(s), etc.</li> <li>▪ Assist both current and new businesses with State and Federal incentive programs as appropriate, i.e., JobsOhio's Economic Development Grant, Growth Loan Fund, Revitalization Program Loan and Grant Fund, Work Force Grant, etc.</li> <li>▪ Coordinate the potential development of innovative entrepreneurial opportunities with NEOMED, Kent State University or private sector developers.</li> </ul>	<p style="text-align: center;">Zoning Inspector Economic Development Portage Development Board Portage County Water Resources Portage County Engineer Tallmadge Kent PCRPC NEOMED KSU Private Developers</p>	<p style="text-align: center;">Mid &amp; Long Range</p>	

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
5. Evaluate infrastructure and zoning to determine any impediments to development.			
<ul style="list-style-type: none"> <li>▪ Evaluate periodically Brimfield’s zoning regulations to ensure they are not limiting or creating impediments to attractive and enhanced economic development.</li> <li>▪ Evaluate the infrastructure capabilities of the Brimfield Township, primarily roads, water and sewer, but may also include gas, electrical, and broadband, etc. and develop collaborative solutions to any needed improvements.</li> </ul>			

Table 10.6 Transportation

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
1. Promote and provide infrastructure for alternate forms of transportation.			
<ul style="list-style-type: none"> <li>▪ Work with AMATS and the County Engineer to evaluate the feasibility of providing sidewalks in all districts except for low density and rural residential zoning districts.</li> <li>▪ Encourage the construction of streetscape improvements where the pedestrian landscape is currently unfriendly.</li> <li>▪ Work with AMATS and the County Engineer to provide adequate rights-of-way in new street design for bike lanes and shoulders.</li> <li>▪ Promote complete streets in new developments.</li> </ul>	<p style="text-align: center;">County Engineer AMATS Parks and Recreation Department Zoning Inspector</p>	<p style="text-align: center;">Short to Mid-range</p>	
2. Minimize traffic congestion			
<ul style="list-style-type: none"> <li>▪ Work with the County Engineer and AMATS to make intersection and traffic light improvements.</li> <li>▪ Encourage developers to conduct traffic impact studies to determine the effects of proposed development and to better plan for transportation improvements.</li> <li>▪ Consider using rear access roads in new developments.</li> </ul>	<p style="text-align: center;">County Engineer AMATS Zoning Inspector Private Developers/ Developments</p>	<p style="text-align: center;">Short to Mid-range</p>	

Table 10.7 Land Use

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
1. Work to simplify and strengthen zoning districts.			
<ul style="list-style-type: none"> <li>▪ Consider modifying existing and creating new zoning districts that may be necessary to support the goals of the comprehensive plan.</li> <li>▪ Consider removing or amending zoning districts that are ineffective or unclear.</li> </ul>	<p style="text-align: center;">Zoning Inspector Zoning Commission Township Trustees</p>	<p style="text-align: center;">Ongoing</p>	
2. Create a walkable community.			
<ul style="list-style-type: none"> <li>▪ Consider creating neighborhoods with a mix of uses.</li> <li>▪ Encourage connected uses and neighborhoods through pedestrian networks.</li> <li>▪ Encourage development in existing areas to increase walkability to more uses: i.e. to schools, parks, shopping, and other neighborhoods</li> </ul>	<p style="text-align: center;">Zoning Inspector Economic Development Zoning Commission Township Trustees</p>	<p style="text-align: center;">Long range</p>	
3. Work to establish a pedestrian friendly town center for all residents near the intersection of State Route 43 and Tallmadge Road which encourages a sense of community and maintains the small-town character of the Township			
<ul style="list-style-type: none"> <li>▪ Reclaim sense of identity and increase public greenspace west of SR 43.</li> <li>▪ Preserve the rural character of Brimfield Township by integrating new compatible development with existing buildings and maintaining the close-knit pattern of smaller size lots with a mix of residential, commercial, office, and community uses which characterize a town center.</li> <li>▪ Build upon the existing community assets including the school complex, gazebo, town green, civic center, and Kelso House.</li> <li>▪ Establish a short, mid, and long-range vision for the town center which incorporates such things as:               <ul style="list-style-type: none"> <li>○ Uses that are compatible in scale, character, and intensity with existing uses and structures,</li> <li>○ Encourages the development of a compact, mixed-use center,</li> <li>○ Encourage in-fill development and adaptive reuse of buildings,</li> <li>○ Allow mixed-use structures including, but not limited to retail on the ground floor with office or residential above, and</li> <li>○ Encourage preservation and rehabilitation.</li> </ul> </li> <li>▪ Increase opportunities for local businesses and residential development.</li> </ul>	<p style="text-align: center;">Zoning Inspector Economic Development Zoning Commission Township Trustees Parks and Recreation Department PCRPC Portage Development Board</p>	<p style="text-align: center;">Short to Long range</p>	

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
4. Growth in the Town Center should continue to occur in a traditional village style of development			
<ul style="list-style-type: none"> <li>▪ Limit the scale and size of development so that non-residential uses are harmonious with residential uses.</li> <li>▪ Work with stakeholders to develop and implement design guidelines for the town center.</li> <li>▪ Redevelop vacant, viable buildings for commercial, residential, and office uses.</li> <li>▪ Reduce parking standards to encourage the adaptive reuse of older buildings and homes. Development standards should encourage parking to be located behind buildings with appropriate landscaping to screen the parking lot. Shared parking should be encouraged to reduce the pavement area and the number of driveways, and to minimize traffic problems.</li> <li>▪ Limit the maximum front setback to ensure buildings are located close to the road rather than being placed to the rear of the parcel behind large areas of asphalt.</li> <li>▪ Encourage pedestrian and bicyclist activity by transforming the area between the building and road into a pedestrian friendly area with active sidewalks, planting strips, greenspaces, and dedicated bike lanes.</li> </ul>	<p style="text-align: center;">Zoning inspector Economic Development Zoning Commission Township Trustees PCRPC Portage Development Board</p>	<p style="text-align: center;">Short to Long range</p>	
5. Provide a balanced solution of retail opportunities that do not cause adverse impacts on residential districts based on existing locations of commercial uses, availability of central utilities, and compatibility with surrounding land uses.			

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
<ul style="list-style-type: none"> <li>▪ Locate commercial development only in areas designated for business uses.</li> <li>▪ Limit linear commercial strip development and curb cuts for commercial uses where possible.</li> <li>▪ Encourage intensely built-up mixed-use developments which integrate business, office, and residential uses near the Tallmadge Road and I-76 interchange and the state route 43 and I-76 interchange.</li> <li>▪ Promote the following characteristics in mixed use areas of the Township: <ul style="list-style-type: none"> <li>○ Attractive architecture and site design</li> <li>○ Pedestrian-friendly areas that accommodate multiple modes with connections for bicyclists, pedestrians, and cars.</li> <li>○ Small-scale and medium scale</li> </ul> </li> <li>▪ Encourage local businesses, research facilities, institutions, and administrative, executive, and professional offices.</li> <li>▪ Locate parking areas to the rear and sides of lots. Promote attractive design of parking lots with landscaping to provide shade and to buffer the view of cars from neighboring properties and adjacent roadways.</li> </ul>	<p>Zoning Inspector Zoning Commission Private Developers/ Development Township Trustees</p>	<p>Long range</p>	
<p>6. Maintain multiple residential districts allowing for high to low densities that are established based on current utility availability, transportation access, topography, and geographic trends.</p>			
<ul style="list-style-type: none"> <li>▪ Locate moderate to high densities along State Route 43 and lands north of Tallmadge Road.</li> <li>▪ Retain low density residential districts south of Tallmadge Road. The landscape south of Tallmadge Road still possess the rural character and should not have utilities expanded into it.</li> <li>▪ Minimize the impacts of residential development on the landscape and the natural environment through the creation of permanent open space areas.</li> </ul>	<p>Zoning Inspector Zoning Commission</p>	<p>Ongoing, Short range</p>	



Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
7. Promote the retention of productive agricultural lands.			
<ul style="list-style-type: none"> <li>▪ Regulations on nuisances related to farming should not inhibit normal agricultural practices and operations but should be restricted which relate to public health and safety only.</li> <li>▪ Long-term agricultural areas should be based upon agricultural productivity, absence of urban development and existence of farm parcels of sufficient size for economic production.</li> <li>▪ Encourage techniques for agricultural preservation such as CAUV, transfer of development rights, agricultural security areas, agricultural easements and agricultural districts or other zoning techniques.</li> <li>▪ Discourage residential subdivisions in rural/agricultural areas.</li> </ul>	<p style="text-align: center;">Zoning Inspector Zoning Commission Portage County Soil and Water Conservation District Local USDA Office</p>	<p style="text-align: center;">Long range</p>	
8. Encourage the preservation, protection and restoration of those sites and structures which have historical, architectural, or cultural significance.			
<ul style="list-style-type: none"> <li>▪ Encourage and support local legislation or regulations which will protect these significant sites and structures.</li> <li>▪ Encourage historical preservation by using financial incentives such as grants, loans, and tax incentives.</li> <li>▪ Establish flexible zoning regulations that allow for adaptive reuse while maintaining the historic or architectural style and character.</li> <li>▪ Establish a Cultural Resources Review Board that will assist in making land use related decision which may affect significant cultural resources.</li> <li>▪ Explore the feasibility of establishing a NRHP historic district.</li> </ul>	<p style="text-align: center;">Township Trustees Zoning Inspector Zoning Commission Brimfield Historical Society Portage County Historical So- ciety PCRPC Ohio History Connection (SHPO) National Park Service</p>	<p style="text-align: center;">Mid to Long range</p>	

Table 10.8 Community Character

Objectives and Strategies	Responsible Entity	Time Frame	Completion Date
1. Encourage protection of rural character.			
<ul style="list-style-type: none"> <li>▪ Encourage scenic, agricultural, or conservation easements in appropriate areas.</li> <li>▪ Maintain existing lower-density zoning in certain areas.</li> <li>▪ Limit the extension of utilities into rural areas thus limiting the amount of development which can occur.</li> <li>▪ Preserve the roadway viewshed, unique natural features, and open space through flexible building arrangements and innovative subdivision design such as clustered residential.</li> </ul>	<p style="text-align: center;">Zoning Inspector Zoning Commission Township Trustees Portage County Water Resources Department City of Tallmadge City of Kent</p>	<p style="text-align: center;">Short to Mid-range</p>	
2. Continue to retain community trust.			
<ul style="list-style-type: none"> <li>▪ Continue to communicate with the public regarding Township proceedings, making them transparent and available.</li> <li>▪ Work to increase public involvement in meetings, committees, and events.</li> <li>▪ Evaluate annually the Plan's progress and make that information available to the public to promote awareness and further the Plan's implementation.</li> </ul>	<p style="text-align: center;">Township Trustees</p>	<p style="text-align: center;">Ongoing</p>	

# Appendix A: Public Survey

## 1. How long have you lived or worked in Brimfield?

	Percent Responses	Responses
Less than 5 years	18.42%	86
5.1 to 10 years	17.77%	83
10.1 to 20 years	27.84%	130
More than 20 years	35.97%	168
I do not live or work in Brimfield (Stop Survey)	0.00%	0

## 2. Which best describes your property?

Less than an acre	57.60%	269
1.01 to 10 acres	38.54%	180
10.01 to 50 acres	3.21%	15
Over 50 acres	0.64%	3

## 3. Which age category best describes you?

Less than 18 years old	0.00%	0
18 to 24	1.93%	9
25 to 29	2.14%	10
30 to 39	21.63%	101
40 to 49	23.55%	110
50 to 59	17.99%	84
60 and over	32.76%	153

## 4. Brimfield Township should...

Remain the same	29.55%	138
Be more rural	32.55%	152
Be more suburban	14.56%	68
Be more urban	3.00%	14
Be more of a mix of development	19.49%	91
Other (please specify)	7.71%	36

### Comments Summary:

Slow and Controlled Growth	Balanced Growth	Similar but with More Businesses
Mix of Rural and Suburban	Small Developed Town Center	Stop Development
Keep Farmland	Become a Village	Don't Over Develop

## 5. The character of Brimfield Township should be changed to a more urbanized, developed community?

Strongly agree	5.78%	27
Agree	12.85%	60
Neither agree nor disagree	16.27%	76
Disagree	32.55%	152
Strongly disagree	32.76%	153

6. Local recreation areas and facilities meet my needs?		
Strongly agree	10.71%	50
Agree	30.62%	143
Neither agree nor disagree	27.62%	129
Disagree	22.27%	104
Strongly disagree	9.21%	43
7. Coordinating planning efforts with other townships in the county and communities is extremely important?		
Strongly agree	16.49%	77
Agree	42.83%	200
Neither agree nor disagree	27.62%	129
Disagree	10.06%	47
Strongly disagree	3.64%	17
8. Historic and archaeological resources should be protected?		
Strongly agree	49.89%	233
Agree	37.26%	174
Neither agree nor disagree	11.13%	52
Disagree	1.50%	7
Strongly disagree	0.43%	2
9. We need more retail and general merchandising stores (clothing, hardware stores, drug stores, groceries and service stations, etc) to meet the needs of residents?		
Strongly agree	7.49%	35
Agree	12.21%	57
Neither agree nor disagree	16.06%	75
Disagree	36.62%	171
Strongly disagree	28.27%	132
10. We need more professional offices (accountants, banks, doctors, engineers and realtors, etc.) to meet the needs of residents?		
Strongly agree	7.49%	35
Agree	20.56%	96
Neither agree nor disagree	22.06%	103
Disagree	30.19%	141
Strongly disagree	19.91%	93
11. There are enough personal service establishments (dry cleaners, hair salons, tailors, etc.) to meet the needs of residents?		
Strongly agree	17.56%	82
Agree	41.11%	192
Neither agree nor disagree	22.06%	103
Disagree	16.70%	78
Strongly disagree	2.57%	12

12. I would be willing to pay higher taxes/assessments for the following to improve community amenities? Check all the boxes that you would be willing to pay more. By not checking a box means no to be willing to pay more.

Athletic Fields	17.13%	80
Emergency Medical Services	40.47%	189
Sanitary Sewer	18.42%	86
Central Water	20.13%	94
Parks and Recreation	39.19%	183
Schools	40.26%	188
Roads and Bridges	36.83%	172
Police Protection	49.89%	233
Fire Protection	48.61%	227
Farmland Protection	29.55%	138
Open Space Protection	35.76%	167
Library	28.05%	131
Family Community Center	24.84%	116
Senior Center	14.99%	70
I Choose Not to Respond	14.13%	66

13. Residential development of the following types should be encouraged in Brimfield Township? Most preferred...

Single Family	76.23%	356
Duplex, Triplex	3.00%	14
Multi-Family-Apartments-Town Homes	3.64%	17
Senior Living Housing, Housing for Seniors	16.06%	75
Clustered Residential-Small lots to avoid environmental areas	15.63%	73
Write in a second choice/Comment	15.42%	72

Comments Summary:

None	Large lot single family
Custom builders, no cookie cutter homes	Mixed use apartments with retail below
No more rentals	No more sprawl
Preserve farmland and open space	Slow growth to protect environment
Redevelop current built areas before building new	Mixed use
Single family homes and farms	Save farmland
Depends on location	Condos
Preserve habitat	Single family or clustered if the environment can be preserved

14. Should there be light industrial (limited outdoor storage) located in Brimfield?

Strongly agree	6.42%	30
Agree	23.13%	108
Neither agree nor disagree	29.12%	136
Disagree	25.05%	117
Strongly disagree	17.13%	80

15. Heavy industrial should be located in Brimfield?

Strongly agree	3.64%	17
Agree	10.28%	48
Neither agree or disagree	20.13%	94
Disagree	28.48%	133
Strongly disagree	37.69%	176

16. What are the three things you like BEST about living in Brimfield Township?

Schools	24.84%	116
Rural/Atmosphere	77.73%	363
Proximity to shopping/retail outlets	42.40%	198
Friendly citizens	35.76%	167
Historical character	19.27%	90
Commuting distance to work/university	32.12%	150
Central location to metropolitan areas	49.46%	231
Other things you like best? (please specify)	12.63%	59

Comments Summary:

Close to city but rural	Large lots
Fire/Police department	Limited government oversight
Taxes are reasonable	Trustees/Community leaders involved with the community
Quiet atmosphere	Close to interstates/highways
Rural/Country feel	Local parks and trails
Safety	Community support/close community feeling
Small town feel	Mogadore Reservoir
Low/less traffic	Low light pollution
Open space	Road department
KSU nearby	

17. The intersection of Tallmadge Road and SR 43, should be developed to resemble a village?

Strongly agree	25.91%	121
Agree	26.98%	126
Neither agree or disagree	25.05%	117
Disagree	11.99%	56
Strongly disagree	10.49%	49

18. Brimfield Township should explore the possibilities to Limited Home Rule?

Strongly agree	9.42%	44
Agree	18.20%	85
Neither agree nor disagree	53.10%	248
Disagree	8.99%	42
Strongly disagree	10.49%	49

19. Public transportation should be made available to the residents of Brimfield?

Strongly agree	8.78%	41
Agree	26.34%	123
Neither agree nor disagree	33.62%	157
Disagree	19.49%	91
Strongly disagree	12.21%	57

20. What are your 3 to 5 favorite things that you really like about Brimfield Township?

Generalized Summary of Top 6 Responses:

- i. Small Town/Rural Character: words like rural feel, rural atmosphere and nature, country feel or setting, small community, quaint, small town character, country living, fields, farm and home feel, small village environment..
- ii. Location: words like highway access, central location, proximity to shopping, easy commute, near large regional parks, near large cities without being a city, convenience, close to Kent State, etc.
- iii. Sense of Community/Community Identity: words like good neighbors, tight knit community, community atmosphere, concern for senior citizens, family-oriented, friendliness of residents, friendly/helpful people, etc.

- iv. School System: words like pride in schools, good schools and staff, small schools, good elementary schools, etc.
- v. Good Police, Fire, EMS Departments: words like good services, safety, fast response time, interact with community, low crime rate and like having EMS close to home.
- vi. Quiet Atmosphere: laid back, peaceful, refuge from modern hustle and bustle, quiet neighborhoods, quiet place to raise kids, etc.

21. What are things you think the township could do better or would like to see happen?

Top Things to Improve (Generalized Summary)

- i. Town Center
  - make more usable for residents
  - developed with greenspace
  - update Brmfield plaza
  - visual/character
  - clean up/ get rid of bar and house
  - create a place like Hudson, Crocker Park, Kent
  - follow the town center plan
  - create a centralized downtown feel
  - design guidelines
  - community-minded investment
  - modernization
  - community area
  - needs small businesses and local shops
  - redo corners of 43 and 18
- ii. More greenspace, parks, and recreation facilities
  - accessible trails
  - more trails
  - playgrounds
  - preserve farmland and green space
  - coordinate with PPD especially with Howe Rd. property
  - bike lanes and bike friendly streets
  - improved recreation areas and facilities
  - lake recreation area
- iii. Traffic flow and light improvements, road improvements
  - traffic flow near Menards, Meijers, Wal-Mart
  - better speed enforcement
  - intersections need improvement: Mogadore/I-76, Tallmadge/SR 43, Tallmadge/I-76, Meloy/Cline
  - congestion
  - road maintenance in subdivisions
- iv. More fine-dining/sit-down restaurants
  - no more fast food
  - more fine dining/family restaurants
- v. Small town identity and rural character
  - keep the small town atmosphere
  - village identity
  - keep the rural character
  - sense of place
  - sense of community
- vi. Limit commercial development (excludes small businesses, industries, and local shops which residents would like to see more of)
  - no more big box stores
  - no more retail
  - less business
  - no commercial east of SR 43
  - no retail east of the Cascades
  - no more chains
  - stop retail sprawl
- vii. Limit residential development
  - no more high density subdivisions (small lot)
  - no cluster housing
  - no more Section 8/low-income housing
  - no more multi-family/apartments
  - no student housing
- viii. Taxes
  - less taxes/stop raising taxes
  - fiscal responsibility
  - better tax base (more business/industry)

# Appendix B: Glossary

**100-YEAR FLOODPLAIN:** See Flood Hazard Area.

**BASE FLOOD ELEVATION:** The computed elevation to which floodwater is anticipated to rise during the base flood. The base flood elevation is a regulatory requirement for the elevation or floodproofing of structures. Flood insurance premiums are determined by the relationship of a structure's elevation to the base flood elevation. Base flood elevations are shown on FIRMs and on flood profiles.

**BEST MANAGEMENT PRACTICES:** Methods that have been determined to be most effective, practical means of preventing or reducing pollution from non-point sources, such as pollutants carried by urban runoff. These methods can be structural (e.g., devices, ponds) or non-structural (e.g., policies to reduce imperviousness). Best Management Practices classified as non-structural are those that rely predominantly on behavioral changes rather than construction in order to be effective. Structural best management practices are engineered or constructed to prevent or manage storm water. (From "Using Smart Growth Technologies as Stormwater Best Management Practices", US Environmental Protection Agency, <https://www.epa.gov/smartgrowth/using-smart-growth-techniques-stormwater-best-management-practices>).

**COMPLETE STREETS:** Streets designed and operated to enable safe access for all users, ages, and abilities including pedestrians, bicyclists, motorists, and transit riders. Complete Street designs may include sidewalks, bike lanes, bus lanes, accessible public transportation stops, frequent pedestrian crossings, median islands, and narrower travel lanes. These designs vary from rural to urban areas and from city to city.

**CONGESTION MANAGEMENT STRATEGIES:** Various techniques used to manage traffic congestion including car-pooling, alternative work hours, intersection improvements, bicycle and pedestrian facilities and access management.

**COMMUNITY REINVESTMENT AREA:** A program that provides real property tax incentives for owners who renovate existing or construct new buildings.

**FEDERAL EMERGENCY MANAGEMENT AGENCY:** Federal agency in charge of emergencies, including flood hazard area management.

**FLOOD HAZARD AREA, SPECIAL FLOOD HAZARD AREA:** An area subject to a one percent greater chance of flooding in any given year. The 1-percent annual chance is referred to as the base flood or 100-year flood. Special flood hazard areas are labelled as Zone A, AE, AH, AO, A1-30, and A99 on the FIRM. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM and are the areas between the base flood elevation and the 0.2 percent annual chance (or 500-year) flood. Special flood hazard areas may also refer to areas that are flood prone and designated from other federal, state, or local sources of data including, but not limited to historical flood information reflecting high water marks, previous flood inundation areas, and flood prone soils associated with a watercourse.

**FLOOD INSURANCE RATE MAPS:** The official map on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community.

**FLOODWAY OR REGULATORY FLOODWAY:** The channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development within the floodway to ensure there are no increases in upstream flood elevations. For watercourses where FEMA has established a base flood elevation, but no floodway, the community must review floodplain development on a case by case basis to ensure that increases in water surface elevations do not occur.



**GEOGRAPHIC INFORMATION SYSTEMS (GIS):** Geographically referenced data that can be mapped and can include characteristics of mapped features, i.e. size of water lines or the owner and sale date of a piece of property.

**GREEN INFRASTRUCTURE:** Green infrastructure uses vegetation, soils and natural processes rather than engineered collection systems to manage stormwater runoff. Green infrastructure mimics nature by soaking up and storing water, resulting in less rapid discharge of storm water and cleaner runoff into receiving streams or water bodies. Also see Low Impact Development.

**INFILL, INFILL DEVELOPMENT:** The process of redeveloping vacant or under used parcels within existing typically urban areas that are already largely developed.

**JOINT ECONOMIC DEVELOPMENT DISTRICT:** An agreement between a township and city where the city and township work to develop land within the township for commercial and industrial purposes. The city receives a portion of the taxes on the industrial and commercial development in the township without annexing the land. In return, the township collects the property taxes, a portion of the income tax generated, and may typically receives water and/or sewer from the municipality.

**KAME:** A glacial landform which is an irregularly shaped mound comprised of sand, gravel, and till which accumulates in a depression of a retreating glacier and later is deposited on the land surface.

**LOCATION BASED RESPONSE SYSTEM (LBRS):** State-wide, coordinated address mapping program headed by the Ohio Geographically Referenced Information Program (OGRIP).

**LOW IMPACT DEVELOPMENT:** Low Impact Development (LID) is an innovative storm water management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing / treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the lot level. Also see Green Infrastructure.

**NATIONAL REGISTER OF HISTORIC PLACES:** The National Register of Historic Places is the official list of the historic places worthy of preservation. It was established in 1966 through the National Historic Preservation Act. The NRHP is part of the National Park Services program to coordinate and support public and private efforts to identify, evaluate and protect historic and archeological resources throughout the United States.

**OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM:** A group of volunteer agencies, governments, universities and private organizations interested in GIS who encourage the creation of digital geographic data of value to multiple users, foster the ability to easily determine what geographic data exists and foster the ability to easily access and use data.

**RIPARIAN SETBACK, RIPARIAN CORRIDOR:** The area set back from the bank of a stream to protect the riparian area (lands adjacent to water bodies) and stream from impacts of development, and streamside residents from impacts of flooding and land loss through erosion.

**SETBACK:** The distance which a building or other structure is set back from a street or road, a river or other stream, a shore or flood plain, or any other place which needs protection. See riparian setback, riparian corridor for additional setback definitions.

**SOIL SURVEY GEOGRAPHIC DATABASE (SSURGO):** The SSURGO database contains information about soil as collected by the National Cooperative Soil Survey over the course of a century and has been transformed into data that can be mapped digitally. The information is available for most areas of the United States.

**SOURCE WATER PROTECTION AREA:** An area surrounding public wells or water intakes established to concentrate drinking water protection efforts through the source water assessment and protection program. The EPA requires these areas be delineated to encompass five years of ground water travel time.

**STREETSCAPE:** A street or sidewalk related enhancement for community identity and beautification in the public right-of-way, including street lights, trees, crosswalks, street furniture, bus stops, and landscape plantings.

**SOIL & WATER CONSERVATION DISTRICT (SWCD):** Ohio has 88 conservation districts, including one in Portage County. The local SWCD encourages landowners to adopt practices that conserve and manage our natural resources. The Portage SCWD works with other local agencies and offices on storm water management and offers diverse programs for schools, farmers, and residents to protect water and soil resources.

**TAX INCREMENT FINANCING (TIF):** A public financing method used for redevelopment and community improvement projects where the increase in property taxes generated from project improvements is used to finance the debts used to pay for those improvements originally.

**TOTAL MAXIMUM DAILY LOAD:** The maximum amount of a pollutant allowed to enter a water body and allow the waterbody to continue to meet water quality standards for the particular pollutant. TMDLs must be developed for all waters identified on the state's 303(d) list of impaired waters according to their priority rankings.

**WATER QUALITY STANDARDS:** Provisions developed to protect or achieve the desired conditions of a water body. There are three core components: designated use, criteria to protect the designated use and antidegradation requirements to protect existing uses and high quality/value waters.

**WETLANDS:** An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas.

# Appendix C: References

- AMATS. (2018). High Crash Intersections by Community: 2016-2018. Retrieved May 26, 2020, from <https://amatsplanning.org/wp-content/uploads/2016-2018-Intersection-Crash-Summary.pdf>
- AMATS. (2018). High Crash Roadway Sections by Community: 2016-2018. Retrieved May 26, 2020 from <https://amatsplanning.org/wp-content/uploads/2016-2018-Segment-Crash-Summary.pdf>
- Angle, Michael & Sprowls, Kathy. (1990; revised 2011). Ground Water Pollution Potential of Portage County, Ohio. Ohio Department of Natural Resources. <http://water.ohiodnr.gov/maps/pollution-potential-maps>
- Brimfield Historical Society. (2020). History of Brimfield. Retrieved October 2020, from <https://www.kelsohouse.org/about-us/history>.
- Bureau of Labor Statistics. (2020). Employment Projections: 2019-2029 Summary. Retrieved September 18, 2020 from <https://www.bls.gov/news.release/ecopro.nr0.htm>
- Center for Budget and Policy Priorities. (2019). Federal Rental Assistance Fact Sheets: Ohio; Retrieved April 23, 2020, from <https://www.cbpp.org/research>.
- EPA. (2010). Waterbody Quality Assessment Report: 2010 Waterbody Report for Mogadore Reservoir – Little Cuyahoga River. Retrieved April 30, 2020, from [https://ofmpub.epa.gov/waters10/attains\\_waterbody.control?p\\_auid=OH041100020302&p\\_cycle=2010&p\\_state=OH&p\\_report\\_type=](https://ofmpub.epa.gov/waters10/attains_waterbody.control?p_auid=OH041100020302&p_cycle=2010&p_state=OH&p_report_type=)
- Geauga County Strategic Plan for Economic Development, 2021.
- NRPA. (2020). NRPA Agency Performance Review. Retrieved October 22, 2020 from <https://www.nrpa.org/publications-research/research-papers/agency-performance-review/>
- Ohio Department of Education. 2019. Fall Enrollment Data: District Profiles. Retrieved July 2020, from <https://report-card.education.ohio.gov>
- Ohio Department of Job and Family Services. 2020. Ohio Labor Market Information: Portage County. Retrieved September 18, 2020, from [https://ohiolmi.com/Home/DS\\_Results\\_LAUS](https://ohiolmi.com/Home/DS_Results_LAUS)
- ODOT. (2019). State of Ohio Rail Plan. Retrieved May 21, 2020, from <http://www.dot.state.oh.us/Divisions/Rail/Pages/State-Rail-Plan.aspx>
- OEFFA. (2019). Ohio Agriculture: The Changing Contours of Farming. Retrieved September 16, 2020, from <https://www.oeffa.org/news/survey-of-agriculture-reveals-challenges-opportunities-for-ohio-agriculture/>
- US Census Bureau. (2010). American Community Survey 2006-2010 5-Year Estimates Data Profiles, Table DP04; Retrieved April 15, 2020, from <https://data.census.gov/cedsci/>
- US Census Bureau. (2018). American Community Survey 2014-2018 5-Year Estimates Data Profiles, Table DP04; Retrieved April 15, 2020, from <https://data.census.gov/cedsci/>
- USDA NASS (2017). 2017 US Census of Agriculture: County Profiles. Retrieved May 5, 2020 from <https://www.nass.usda.gov/>
- USDA. (1978). Soil Survey of Portage County, Ohio.
- WRLC (2020). Farmland Preservation. Retrieved August 23, 2020, from <https://www.wrlandconservancy.org/whatwe-do/workingfarms/>