

**Columbiana Count Land Use Task Force Steering Committee**  
**Report of 13 April 2006**

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In attendance: Carol Bretz, Tom Butch, Jim Converse, Joan Emerson, Don Floding, Mike Grimstad, Cynthia Koonce, Sean Logan, Gloria Mathews, Ernie Oelker, & Ken Robb.

The first order of business was a brief discussion of incorrect information being put out about the Steering Committee and the land use planning process. The Committee discussed a possible response to the Letter to the Editor from Barbara Kreie, noting that we have made extensive efforts to keep the public informed on the process.

Commissioner Logan reported that the Board of Commissioners has requested to use \$10,000 in County Revolving Loan Fund income for the land use plan and that all three Commissioners are on board with the request.

Members reviewed the draft Scope of Services with Betty Sekula. Tom Butch noted that Betty called him after last Wednesday's meeting and said we should concentrate on meeting with the Township Trustees face to face as we go forward. Ken Robb noted that Fairfield Township has allocated \$30,000 towards the development of a land use plan and said they ought to be working with the Task Force because they need a land use plan to keep their zoning regulations in effect. Commissioner Logan stated that court cases are clear in ruling that zoning cannot be in effect without a land use plan. Members discussed the possibility of finding a graduate level student to serve as an intern to Betty.

Members discussed and clarified the process for developing the land use plan. Jim Converse said we need to concentrate our efforts on slow growth and fast growth areas and that most areas in the townships haven't changed significantly since the 1996 YSU study.

With no further business at hand, the meeting was adjourned.

Minutes by CFB

**Columbiana County Land Use Task Force Steering Committee**  
**Report of 26 April 2006**

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In attendance: Carol Bretz, Tom Butch, Jim Converse, Joan Emerson, Don Floding, Cynthia Koonce, Gloria Mathews, Ernie Oelker, & Betty Sekula.

Ernie Oelker noted the Robbs are out of town so Ken won't be here. Members discussed the response letter to Barbara Kreie's letter. No one recalled seeing it in the Vindicator.

Betty Sekula reviewed her ideas on how the plan should be developed and initially proposed working only with the 3 townships that are zoned. Committee members expressed concern about the unzoned townships being left out of the plan. Ernie Oelker noted that we cannot frame the plan around zoning as our plan will not have regulatory authority. Tom Butch notes that a mining application does require the company to respond to any issues raised if there is an existing land use plan or zoning regulations. Betty Sekula reviews what happened in Poland when Essroc wanted to expand the landfill. The Village of Poland won in court based on the land use plan in place. Tom Butch notes a similar case in Clinton County, Ohio where a mining company was also denied a permit based on an existing land use plan. Betty said she will go to the next County Planning Commission meeting to bring them up to date on our progress.

Members agree we need to develop "talking points" about the plan so that we are all consistent in what we say. Betty will meet with Bert Dawson to keep him apprised of our plans. The Scope of Services draft was reviewed and Ernie noted the Commissioners have appropriated \$10,000 in County RLF income for the plan and will be reviewing and acting on the Scope of Services agreement at next Wednesday's meeting. Carol, Gloria, Ernie and Betty agree to work on "talking points". Joan, Cynthia and Jim will develop a survey. With no further business at hand the meeting was adjourned.

Minutes by CFB

**Columbiana County Land Use Task Force Steering Committee**  
**Report of 19 May 2006 - Page 1 of 2**

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In attendance: Carol Bretz, Tom Butch, Jim Converse, Joan Emerson, Don Floding, Mike Grimstad, Vince Hoover, Cynthia Koonce, Gloria Mathews, & Betty Sekula.

Guests: John Gallo, *Morning Journal*, Barbara Kreie, & Shirley Mondok.

Tom Butch called the meeting to order and passed around the Agenda. The first item was the Scope of Services agreement with Betty Sekula. Tom noted there were some wording changes and the fee is up to \$2,000. Bretz moved to recommend the Scope of Services as edited to the Board of Commissioners for approval. Hoover seconded the motion which carried.

Betty Sekula reported on her meeting with the County Planning Commission on May 8. She said several things became clear from that meeting; one being that we must emphasize that this is a non-regulatory document and we must identify who will benefit. She noted that it will help economic development efforts in the county because it will be there for out of town developers to view. Members moved on to the draft survey. Members discussed how to get the survey out and to whom. There was consensus that it has to go to all Township Trustees, Boards of Education, Farm Bureau Executive Board, and members of the public. A lengthy discussion ensued over what questions to include on the plan. [Note: committee members were using a survey for Boardman Township as a template.]

One question regarding whether there was support for agricultural businesses caused the issue of ethanol plants to come up. Ernie Oelker briefly gave members the basics of ethanol production noting that most plants are constructed by farmer's cooperatives or a corporation. The Harrison County plant is an exception because it will contain a feed lot and dairy barn where cattle will consume the grain byproducts. There is between 30,000 and 50,000 acres of corn grown in Columbiana County annually and most is used to feed livestock. The county's corn is not sufficient to support an ethanol plant so corn would have to be bought on the open market and shipped in. Joan Emerson noted that it is not our purpose to promote an ethanol plant or any other kind of agricultural business. The question is reformatted.

Vince Hoover told members that the Township Trustees Association will meet on July 12, the October meeting is Candidate's Night, December's meeting is social in purpose. Vince will work with Betty to connect with the Township Trustees. We agree Betty needs to get a place on the July 12 agenda. Betty informed members that she has pro bono services from Atty. Mark S. Finamore, Township Legal Counsel

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for Mahoning County. Atty. Finamore will attend meetings with Betty and provide legal advice as needed. He is doing this partly as a favor and partly to get his name out to other units of government.

Betty noted that Boardman is full and consequently developers are moving south into Columbiana County. Once the draft plan is approved by the Planning Commission it then moves on to the Board of Commissioners for final approval. Members discussed charging a fee for copies of the completed plan and Betty noted that these fees are set aside in Mahoning County to help cover costs of updating and printing the plan when necessary.

The next item was a discussion on Professor Don Lacey's fee for the 4 April 2006 training session. Don Floding moves to pay the \$200 fee with RLF income. Gloria Mathews amends the motion to obtain approval to use \$200 in RLF income to pay the fee. Bretz seconds the amended motion which carries.

Members return to the draft land use survey and Ernie notes that he couldn't get it cleaned up any better, that emailing it back and forth creates problems with fonts and spacing. Ernie notes in an aside that he is planning to retire on target September 1. Joan Emerson tells members that we each need to take time to read the OSU Fact Sheets on the website about zoning, community development and comprehensive planning because we will have a thorough and correct understanding of these issues. Ernie notes that these fact sheets are "peer reviewed" and of exceptionally high quality for educating and informing the public. We agree to finalize the survey before the next meeting.

The "talking points" subcommittee gives a brief report on progress to date and with no further business at hand the next meeting is scheduled for 5 June 2006 and we adjourn.

Minutes by CFB

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In attendance: Carol Bretz, Tom Butch, Jim Converse, Joan Emerson, Don Floding, Mike Grimstad, Vince Hoover, Gloria Mathews, Ernie Oelker, Betty Sekula, & Sam Tritton.

Tom Butch called the meeting to order and does introductions for Sam Tritton. Betty notes that Atty. Finemore has an article in the *Ohio Township Magazine* and she passes around copies. Members agree we must prepare a written agenda for the June 20 public meeting. The draft agenda is as follows:

Introductions.

Progress to date - Betty on Board, timetable, survey for review/input.

Conduct survey with those present.

Atty. Finamore speaks about why he is providing assistance.

What's next.

Members attempt to finalize the survey. Sam Tritton asked who came up with the questions and Ernie explains we used a survey for Boardman Township as a template. Sam takes issue with some questions on demographics that he feels have nothing to do with a land use plan. Members discuss the questions at length and resolve our issues. We table "talking points" until the next meeting on June 12 at 1:30 p.m. With no further business at hand we adjourn.

Minutes by CFB

**Columbiana County Land Use Task Force Steering Committee**  
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In attendance: Carol Bretz, Tom Butch, Gene Courtney, Joan Emerson, Don Floding, Vince Hoover, Cynthia Koonce, Ernie Oelker, & Sam Tritton.

Tom Butch called the meeting to order and noted that Tom Konst, Carroll County Auditor, will speak at the June 20<sup>th</sup> meeting on how Carroll County wrote and adopted its land use plan. He noted that Jim Converse and Betty Sekula were excused because of previous commitments.

Ernie Oelker passed out a draft letter to mail out for the June 20<sup>th</sup> meeting. Members reviewed, discussed and made minor corrections. Members discussed the logistics of mailing. Carol Bretz offered to make copies of the letter at CAA and Tom Butch will ask the CSWCD Board of Supervisor to cover the postage costs. Sam Tritton asked if we could get a list of names of farmers who participate in OSU agricultural programs and mail copies to them. Sam noted that he didn't think individuals in municipalities would have much interest in land use planning. This spurred discussion among members and how our intent from the beginning is to make this as open and inclusive process as possible, involving all sectors of the county. Ernie Oelker noted that the Farm Bureau would not agree to give the Steering Committee its membership list. We agree to ask the Farm Bureau if we provide copies of the letter, will the Bureau mail or email out to its membership. Gloria told members that the annual Farm Bureau meeting is in September and we should ask to be on the agenda. Ernie Oelker said he attended last year's annual meeting and spoke about the need for a land use plan. After more discussion the members agree there is a need to hold at least two more big public meetings.

Moving on to the Land Use draft Survey members get stuck on the issue of asking demographics and personal questions. Sam Tritton suggests that we put the most "controversial" questions at the beginning of the survey so as not "to put them to sleep". Sam suggests that the surveys should give more weight to large landowners. Gene Courtney disagrees noting he has multiple rental properties and land use planning can affect his rental units in unincorporated areas as significantly as it can affect a large land owner. After more discussion, we agree on the final changes to the survey and rearrange the order of the questions and combine some of them.

Members moved on to the draft "talking points". We need to add a section on how the plan will work when it is adopted. Gene Courtney suggested the language about landfills in bullet point 4 be changed and others agreed with this. Carol Bretz showed members copies of the 1968 Columbiana County comprehensive plan. She

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tracked this down at the County Planning Commission and Marie Cox loaned it to us to review. There is much valuable information in these old documents even though it is over 38 years old. Bretz told members there were 13 planned sections to the document and there are two she could not find. It was the consensus of the members to bring it to the June 20<sup>th</sup> meeting so people could see that planning efforts have transpired in the past. Bretz also agreed to prepare a brief summary of planning efforts in the County that she is aware of. With no further business at hand the meeting was adjourned.

Minutes by CFB

A Brief Summary of Planning Efforts in Columbiana County  
20 June 2006 by Carol F. Bretz

Comprehensive Plan for Columbiana County, Ohio - 1968 This document was prepared by McLean & McGraw, a consulting firm in Youngstown, Ohio, for the Columbiana County Regional Planning Commission. The preface notes the "preparation of this report was financially aided through a Federal Grant from the Urban Renewal Administration of the Dept. of Housing and Urban Development". The document was to consist of 13 sections as well as numerous maps. The plan was completed at a cost of \$55,350 of which \$36,900 was grant funds and the remaining costs in kind services from the County Engineer and the County Planning Commission. The Subdivision Regulations were adopted by the Columbiana County Regional Planning Commission. Other portions of the plan were not due to limited funding, staffing and other concerns. The County Planning Department had the following sections available:

Preface, Report 2 - Land Use Study, Report 3 - Economic Structure Study, Report 4 - Natural Resources Study, Report 5 Traffic and Transportation Study, Report 6 - Community Facilities Study, Report 7 - Strip Mining Study, Report 8 - Utilities Study, Report 10 - Capital Improvements Plan, Report 11 - Subdivision Regulations, Report 11B - Zoning Handbook, Report 13 - General Report.

The preface notes the following:

- *The economy of the County has not developed rapidly enough to provide job opportunities. As a result one half of the manufactural labor force and one third of the total labor force works outside the county.*
- *The result of the lack of opportunity has been a steady out migration of people, especially the young.*
- *Economically, the County suffers because much of the money earned outside of the County is also spent outside of the County.*
- *It is imperative that planning be imaginative and bold.*

Little Beaver Creek - A Wild & Scenic River Study, April 1975 - U.S. Dept. of the Interior, Bureau of Outdoor Recreation. This study was prepared under the auspices of the 1968 Wild & Scenic Rivers Act, Public Law 9—542. The preface notes that "Ohio has shown interest in the protection of its rivers for a number of years". The Ohio Scenic Rivers Act was passed in the General Assembly on February 28, 1968 and a Scenic Rivers program was established later that year. IN July of 1970 the Columbiana County Regional Planning Commission requested state scenic river designation for Little Beaver Creek and had an interest in the creek even earlier, having prepared a plan for the expansion of Beaver Creek State Park in March of 1965. The high quality and exceptional qualities of the Little Beaver were also recognized by the Western Pennsylvania Conservancy, which pledged to work with the Planning Commission to protect that portion of Little Beaver Creek in Pennsylvania.

A public information meeting was held on November 17, 1971 Westgate Jr. High School in East Liverpool to review the study framework. A second public meeting was held to announce the findings on September 13, 1973. The study notes: "although concern was expressed by some local landowners, public sentiment was mostly in favor of including the proposed segments of Little Beaver Creek in the National Wild and Scenic Rivers System. Federal eligibility requirements for admission were numerous and the Little Beaver met them. Some comments from the study are:

- The Little Beaver stream system and surround valley contains some of the wildest and most scenic areas on Ohio.
- The study area provides excellent habitat for an impressive array of fish and wildlife species.
- The flora of the study area is richly abundant and diverse.
- Sites of historical interest having local and regional significance are numerous.

The study recommended the designation of 33 miles of stream segments and that the State of Ohio administer Little Beaver Creek as a component of the National Wild & Scenic River Systems. Little Beaver Creek was designated as a component of the Ohio Wild & Scenic Rivers System in January of 1974 and was designated as a federal Scenic River in 1976.

Comprehensive Plan for Columbiana County, 1991. This update was not completed and all that could be located is a Draft of the Economic Element for the Comprehensive Plan.

Community Development Block Grant - 1991 Strategic Project Planning Study for Columbiana County. Prepared by the Columbiana County Development Department in December 1991. This study tracked the CDBG expenditure history for Columbiana County by community. The study recommended additional projects for communities as well as outline a suggested list of criteria to be used to rate projects for potential funding. The document references a Land Use Study to commence in November 1991, the first since 1968.

1996 Columbiana County Land Use Plan. This document was prepared by the Center for Urban Studies at Youngstown State University. The document is extensive and provides "profiles" of all county communities and townships as well as various maps. The plan was not adopted by the County Planning Commission or the Board of Commissioners as there was little to no public input during the development of the plan.

In conclusion, this document is not intended to list every planning activity undertaken by County government or other entities. These studies and plans were readily available and are listed here to illustrate that there is a history of comprehensive planning activities in Columbiana County.