



# Hubbard Township

## Comprehensive Plan

FEBRUARY 2017

~ **DRAFT** ~

Prepared by: Trumbull County Planning Commission



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## Acknowledgements

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# Chapter 1: Introduction







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## CHAPTER 1: INTRODUCTION

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Hubbard Township is a quiet, picturesque community situated in the southeastern portion of Trumbull County, Ohio (see Map 1-1, page 1-3). The Hubbard Township Comprehensive Plan is a document that will serve as the blueprint for the community's future and provide guidance for local decisions over the next 20+ years. The plan is divided into two main sections: inventory and plan. The inventory section compiles all of the necessary data to determine any deficiencies or future needs for the township. The plan section assesses the adequacy of the current services and development patterns within the township and makes recommendations to accommodate orderly development and provide guidance for growth.

### BACKGROUND AND CONTEXT

Hubbard Township is one of 24 townships in Trumbull County. The 25-square-mile township contains 13,052 total acres of land and surrounds the City of Hubbard. Hubbard Township is bordered by Brookfield Township to the north, Liberty Township to the west, City of Youngstown and Coitsville Township, Mahoning County to the south, and Hermitage and Shenango Townships in Mercer County, Pennsylvania, to the east (see Map 1-2, page 1-4).

Hubbard Township contracted with the Trumbull County Planning Commission to assist the township in updating its comprehensive plan from 2003. Two major reasons cited by Township officials for the update were multiple major sanitary sewer projects being constructed by the Trumbull County Sanitary Engineer's Office (currently at various phases of completion) and the cancellation of the proposed Hubbard Expressway/Hubbard Arterial Highway by both the Ohio Department of Transportation and Federal Highway Administration. A comprehensive plan is an expression of a community's needs and aspirations. It is a document that typically includes maps, charts and text that analyzes existing trends and conditions of growth or decline and makes recommendations for the general development of the community. These major changes influence the makeup of that future development. The comprehensive plan also provides the legal basis for zoning, per the Ohio Revised Code.

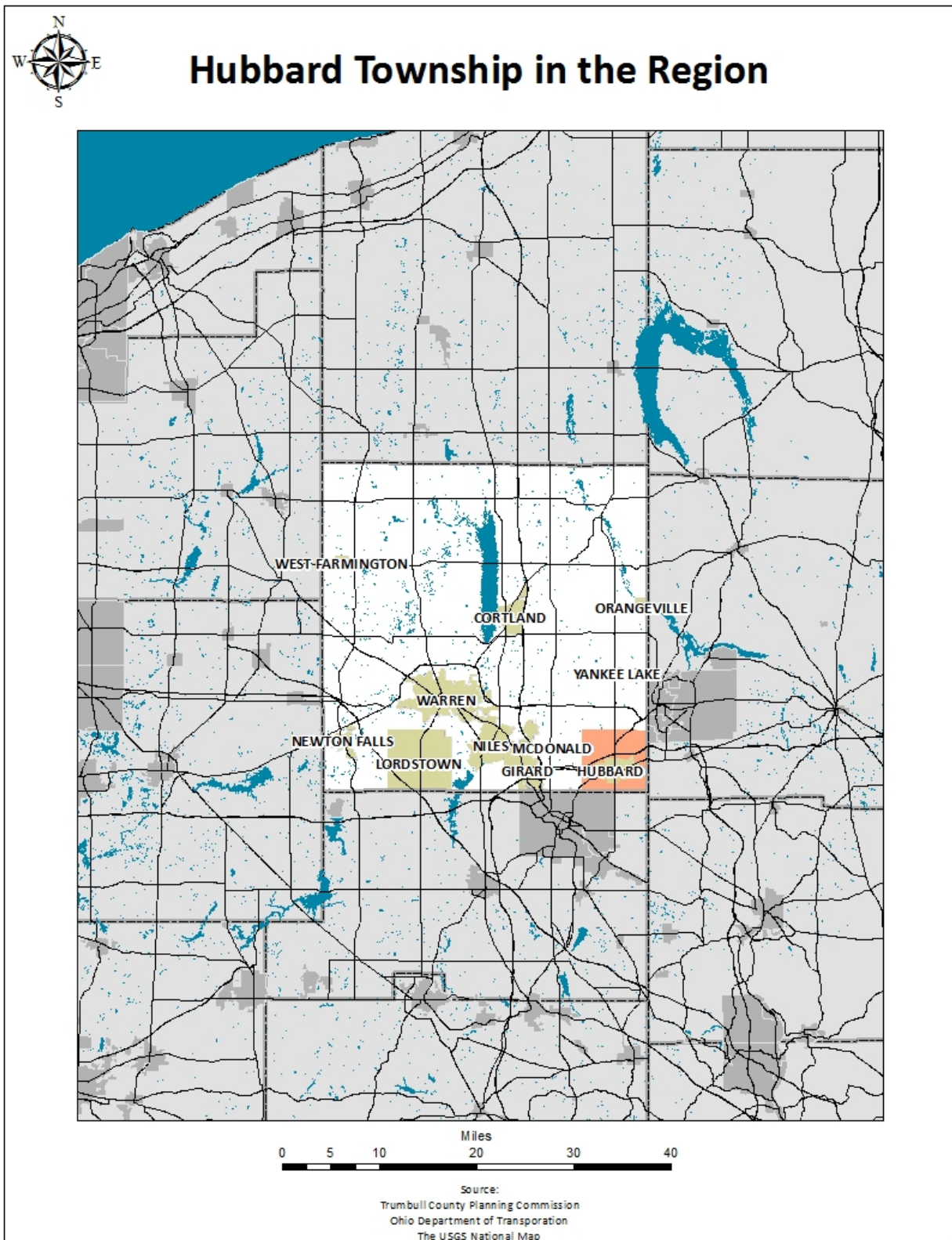
First, the comprehensive plan is fundamentally a guide for the physical development of the area. It translates values to describe why and where to build, rebuild or preserve the lands in the community. Secondly, the plan is long range so flexibility is understood. The plan contains various goals and projects that will shape the future of Hubbard Township over the course of 20 years or more. A third characteristic of the plan is that it is comprehensive. The plan covers all the functions that make a community work: transportation, housing, water and sewer, land use, economic development, community facilities and recreation, while considering the inter-relationships of these functions. The fourth characteristic is that of process guide. The plan should be used as a tool to aid the public decision-making process.

The 2017 Hubbard Township Comprehensive Plan was developed with oversight and participation from the Hubbard Township Trustees, department heads, business and non-profit organizations, and the

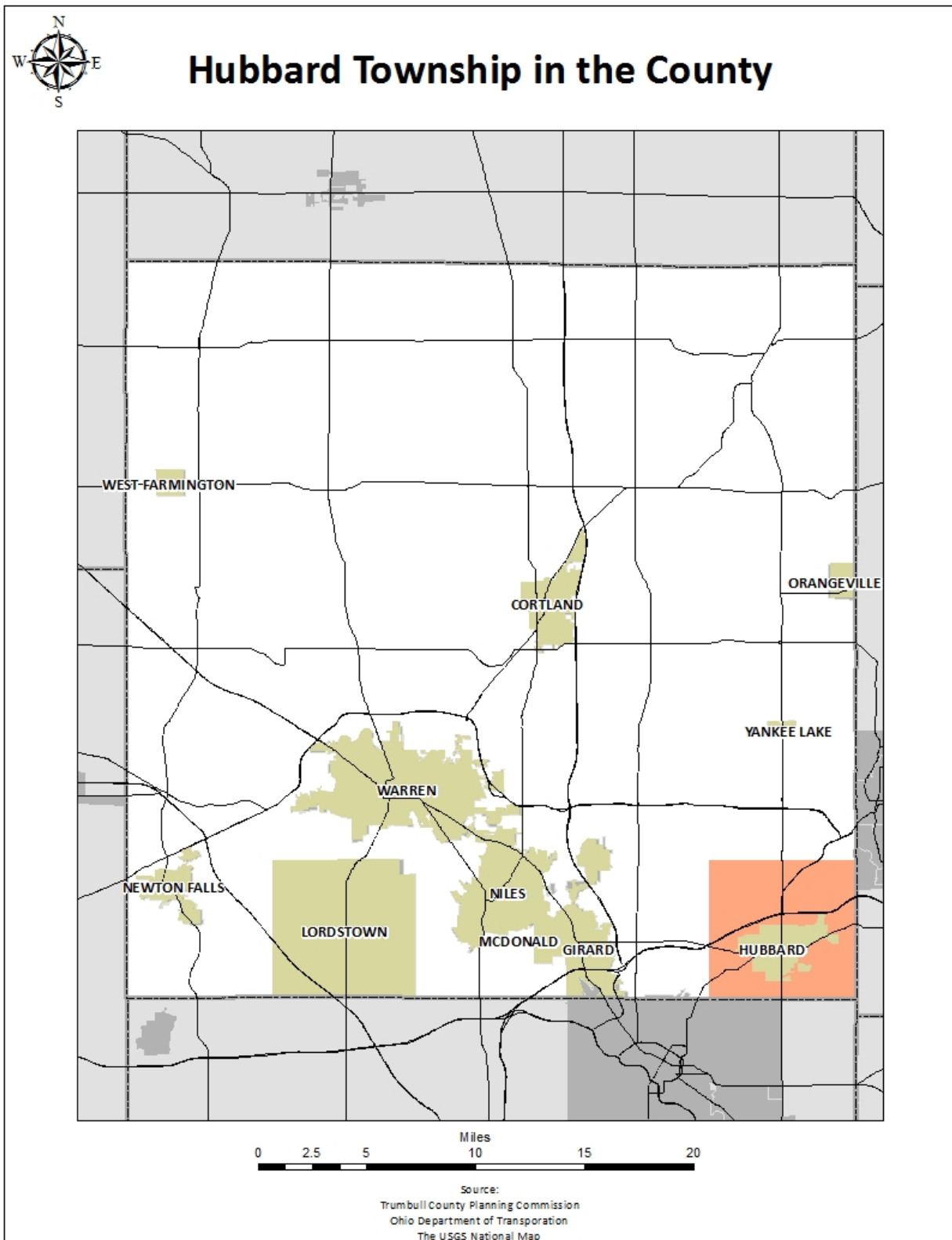
citizens. Specifically, the Hubbard Township Comprehensive Plan Committee was the driving force behind the various critical planning process document reviews and public meeting promotion. The seven-member citizen committee met monthly for the duration of the two-year planning process and offered invaluable insight to the Trumbull County Planning Commission.

Previous plans and studies that have been completed with sound processes and methodologies help inform the current comprehensive plan. The goal of this planning document is to facilitate the most appropriate and efficient use of land and resources, consistent with the public interest. The Hubbard Township Comprehensive Plan should instill hope for the people of Hubbard Township and future generations to come.

Map 1-1: Hubbard Township in the Region



Map 1-2: Hubbard Township in the County



## PLANNING PROCESS

The Hubbard Township comprehensive planning process took just under two years to complete (see Figure 1-1). The process was divided into three main components: inventory, data analysis/draft plan and final plan production. The inventory (a.k.a. data collection) began in April 2015. A 13-question community survey was mailed to every residence, business and land owner in the township later that year. The survey was also posted online via social media and hard copies were available at various community events. 445 people completed the survey between July 28 and October 9. It covered a variety of community topics (see Appendix). The Trumbull County Planning Commission continued to gather baseline data from a number of sources at the local, state and federal level during the inventory phase. Data gathering activities included contacting all township departments that deal with development issues to understand their current and future needs. Previous planning efforts were another resource to consider in the formulation of the draft plan.

The kick-off public meeting was held at Hubbard High School in November 2015. A presentation by the Trumbull County Planning Commission explained the components of a comprehensive plan, highlighted the planning process, reviewed the community survey results and conducted a visioning exercise with the public. Approximately 40 people attended the meeting.

**Figure 1-1: Public Meeting at Hubbard High School**

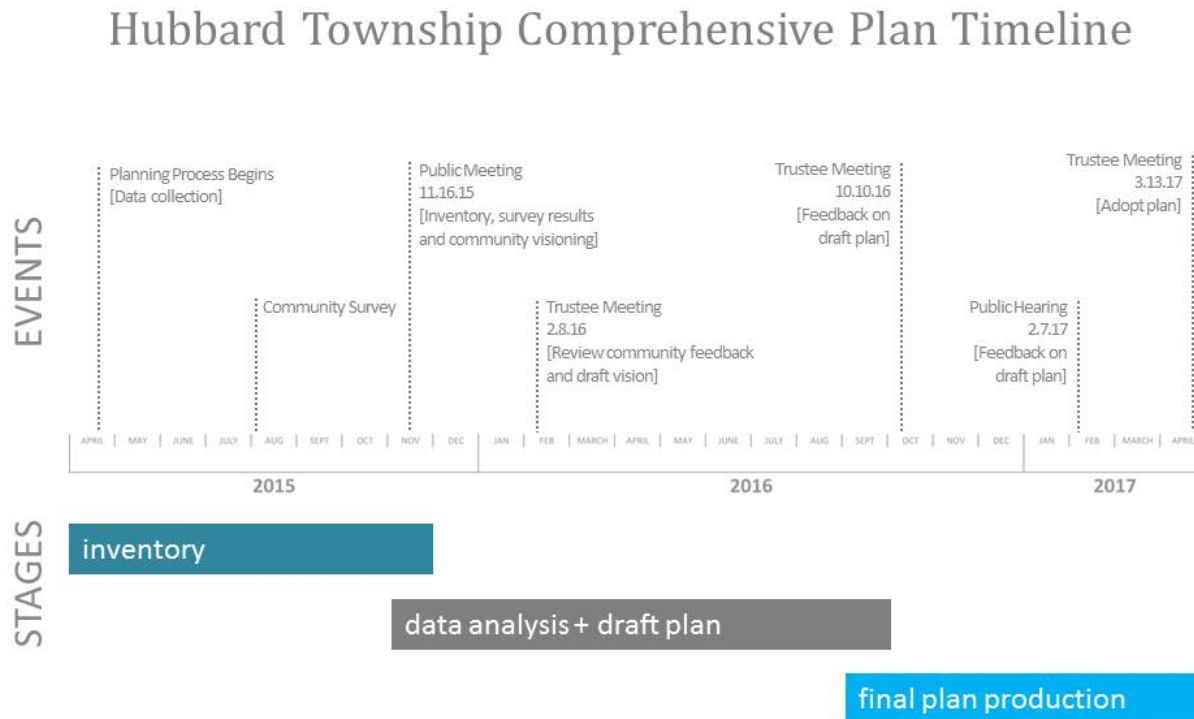


The draft plan started to take shape after further analysis of the data over the course of 2016. The Comprehensive Plan Committee continued to help guide and give input during the planning process. The final draft plan was presented to the public on February 7, 2017, at the Hubbard Middle School Cafeteria. A presentation by the Trumbull County

Planning Commission highlighted major recommendations for the township. The public comment period continued through Friday, February 24, 2017. A copy of the comprehensive plan was available for review online and at the Hubbard Township Administration Building (as a reference copy).

Add info. as process continues...

Figure 1-2: Hubbard Township Comprehensive Plan Timeline



## DEVELOPMENT HISTORY

The Connecticut Western Reserve was an area of land in what is now known as Northeast Ohio that was held, sold and distributed by the State of Connecticut following the American Revolution. In 1795, the Connecticut government sold the eastern portion of the reserve to the Connecticut Land Company. The Connecticut Land Company sent General Moses Cleveland to survey the territory. The surveyors laid out townships in five-mile square grids beginning with Township 1; Range 1 in what is now Poland, Mahoning County, Ohio.

Hubbard Township was surveyed as Range 1, Section 3, and was purchased by Nehmiah Hubbard, Jr., a merchant from Middletown, Connecticut. The township was originally subdivided into 200-acre lots. The first settlers were Samuel Tylee and his wife, Anna, in 1801. Most of the early settlers came from Connecticut or other eastern states such as New Jersey or Virginia.

Until 1861, Hubbard remained relatively undeveloped. Once the coal fields began to develop, the Township grew rapidly. The manufacture of iron also contributed to the prosperity of the Township.

By 1868, the village had reached the necessary population to become an incorporated municipality. An election was held in 1868, and Nathaniel Mitchel was elected mayor. Hubbard was one of the last towns to be organized in Trumbull County.

Harding Park was originally a farm. In 1922, it was sold to Jacob Kalver, a friend of President Harding. Kalver donated the land to Hubbard for use as a park.

Today, Hubbard Township remains a diverse community that features a mixture of residential, agricultural, commercial, and industrial areas. The population has slowly been in decline since the 1960s.

## ADMINISTRATION

The oldest form of government in the United States is the township form of government. This level of local government was established long before our current national form, dating back to 1620, when our early settlers established the “town” unit in the Massachusetts Colony. Before Ohio was ushered into the union as a state in 1803, the township form of government was already well established.

When Ohio became a state in 1803, the elected officials of an Ohio township consisted of three trustees, a clerk, two overseers of the poor, a number of supervisors of highways, justices of the peace and constables. The offices of treasurer and assessor were added at a later time. During the state’s infancy, the township’s role was diverse. The township government cared for the poor, maintained the roads, preserved the peace, registered brands and fulfilled the needs of local government in general.

Today, Hubbard Township is administered by a board of three township trustees, a fiscal officer, zoning commission, board of zoning appeals and the following departments: police, road and zoning. The zoning commission is composed of six members who reside in the township. The powers and duties of the zoning commission consist of recommending township zoning and amendments to the existing zoning resolution.

The board of zoning appeals is also composed of six members who reside in the township. The township board of zoning appeals may hear and decide appeals where it is alleged an administrative official in the enforcement of the township zoning has made an error. The board may authorize variances, based on an appeal, from the terms of the township zoning resolution and grant a conditional zoning certificate.

As a subdivision of the state, the township has only those powers extended to it by the state legislature and performs those mandatory or permitted functions as directed by Ohio Revised Code. These duties and functions of the township have changed over time. As demands for the increase of different services have been made, the state has increased township authority to provide these services.



# Chapter 2: Natural Environment







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## CHAPTER 2: NATURAL ENVIRONMENT

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This section will identify and locate valuable resources in Hubbard Township, giving the community some tools to utilize to move forward in a sustainable way. It will assist in the process of delineating the areas in which development and redevelopment are the most economically sensible, while protecting the areas that are more costly to develop and more valuable when set aside - allowing them to continue to perform their natural functions.

The inventory and analyses will cover topics and map features, such as surface water, watersheds/sub-watersheds, groundwater yields, floodplains, wetlands, slopes, depth to bedrock, topographic elevations, bedrock geology and soil groups.

### GEOLOGY

The shape of our present landscape is based on geological events that happened long ago, and today geological processes continue to sculpt our bioregion. A basic understanding of geology and these geological processes is important to enhance or limit development in Hubbard Township. Planners, engineers, developers and others need to know what rock formations underlie the soil of the area. Bedrock Geology forms one of two separate types of geologic formations in Northeastern Ohio. The other type of geologic formation, glacial geology, mainly consists of sands, gravels and clays that were deposited by several glaciers.

### BEDROCK GEOLOGY

The Bedrock Geology in Hubbard Township is from the Pennsylvanian and the Mississippian Systems. The following are generalized stratigraphic descriptions for the geologic units delineated on the Ohio Division of Geological Survey's open-file 7.5-minute bedrock-geology maps. The geologic units are listed by system in descending stratigraphic order from youngest to oldest. The order of individual units within each system may not necessarily be in exact stratigraphic order (see Map 2-1, page 2-3).

#### PENNSYLVANIAN SYSTEM

##### **IPap: Allegheny and Pottsville Groups undivided**

- Lithology:** Shale, siltstone, sandstone, conglomerate, and subordinate amounts of limestone, clay, flint, and coal.
- Color:** Predominantly shades of gray and black.
- Bedding:** Nonbedded to massive
- Thickness:** 450 to 620 feet
- Diagnostic features:** Economic beds of coal and clay; marine limestone, flint, and shale beds; local development of thick quartzose sandstone and conglomerate in lower ¼ of unit; predominant gray color of unweathered rock; rapid horizontal and vertical changes of rock types.

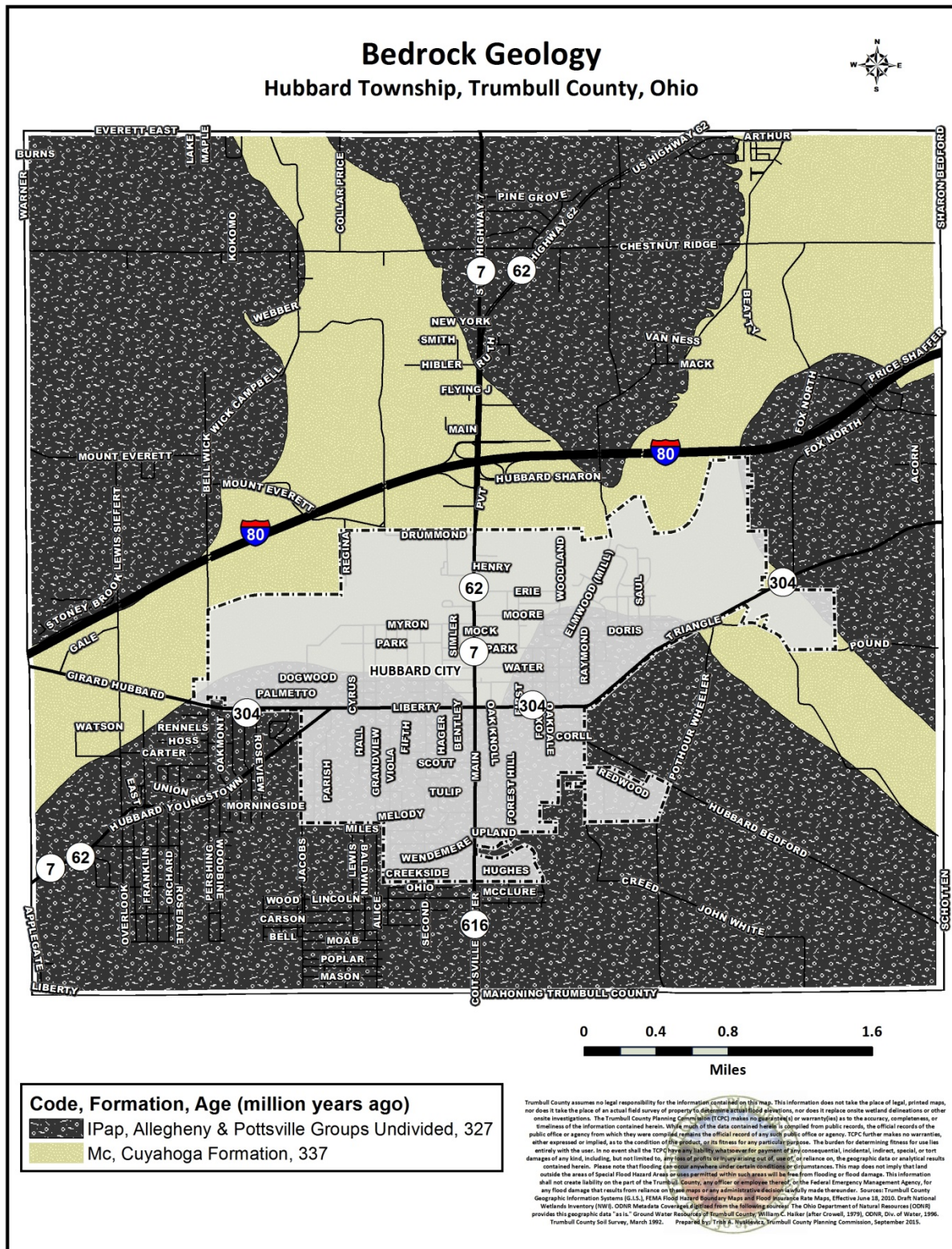
## MISSISSIPPIAN SYSTEM

### Mc: Cuyahoga Formation

**Lithology:** Shale and interbedded sandstone and siltstone  
**Color:** Gray to brown  
**Bedding:** Thin to thick, planar to lenticular  
**Thickness:** 0 to 180 feet where mapped in portions of northern Ohio  
**Diagnostic feature:** Dominance of shale

The geology of the bedrock heavily determines the chemistry (quality) and movement (flow) of ground water. This information can help to determine the groundwater resource yields of an area.

Map 2-1: Bedrock Geology



## GROUNDWATER RESOURCE YIELDS & RELATED AQUIFER GEOLOGY

Groundwater is water saturating the voids, pores, fractures and holes in the soil and rock at some depth below the earth's surface. While this definition is technically correct, it does not even begin to explain all of the complex and varied aspects of groundwater or the importance of groundwater to Ohio and the nation.

The ultimate source of all ground water is precipitation. Part of the rain and snow that falls to the earth surface seeps down through the soil and collects in porous geologic formations. These formations act something like sponges and temporarily store the water. If these geologic formations are capable of yielding usable quantities of groundwater to a well, they are called aquifers. The two basic types of aquifers in Ohio are *Sand and Gravel* aquifers and *Bedrock* aquifers. Groundwater in Sand and Gravel Aquifers occurs in pore spaces between individual grains of sand and gravel. In Bedrock Aquifers, groundwater occurs in pore spaces and along fractures, joints, voids and contacts between different formations. Hubbard Township has both sand and gravel aquifers and bedrock aquifers.

There is a lens of Valley Fill near the center of the township (see Map 2-2, page 2-5), which contains thick local deposits of sand and gravel. Wells encountering coarse gravel may yield up to 100 gallons per minute (gpm) from properly drilled and screened wells. Exploratory drilling may be necessary to locate such deposits. Inside of the lens of Valley fill is a smaller lens of a Buried Valley. These are areas in which 100 to 500 gpm may be developed. The sand and gravel deposits, up to 160 feet deep within a Buried Valley, may yield up to 300 gpm. Highest yields are obtained from large diameter, properly screened and developed wells. These are the highest water yields in Hubbard Township and they are also the highest water yields in all of Trumbull County.

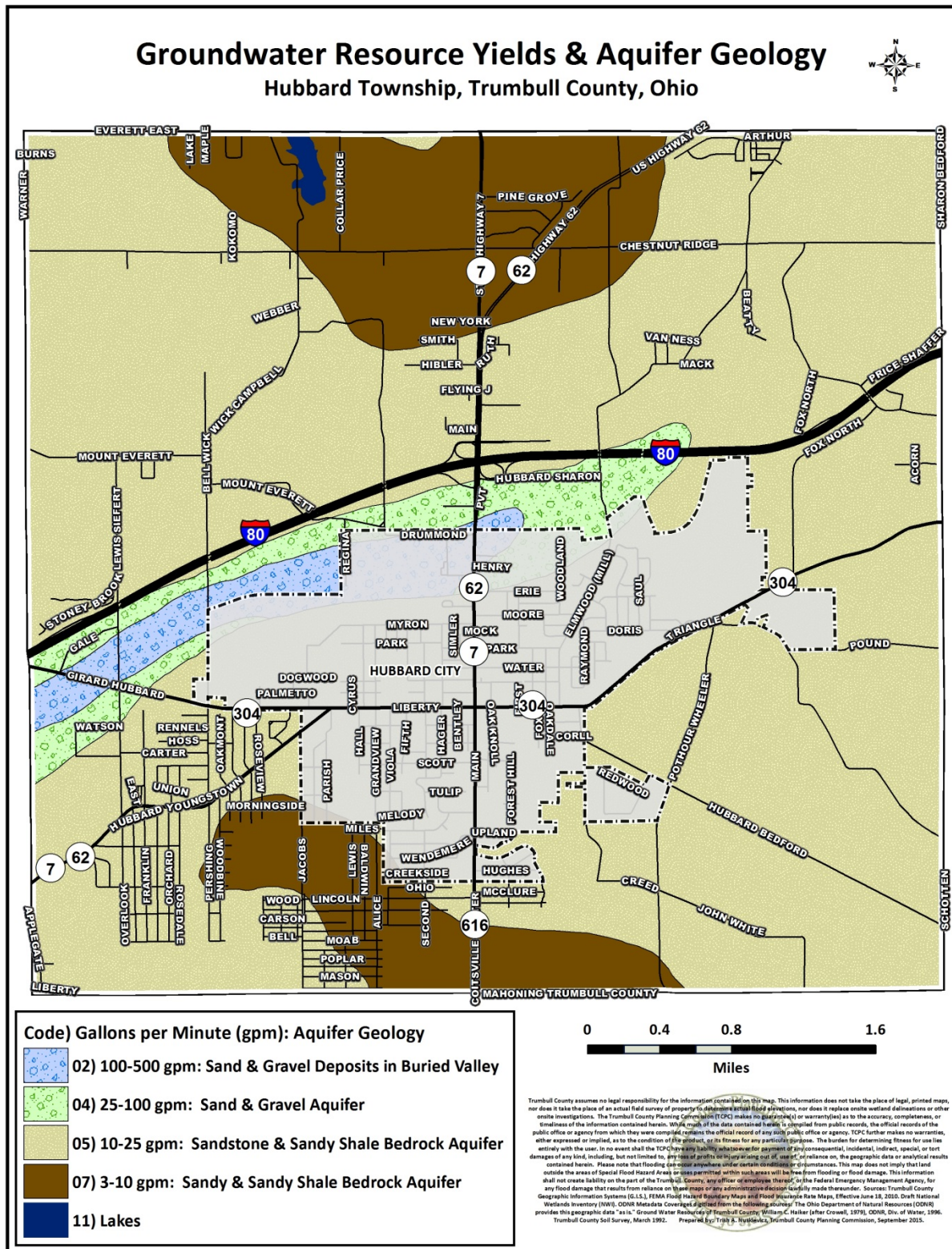
In the majority of the township, ground water yields of 10 to 25 gpm may be developed from Mississippian and Pennsylvanian sandstone and sandy shale bedrock. Although occasional yields of up to 75 gpm are possible in these areas, maximum sustained yields are closer to 25 gpm.

The lowest yields in the township are 3 to 10 gallons per minute (gpm). These low yields come from shale and sandy shale bedrock. It is important to note that yields of 3 to 10 gpm are just sufficient enough to support low-density residential units, such as single-family and small-business uses (see Map 2-2, page 2-5).

While the type of bedrock heavily determines the quality and yields of the groundwater resource, it also partially determines the cost of drilling a well. Another cost factor in drilling for groundwater is the depth to bedrock.



Map 2-2: Groundwater



## DEPTH TO BEDROCK

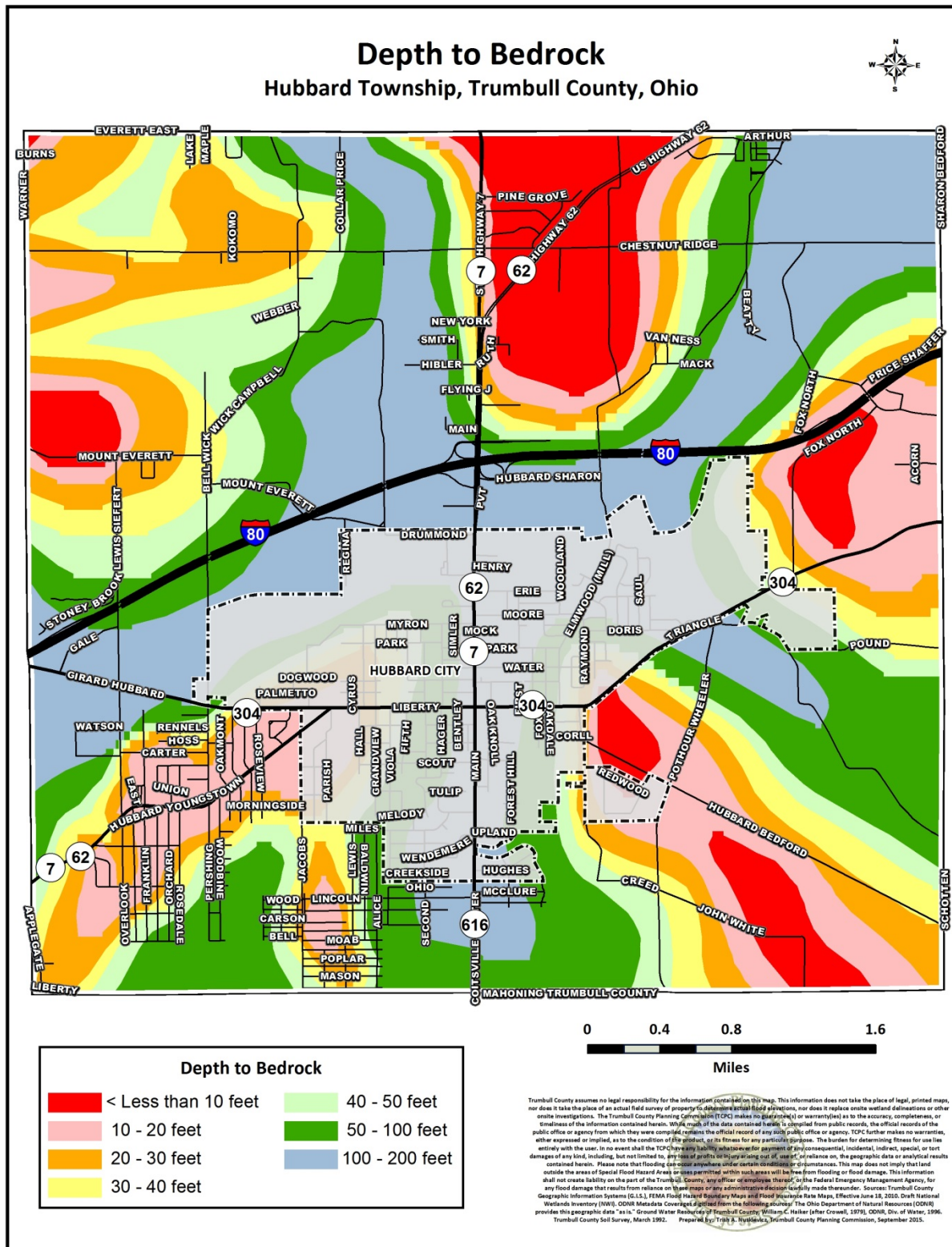
Knowledge of the depth to bedrock in a particular area is valuable information for a variety of users, including homeowners and construction companies. Such information can save considerable time, money and frustration. Consider the difficulty and added expense of digging a basement or a ditch for a pipeline or utility lines and suddenly discovering that blasting or other expensive excavation techniques must be used to remove rock when it was anticipated that only easily removable soil would be encountered. Prior knowledge of the depth to the bedrock could result in the selection of a homestead or route for utility lines that would avoid shallow bedrock and extra expense. A shallow depth to bedrock can also cause problems with septic system installation. In areas such as this, extra cost may be incurred for a suitable alternative system to be designed.

Although a shallow depth to bedrock (less than 10 feet) usually makes the excavating of basements for homes, installation of septic treatment systems and the laying of utility lines more expensive or impractical, it is an asset to have such a sturdy base surface for large construction projects such as bridges, tall buildings or manufacturing plants that contain heavy machinery. The shallow depth to bedrock can provide a very strong foundation for larger buildings without basements.

The bedrock in Hubbard Township ranges from less than 10 feet to 200 feet below the surface. Refer to the following Depth to Bedrock map to view the areas that are less than 10 feet, 10-20 feet, 20-30 feet, 30-40 feet, 40-50 feet, 50-100 feet, and 100-200 feet below the surface (see Map 2-3, page 2-7).



Map 2-3: Depth to Bedrock





## ABANDONED MINES

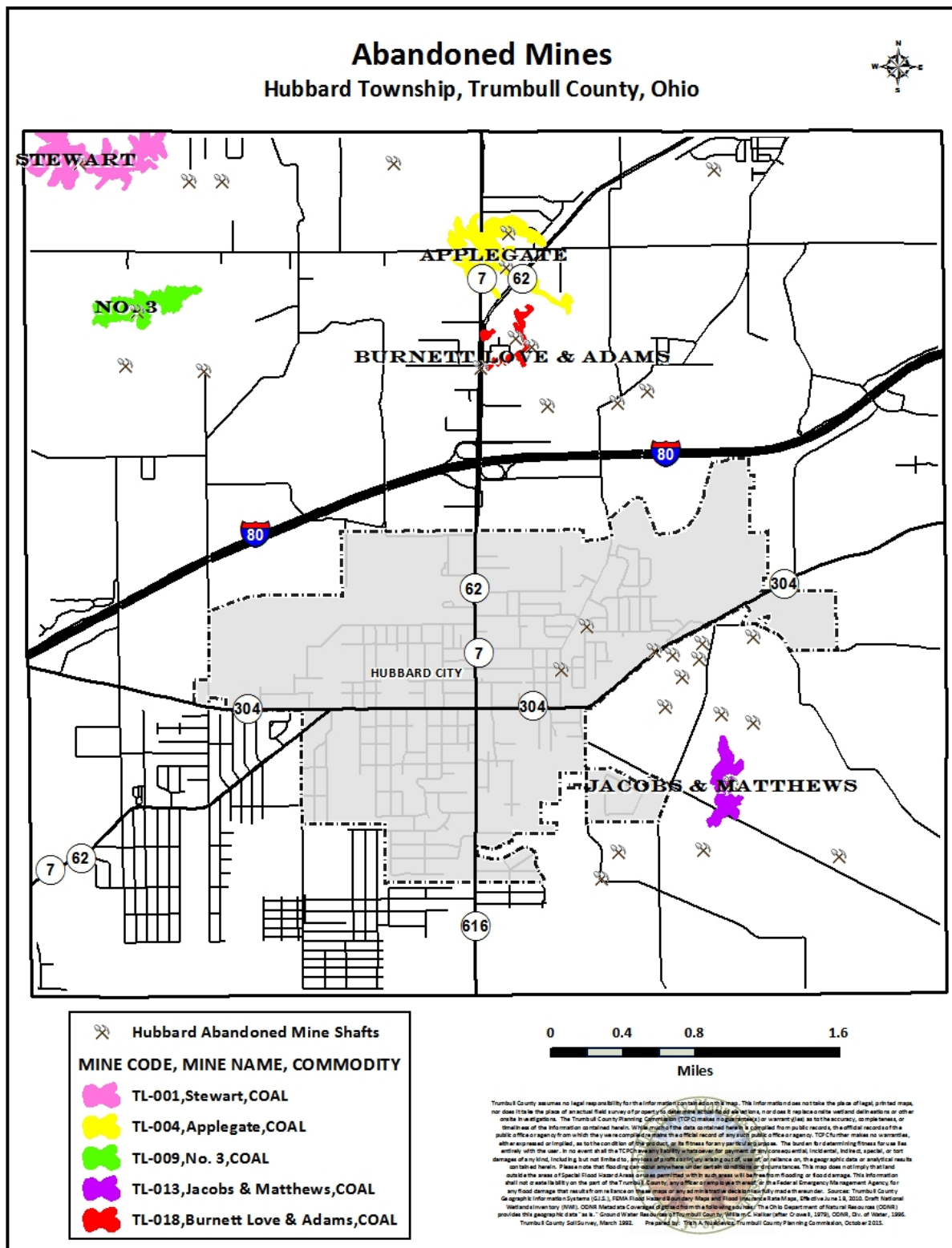
Presently, our lakes, streams, and swamps are continually being filled with plant debris. When this plant debris accumulates to form peat, it is the first stage in the origin of coal. This process was also occurring about 260 to 320 million years ago in Hubbard Township. Through depositional processes the peat was buried, which drove off the volatile components of the plants and left mostly carbon that eventually formed coal. The irregular shape of coal deposits are a result of the irregular shaped swamps in which the coal formed. The thickest deposits occur towards the center, which was the deepest part of the swamp.

It was not long ago that the rich coal resources of the Mahoning Valley employed one-fourth of the population of Trumbull County. Along with agriculture, coal mining led to the prosperity and growth of Hubbard Township. Many tales could be told about the coal miners' endurance, heroism, courage, and ingenuity. Although few became rich, they all could take pride in knowing that their efforts enabled Ohio to become one of the industrial leaders of the nation.

In today's fast-paced society, it is difficult for most people to comprehend waiting hundreds of millions of years for coal to form. Many of our luxuries are available at the flip of a switch and nearly all of the electricity in Ohio is currently generated by coal-fired power plants. Coal is a fossil fuel which is a non-renewable resource and it will not form again for hundreds of millions of years, under the right conditions. Removal of coal has left gaps in the land below and these abandoned mines can collapse. Any structure built above these abandoned mines is subject to land subsidence. The mines may also fill up with water, and although it may be an abundant local source of water, it is most likely contaminated from the coal remnants.

The Abandoned Mines Map following this section shows the approximate location of mine entrances for some of the known mines (see Map 2-4, page 2-9).

### Map 2-4: *Abandoned Mines*



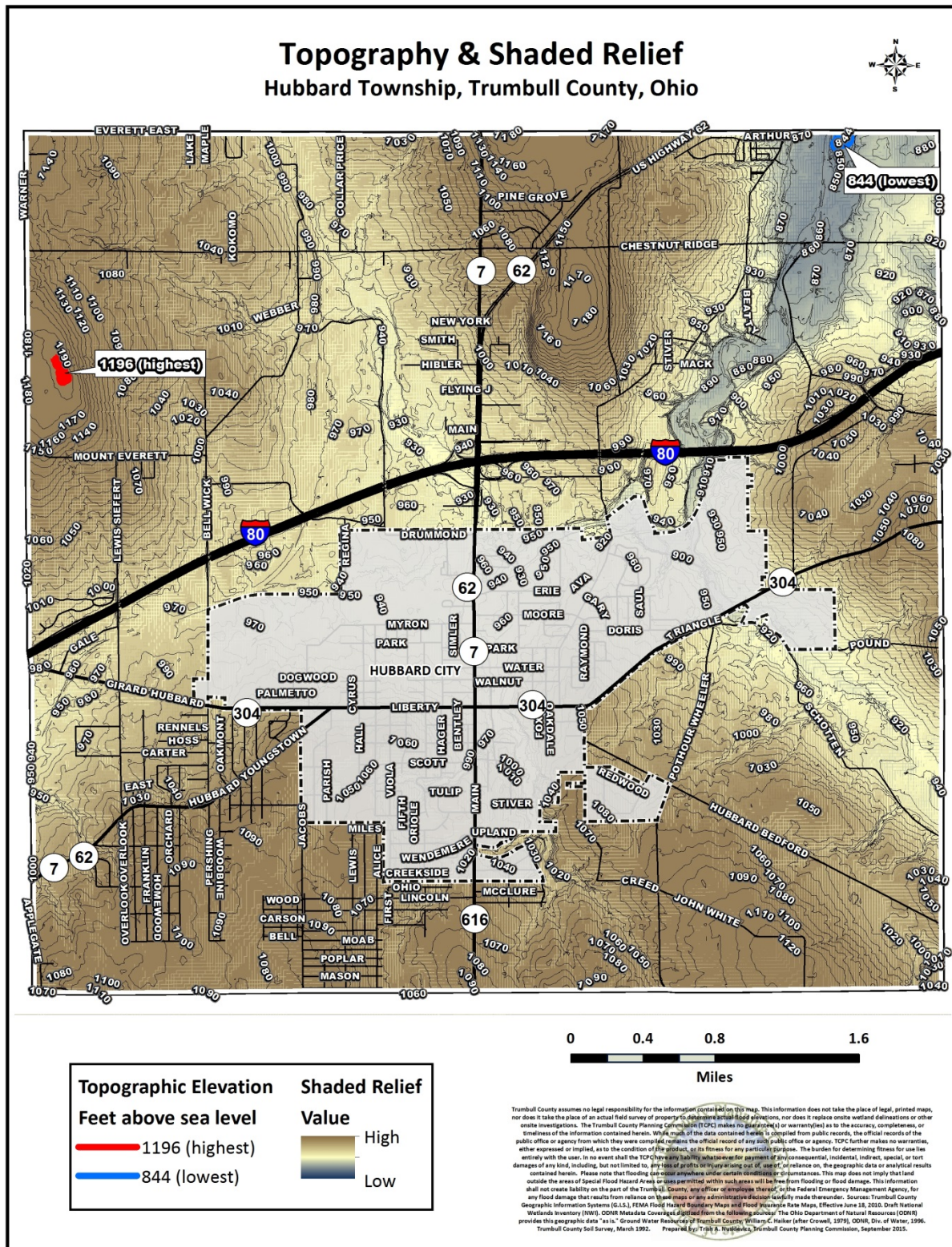
## TOPOGRAPHIC ELEVATIONS

As mentioned earlier, the shape of our present landscape is based on events that happened long ago. Topography is an important physical element that can influence the growth, urban and rural development, and the daily lives of an area's residents. These same natural features can play a strong role in the preservation of the area's natural state.

The elevations in Hubbard Township range from 844-1,196 feet above sea level (fasl). The highest elevation of 1,196 fasl and is located in the northwestern quadrant of the township, south of Chestnut Ridge Road and north of Mt. Everett Road. The lowest elevation in the township is 850 feet (asl). The lowest elevation occurs in the northeastern corner of the township, along Little Yankee Creek, as the creek exits the township (see Map 2-5, page 2-11).



Map 2-5: Topography



## WATERSHED DRAINAGE BASINS

Hubbard Township has two major watersheds, the Shenango River Watershed Basin and the Mahoning River Watershed Basin. The watershed divide between these basins begins near the highest elevation in the township on the northwestern border of the township, south of Chestnut Ridge Road and north of Mt. Everett Road. It cuts across the township in a southeasterly direction, almost creating a small triangle on the Watersheds Map. To the east of this divide, all precipitation runs off into the Shenango River Basin, which empties into the Shenango River. The Shenango River then discharges to the southeast into the Beaver River which discharges into the Ohio River and eventually into the Gulf of Mexico by way of the Mississippi Basin. To the west of this divide all surface water runs off into the Mahoning River Drainage Basin. This means that the water flows downstream and empties into the Mahoning River. The Mahoning River combines with the Shenango River across the Pennsylvania State Line, and the two rivers become the Beaver River. The Beaver River then discharges into the Ohio River, which eventually empties into the Gulf of Mexico by way of the Mississippi Basin. In very simple terms, a drop of rain that falls as precipitation onto the ground anywhere in these watershed areas has the potential to become a part of the water in the Gulf of Mexico. That same drop of rain also has the potential to filter through the soil, seep into the bedrock and end up in a glass of drinking water to be consumed by a resident or visitor. The growing concern about water quality issues often focuses on how we can protect our drinking and recreational water resources for safe future usage and highlights the ever increasing need for protection of the entire watershed and restoration of the parts that may already be damaged or contaminated.

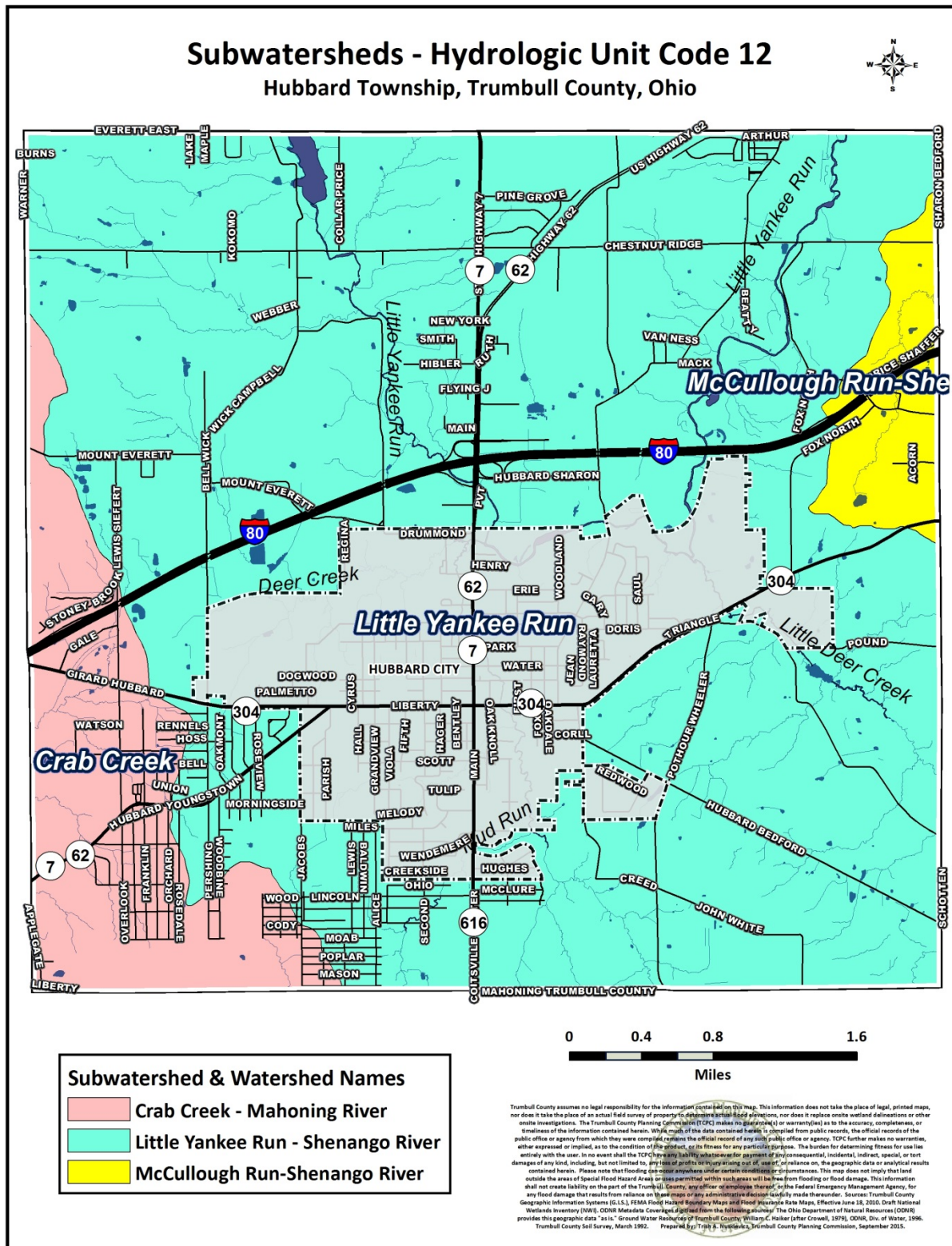
For more detailed drainage information, see the watershed and subwatershed maps. The subwatersheds divide Hubbard Township into three different areas of flow, which are known as Crab Creek-Mahoning River, Little Yankee Run-Shenango River and McCullough Run-Shenango River (see Map 2-6 and Map 2-7, page 2-13 and 2-14).



Hubbard Township Comprehensive Plan  
Natural Environment  
February 2017 - **DRAFT**



Map 2-7: Subwatersheds



## SOILS

Soil is one of Ohio's most priceless natural resources. It is an essential link between the parent material below and the life above. Most land-dwelling organisms (such as plants, animals and humans) are dependent on soil for their existence. Our soils are derived from rocks and glacial materials. Sound land use and land management are dependent upon a thorough understanding of soils and their properties. These properties can help to determine if the site is suitable for building, septic tank absorption fields, crops, woodland and many other uses. This information is intended to provide a general idea of suitable uses for an area; however, an onsite soil survey should be performed to verify actual site conditions.

Soils, like varieties of plants and breeds of animals, differ considerably from one another. Many soils in Trumbull County have poor natural drainage and remain wet for long periods of the year. Some of these extremely wet soils are known as hydric soils, and it is in these soils that we are likely to encounter wetlands. Floodplains develop in the soils that border streams. This area is usually level and naturally subject to flooding. Deep, level and well-drained soils are suited for many uses. Because soil differences can mean success or failure in human use of the land, it is important that these differences can be recognized, addressed or avoided.

Soils in the planning area are of two types, residual and transported. The residual soils are those formed through the weathering or breaking down of the parent rocks in the area, which are sandstones and shales. Transported soils are those formed in other localities and carried to the areas of deposition by water, wind or ice. In some places, the soils have been modified or even created by human activities. These soils have been separated and grouped together to become the "urban soils" theme on some of the following maps.

Many maps included in this section were created for Hubbard Township based (at least in part) upon the knowledge of various soil characteristics. These soil-based maps include Slopes, Wetlands & Hydric Soils, Flooding Soils and Soil Groups. Other soil-based themes included on the maps are the urbanized soils theme and the shallow depth to bedrock theme (see Map 2-8, page 2-26).

### SOIL TYPES

The inventory of soil types and summary of characteristics found in Hubbard Township are:

BrF - Brecksville silt loam, 25 to 50 percent slopes.

- Very steep slopes, hazard of erosion is very severe if vegetation is removed.
- Thinly bedded, weathered shale bedrock may be found at a depth of about 26 inches.
- Low strength, the susceptibility to slippage, the slow permeability, and the moderate depth to bedrock limit many uses.



CcA - Caneadea silt loam, 0 to 2 percent slopes.

- High clay content, subject to excessive compaction when wet.
- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited septic tank absorption fields.

CcB - Caneadea silt loam, 2 to 6 percent slopes.

- High clay content, subject to excessive compaction when wet.
- Perched, seasonal high water table.
- Poorly suited for building site development.
- Poorly suited for septic tank absorption fields.

CfB - Canfield silt loam, 2 to 6 percent slopes.

- Need to control erosion.

CfC - Canfield silt loam, 6 to 12 percent slopes.

- Erosion is a management concern.

CgB - Canfield-Urban land complex, 2 to 8 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Moderately well suited for building site development.
- Poorly suited to septic tank absorption fields.
- Erosion is a hazard where surface is disturbed or exposed for long periods.

Ch - Carlisle muck, ponded, hydric.

- Ponded much of the year.
- Habitat for wetland wildlife.
- Hydric soil, high water table near or above surface for long periods.
- Includes frequently flooded soils adjacent to streams.
- Because of the ponding, low strength, and seepage, this soil is generally unsuited to crops, pasture, woodland, building site development, and septic tank absorption fields.

CnA - Chili loam, 0 to 2 percent slopes.

- Probable source of sand and gravel.
- Nearby groundwater may be contaminated if the distribution lines in septic tank absorption fields are installed too deep in the soil.

CnB - Chili loam, 2 to 6 percent slopes.

- Probable source of sand and gravel.
- Nearby groundwater may be contaminated if the distribution lines in septic tank absorption fields are installed too deep in the soil.

CnC - Chili loam, 6 to 12 percent slopes.

- Erosion and drought are the main hazards.
- Probable source of sand and gravel.

CoD - Chili gravelly loam, 12 to 18 percent slopes.

- Moderately steep slopes.
- Runoff is rapid.
- Probable source of sand and gravel.

CrF - Chili-Oshtemo complex, 25 to 50 percent slopes.

- Deep, very steep slopes, hazard of erosion is very severe if vegetation is removed.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Moderately well suited for trees and woodland wildlife habitat.

CsB - Chili-Urban land complex, 2 to 6 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Well suited for building site development.
- Well suited to septic tank absorption fields.
- Groundwater can be contaminated if the distribution lines in the septic tank absorption fields are installed too deep in the soil.
- Erosion is a major problem where surface is disturbed or exposed for long periods.

CsC - Chili-Urban land complex, 6 to 12 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Well suited for building site development.
- Moderately well suited to septic tank absorption fields.
- Groundwater can be contaminated if the distribution lines in the septic tank absorption fields are installed too deep in the soil.
- Erosion is a hazard where surface is disturbed or exposed for long periods.

Da - Damascus loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Seasonal wetness.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

Du - Dumps.

- Mainly slag dumps near local steel mills.
- Areas may contain concrete chunks, bricks, asphalt, and other non-organic waste from local construction projects.
- Supports limited vegetation, such as locust trees, sweet clover and noxious weeds.

FcA - Fitchville silt loam, 0 to 2 percent slopes.

- Seasonal wetness.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

FcB - Fitchville silt loam, 2 to 6 percent slopes.

- Seasonal wetness.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

FdA - Fitchville-Urban land complex, 0 to 3 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

GfB - Glenford silt loam, 2 to 6 percent slopes.

- Seasonal high water table, frost action and shrink swell potential.
- Susceptible to surface crusting and erosion.

GfC - Glenford silt loam, 6 to 12 percent slopes.

- Erosion is a management concern, establish vegetation.

HaA - Haskins loam, 0 to 2 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action may be problems.

HaB - Haskins loam, 2 to 6 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal high water table, erosion and frost action may be problems.

Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.

- Frequently flooded, prolonged wetness and frost action are problems.
- Most areas support wetland vegetation.
- Hydric soil, high water table near or above surface during extended wet periods.
- Lowest and wettest part of the flood plain.
- Subject to ponding.
- Seasonal wetness.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

JtA - Jimtown loam, 0 to 2 percent slopes.

- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action are problems.

JtB - Jimtown loam, 2 to 6 percent slopes.

- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action are problems.

JuA - Jimtown-Urban land complex, 0 to 3 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

Lo - Lorain silty clay loam, hydric.

- Hydric soil.
- Perched seasonal high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

LrC - Lordstown loam, 6 to 12 percent slopes.

- Shallow depth to bedrock interferes with excavation for basement or utility lines.
- Poorly suited to septic tank absorption fields.

LxF - Lordstown - rock outcrop complex, 18 to 50 percent slopes.

- Steep slopes.
- Shallow depth to bedrock is a concern, some areas of exposed bedrock.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Well suited for trees and woodland wildlife habitat.

LyB - Loudonville silt loam, 2 to 6 percent slopes.

- Shallow depth to bedrock.
- Poorly suited to septic tank absorption fields.

LyC - Loudonville silt loam, 6 to 12 percent slopes.

- Erosion is hazard if plant cover is removed.
- Shallow depth to bedrock.
- Poorly suited to septic tank absorption fields, effluent can pollute ground-water if it seeps through cracks in the bedrock.

LyC2 - Loudonville silt loam, 6 to 12 percent slopes, eroded.

- Erosion is a severe hazard.
- Shallow depth to bedrock.
- Poorly suited to septic tank absorption fields, effluent can pollute ground-water if it seeps through cracks in the bedrock.

LyD - Loudonville silt loam, 12 to 18 percent slopes.

- Steep slopes.
- Shallow depth to bedrock.

LzB - Loudonville-Urban land complex, 2 to 6 percent slopes.

- Building foundations or basements generally require costly excavation of the bedrock.
- Erosion is hazard if plant cover is removed.
- Shallow depth to bedrock.
- Poorly suited to septic tank absorption fields, effluent can pollute ground-water if it seeps through cracks in the bedrock.

MtA - Mitiwanga silt loam, 0 to 2 percent slopes.

- Shallow depth to bedrock.
- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited for septic tank absorption fields.

MtB - Mitiwanga silt loam, 2 to 6 percent slopes.

- Shallow depth to bedrock.
- Perched seasonal high water table.
- Poorly suited for building site development.
- Poorly suited for septic tank absorption fields.

Or - Orrville silt loam, frequently flooded

- Soil suitable for hiking trails during the drier part of the year.
- Seasonal high water table.
- Located on flood plains.
- Subject to flooding.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

OsB - Oshtemo sandy loam, 2 to 6 percent slopes.

- Probable source of sand and gravel.
- The effluent in septic tank absorption field can pollute ground water if the distribution lines are installed too deep in the soil.

OsC - Oshtemo sandy loam, 6 to 12 percent slopes.

- Probable source of sand and gravel.
- The effluent in septic tank absorption field can pollute ground water if the distribution lines are installed too deep in the soil.

RaA - Ravenna silt loam, 0 to 2 percent slopes.

- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.



RaB - Ravenna silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

RdB - Rawson silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Erosion is the main hazard.
- Limitations on septic tank absorption fields.

RsB - Rittman silt loam, 2 to 6 percent slopes.

- Perched seasonal high water table.
- Poorly suited to septic tank absorption fields.

RsC - Rittman silt loam, 6 to 12 percent slopes.

- Perched seasonal high water table.
- Poorly suited to septic tank absorption fields.

RtB - Rittmann-Urban land complex, 4 to 10 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Moderately well suited for building site development.
- Poorly suited to septic tank absorption fields.
- Erosion is a hazard where surface is disturbed or exposed for long periods.

Sb - Sebring silt loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

Sc - Sebring silt loam, till substratum, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

Tg - Tioga loam, occasionally flooded.

- Subject to flooding.
- Soil is in the highest position of the flood plain.
- Erosion may be a concern.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

Ud - Udorthents, loamy.

- Conditions vary.
- Most areas have been used as construction sites.
- Suitable plant coverage is needed to control erosion.
- Onsite investigation is needed to determine the suitability for and limitations affecting any proposed use.

Ur - Urban land.

- Eighty percent of surface covered by asphalt, concrete, buildings or other structures.
- Areas are 5 or more acres in size.
- Onsite investigation is needed to determine the suitability for and limitations affecting any proposed use.

WbA - Wadsworth silt loam, 0 to 2 percent slopes.

- Poorly suited to building site development due to seasonal wetness.

WbB - Wadsworth silt loam, 2 to 6 percent slopes.

- Poorly suited to building site development due to seasonal wetness.

WeA - Wadsworth-Urban land complex, 0 to 2 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Erosion is a major hazard where surface is disturbed or exposed for long periods.

WeB - Wadsworth-Urban Land complex, 2 to 6 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Erosion is a major hazard where surface is disturbed or exposed for long periods.

WuF - Wooster silt loam, 25 to 50 percent slopes.

- Very steep slopes, hazard of erosion is very severe if vegetation is removed.
- Construction for recreation and urban development is very difficult.

The Inventory of Soil Types also includes other categories which we grouped together for mapping purposes due to the similarity of their characteristics. The categories are Flooding Soils, Hydric Soils, Shallow Depth to Bedrock, Steep Slopes and Urbanized Soils. These categories have been broken down into their individual soil units below.

**Flooding Soils:** Lowland areas along waterways are naturally subject to flooding. The following soil types indicate that flooding does occur frequently or occasionally in these specific areas.

Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.

Or - Orrville silt loam, frequently flooded.

Tg - Tioga loam, occasionally flooded.

**Hydric Soils** (survey for wetlands):

Ch - Carlisle muck, ponded, hydric.

Da - Damascus loam, hydric.

Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.

Lo - Lorain silty clay loam, hydric.

Sb - Sebring silt loam, hydric.

Sc - Sebring silt loam, till substratum, hydric.

**Shallow Depth to Bedrock:**

BrF - Brecksville silt loam, 25 to 50 percent slopes.

LrC - Lordstown loam, 6 to 12 percent slopes.

LxF - Lordstown - rock outcrop complex, 18 to 50 percent slopes, some areas of exposed bedrock.

LyB - Loudonville silt loam, 2 to 6 percent slopes.

LyC - Loudonville silt loam, 6 to 12 percent slopes.

LyC2 - Loudonville silt loam, 6 to 12 percent slopes, eroded.

LyD - Loudonville silt loam, 12 to 18 percent slopes.

LzB - Loudonville-Urban land complex, 2 to 6 percent slopes.

MtA - Mitiwanga silt loam, 0 to 2 percent slopes.

MtB - Mitiwanga silt loam, 2 to 6 percent slopes.

**Steep Slopes:**

BrF - Brecksville silt loam, 25 to 50 percent slopes.

CoD - Chili gravelly loam, 12 to 18 percent slopes.

CrF - Chili-Oshtemo complex, 25 to 50 percent slopes.

LxF - Lordstown - rock outcrop complex, 18 to 50 percent slopes.

LyD - Loudonville silt loam, 12 to 18 percent slopes.

WuF - Wooster silt loam, 25 to 50 percent slopes.

**Urbanized Soils** (have been altered from their original characteristics by human activities):

CgB - Canfield-Urban land complex, 2 to 8 percent slopes.

CsB - Chili-Urban land complex, 2 to 6 percent slopes.

CsC - Chili-Urban land complex, 6 to 12 percent slopes.

Du - Dumps.

FdA - Fitchville-Urban land complex, 0 to 3 percent slopes.

JuA - Jimtown-Urban land complex, 0 to 3 percent slopes.

LzB - Loudonville-Urban land complex, 2 to 6 percent slopes.

RtB - Rittmann-Urban land complex, 4 to 10 percent slopes.

Ud - Udorthents, loamy.

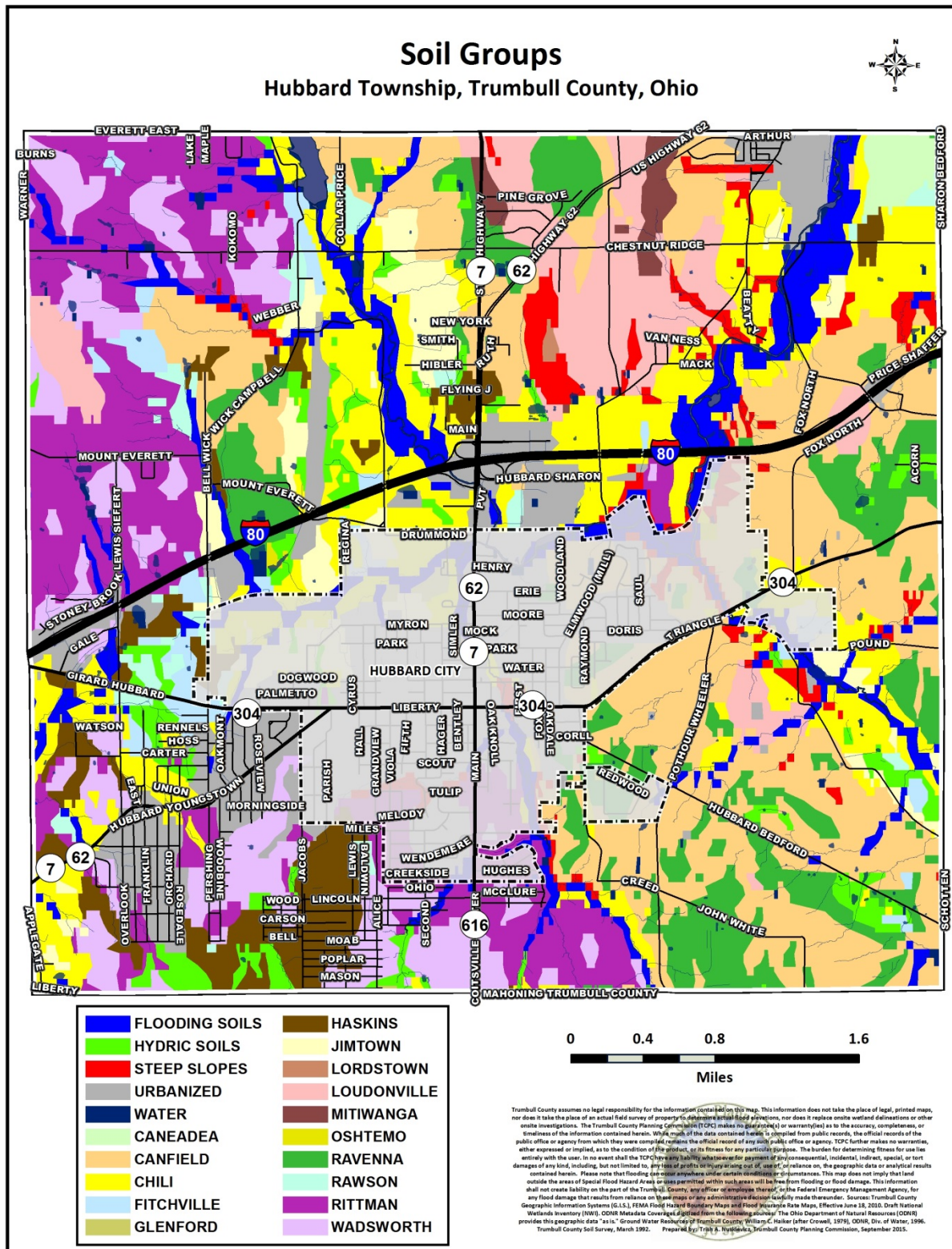
Ur - Urban land.

WeA - Wadsworth-Urban land complex, 0 to 2 percent slopes.

WeB - Wadsworth-Urban Land complex, 2 to 6 percent slopes.

Source: Soil Survey of Trumbull County, Ohio, USDA, Natural Resources Conservation Service, Ohio Agricultural Research and Development Center, and Ohio Division of Natural Resources, Division of Soil & Water Conservation, March 1992. Grouping into categories and summarization of soil characteristics by the Trumbull County Planning Commission, April 2000/Updated December 2011.

Map 2-8: Soil Groups

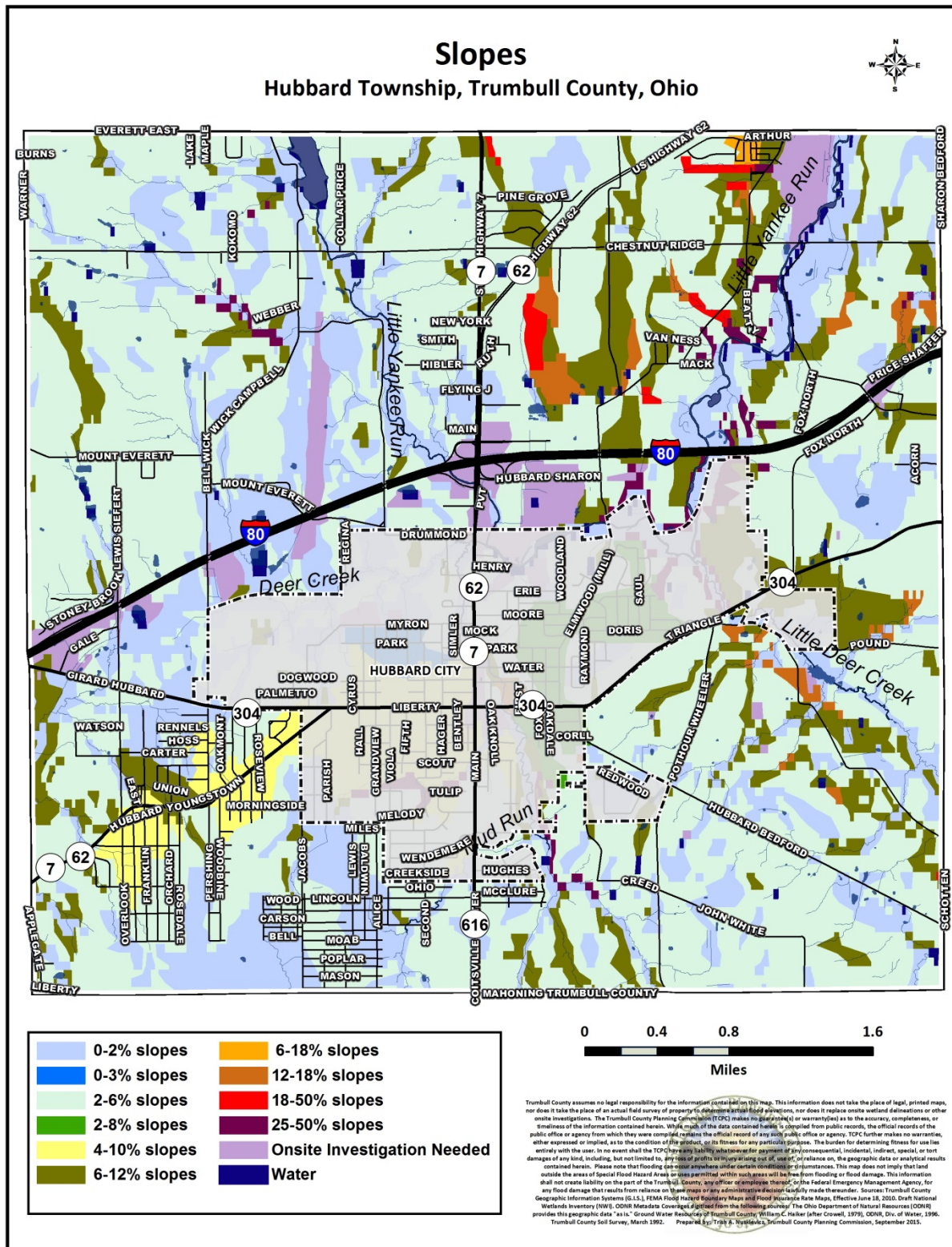


## SLOPES

The specific soil types that are listed on the previous pages were determined, in part, by the slope. Most of Trumbull County is generally gently sloping and nearly level. Hubbard Township breaks from this generalization with its steeper slopes. The slopes in Hubbard Township range from 0 to 50 percent. The township ranges from nearly flat and gently rolling to extremely steep slopes. The steepest slopes are 25 to 50 percent, which means that in a 100-foot horizontal distance the elevation drops 25 to 50 feet. These areas can often be found sloping down into some of the drainage ways in the township. Developments can occur on steep slopes, but only at costs much higher than construction on more level lands, and it is not recommended. Steep slopes can occur wherever the creeks have cut relatively deep incisions through the land surface during the process of erosion. Steep slopes and the hazard of erosion make these areas poorly suited to building development. Slopes of less than two percent can also be a hazard to manmade development. A large portion of the township has less than two percent slopes. These areas have poor drainage and will likely contain hydric soils, wetlands and floodplains (see Map 2-9, page 2-28).



Map 2-9: Slopes



## WETLANDS

The presence of hydric soils, hydrophytic vegetation and hydrology make up the three criteria necessary for an area to be considered a wetland. Different soils with similar characteristics form the soil pattern for hydric soils. Wetlands occur throughout the area in areas that have been left as open space areas or along creek corridors.

Wetlands provide many benefits including: food and habitat for fish and wildlife; flood protection; shoreline erosion control; natural products for human use; water quality improvement; and opportunities for recreation, education, and research.

Non-point source pollution is the nation's leading source of surface water and ground water quality impairment. When properly managed, wetlands can help prevent non-point source pollution from degrading water quality.

Wetlands produce great volumes of food as leaves and stems break down in the water. This enriched material is called detritus. Detritus is food for insects, shellfish, and forage fish, and it provides nutrients for wetlands plants and algae. Recreational fish such as bluefish and striped bass, as well as mammals, reptiles, and amphibians, eat aquatic invertebrates and forage fish. Wetland plants provide shelter and food to diverse species.

Wetlands are among the most biologically productive natural ecosystems in the world. They can be compared to tropical rain forests and coral reefs in the diversity of species they support. Wetlands are vital to the survival of various animals and plants, including threatened and endangered species. The U.S. Fish and Wildlife Service estimates up to 43% of the threatened and endangered species rely directly or indirectly on wetlands for survival. For many species, wetlands are primary habitats. For others, wetlands provide important seasonal habitats where food, water, and cover are plentiful.

Wetlands often function like natural tubs or sponges, storing water (floodwater, or surface water that collects in isolated depressions) and slowly releasing it. Trees and other wetland vegetation help slow flood waters. This combined action, storage and slowing, can lower flood heights and reduce the water's erosive potential. Wetlands help improve water quality, including that of drinking water, by intercepting surface runoff and removing or retaining its nutrients, processing organic wastes, and reducing sediment before it reaches open water. Wetlands provide opportunities for popular activities such as hiking, fishing, and boating. For example, an estimated 50 million people spend approximately \$10 billion each year observing and photographing wetlands-dependent birds.

In summary, wetlands reduce the likelihood of flood damage, help control increases in the rate and volume of runoff in urban areas, and buffer lands against erosion. Because wetlands are so productive and they greatly influence the flow and quality of water, they are valuable to us. It can be concluded that wetlands perform critical functions. These areas are also perfect for providing natural storm water retention at little to no cost to the community. The costs of losing the functions this critical resource provides outweigh the majority alternative uses (see Map 2-10, page 2-30).



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## FLOODPLAINS AND STREAMSIDE FORESTS

Floodplains play an integral part in the function of our river systems. The alteration or development of a floodplain eliminates or degrades these vital functions and resources. By planning wisely and affording protection to natural floodplains, communities can balance economic growth and urbanization. We can protect a floodplain's functions and processes to create and maintain a better quality of life and living environment for the future generations that will work and live here.

Natural events such as heavy precipitation during storms or snow/ice melt in the spring produce large volumes of water that are released onto the land surface. Once the soil becomes saturated and excess water can no longer be absorbed into the ground, it then becomes surface runoff. This runoff then accumulates in streams and rivers. Sometimes this volume of water is so large that it actually exceeds the capacity of the stream or river channel. It is at this point that flooding occurs. The water spills over the banks onto the land, which outlines the course of the channel. This land is referred to as the floodplain, a natural safety valve to relieve the channel of its excess burden. In other words, the floodplain is the nearly flat plain along the course of the stream that is usually dry and naturally subject to flooding.

Floodplains are found in valley and lowland areas along the major streams and stream tributaries. The stream and its adjacent land (streamside forest/riparian area) together form the most vital and diverse feature of our landscape. Without trees in this land-water transition zone, streams typically become wide and shallow, habitat is degraded and water quality drops.

According to the Ohio Department of Natural Resources, riparian ecosystems with forest vegetation:

- remove pollutants from stream flows during periods of over-bank flow;
- reduce water temperatures by sheltering and shading;
- provide wildlife habitat and protect and create aquatic habitat;
- provide detritus (leaves and woody debris), which is the basic source of energy for the stream ecosystem; and
- reduce stream bank erosion through the high durability of tree root mass.

Streamside forest/riparian areas are definitive landforms. They are transition zones between channels and uplands where the land influences the stream and the stream influences the land. It is in this zone that 'buffer strips' of forested vegetation hold special importance for the quality of streams. Streamside forest areas correspond very well with the active floodplain. Estimations of the proper width of streamside forest area boundaries may also be based on floodplains identified on Federal Flood Insurance Rate Maps (FIRMs). The county soil survey reports list soils 'subject to frequent flooding' and 'steep slopes' which may help delineate some streamside forest areas. However, it is not always feasible to base buffer strip width on the Streamside Forest area. For example, highly entrenched channels may have a streamside forest area hardly wider than the channel itself and in other places, floodplains and streamside forest areas may be so extensive that encroachment is inevitable. For these

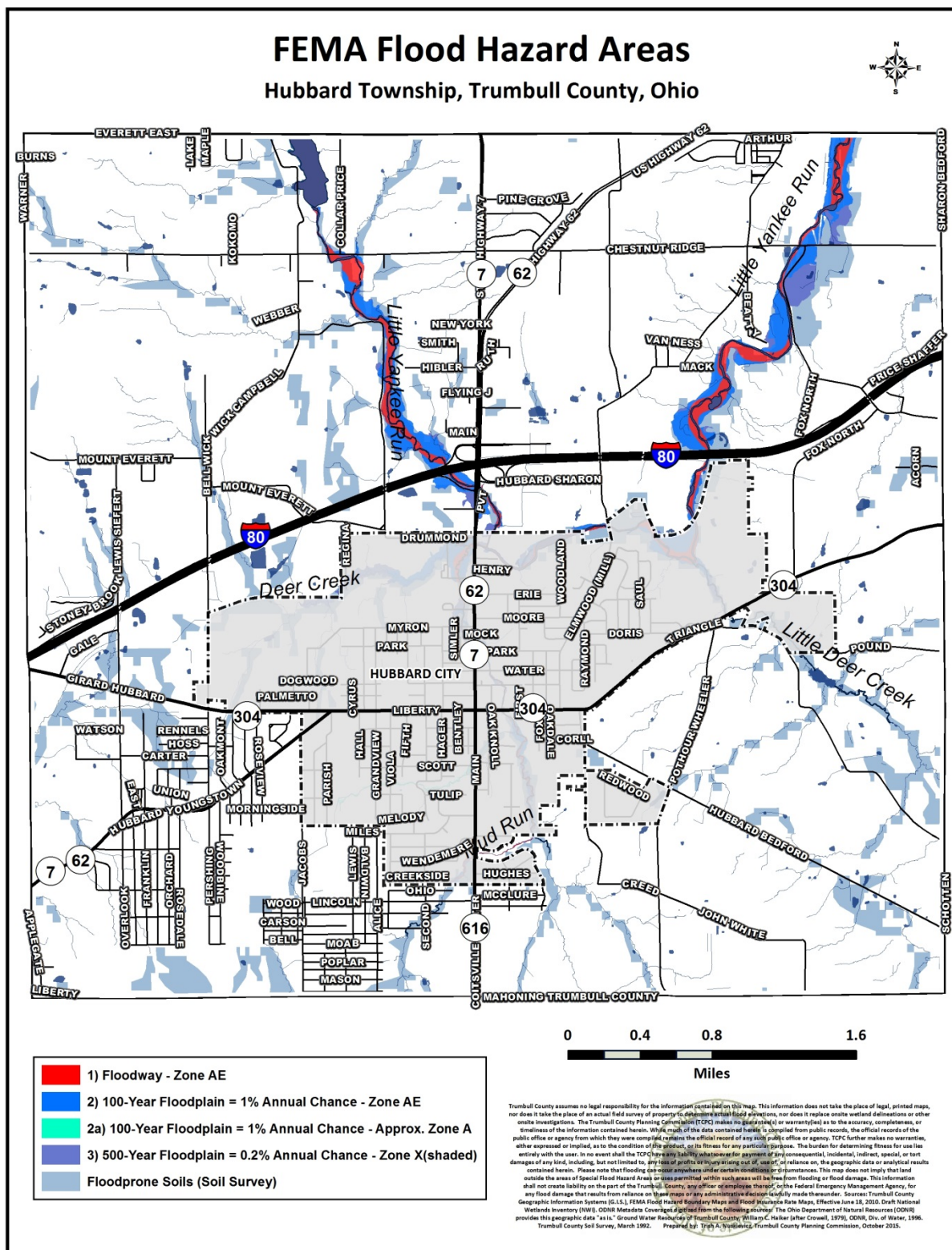
conditions, a generic minimum standard may be useful. One such standard, according to the Ohio Department of Natural Resources, is based on a dimension equal to two and one-half times the bank full channel width or 50 feet.

Flood warning and forecasting are provided by the Cleveland Office of the National Weather Service. This information is put on a statewide wire service. At the local level, residents of low-lying areas are warned of impending floods by civil defense authorities, state and local police, the Trumbull County Sheriff's Office and fire officials. Local television and radio stations also broadcast flood warnings to local residents giving them warning to try to minimize damage losses.

Flood maps tell us where the flood risks are based on local hydrology, topology, precipitation, flood protection measures and other scientific data. Hubbard Township has some flood hazard areas along Little Yankee Run, which empties into the Shenango River. It should be noted that the soils surrounding nearly every creek in Hubbard Township flood by definition. This means that areas around these creeks are naturally subject to flooding, and although they do not appear on the Flood Insurance Rate maps, flooding can and does occur (see Map 2-11, page 2-33).



### Map 2-11: Floodplains



## CRITICAL RESOURCES AND DEVELOPMENT CONSIDERATIONS

The Critical Resources and Development Considerations Map is a composite map that brings together multiple critical features in one snapshot (see Map 2-12, page 2-35). This map includes features such as surface water, floodplains, wetlands, hydric soils, flooding soil, steep slopes and shallow depth to bedrock.

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# Chapter 3: Population & Demographics





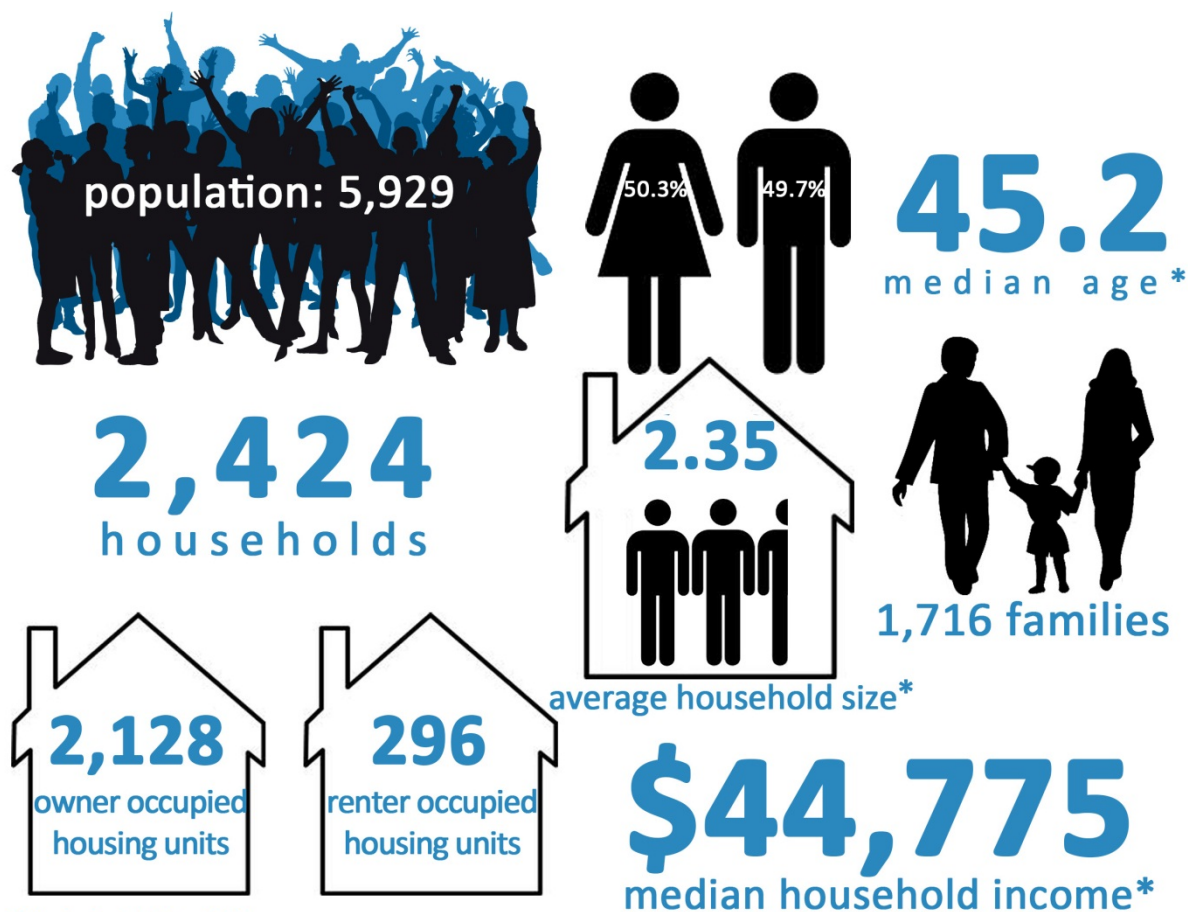
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## CHAPTER 3: POPULATION AND DEMOGRAPHICS

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One of the most important elements in a comprehensive plan is a profile of the population within the community. Such a profile should be completed by considering the past, present, and future population. Gathering and analyzing this information can identify growth and development trends. These trends can help to predict conditions of the future. The information presented in this section will aid in developing a proper plan to assist in meeting the anticipated future needs of Hubbard Township. The information provided below was collected from the United States Census, the American Community Survey, 5-Year Estimates, and the North American Industry Classification System (NAICS).

**Figure 3-1: Snapshot of Hubbard Township**



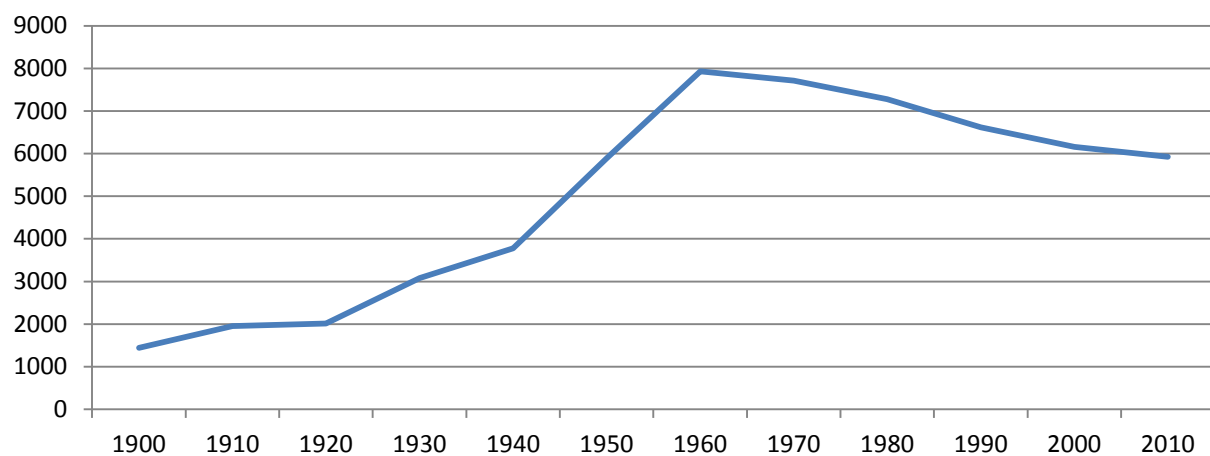
Sources: 2010 Decennial Census, SF-1 and 2009-2013 American Community Survey, 5-Year Estimates



## POPULATION GROWTH

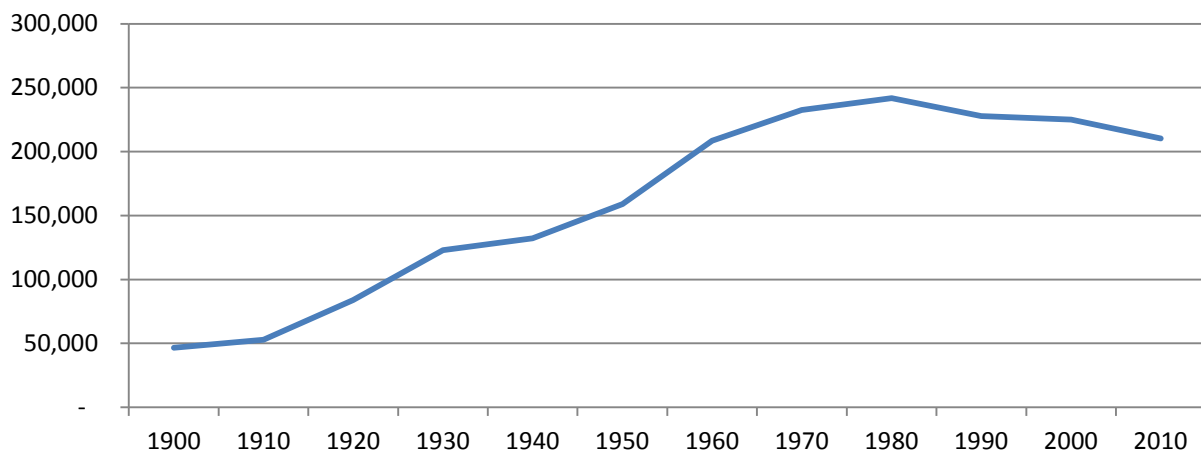
The population of Hubbard Township steadily increased from 1,441 in 1900 to 7,927 in 1960. The population has slowly decreased ever since. The 2010 Census reported a population of 5,929. In comparison, Trumbull County showed positive population growth until the 1980s when much of the Mahoning Valley began to experience a decline in population in part due to the loss of the steel making industry. Hubbard Township's greatest population growth occurred between 1940 and 1950. Due to data constraints with the American Community Survey, Planning Commission staff was unable to create a population projection for Hubbard Township.

**Figure 3-2: Population Growth in Hubbard Township**



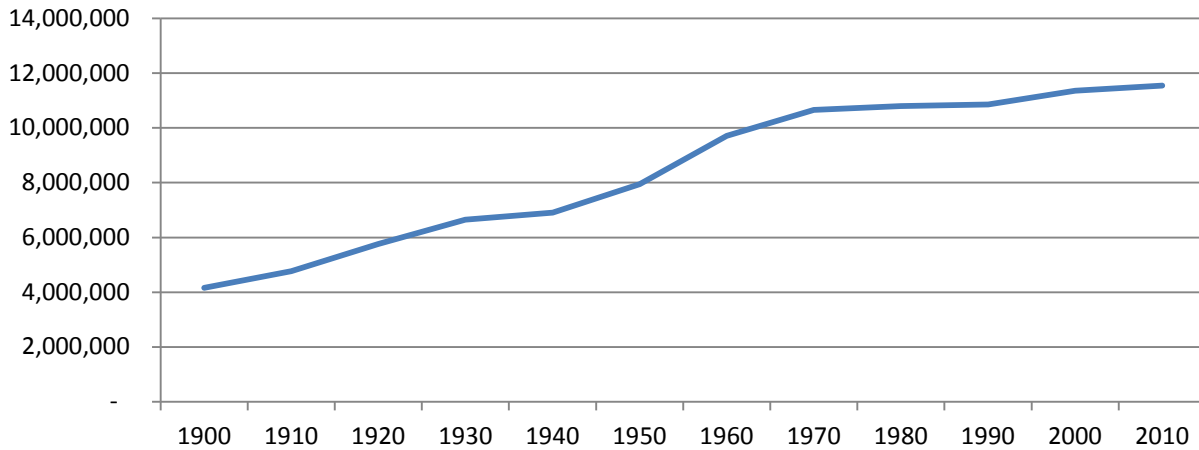
Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census, SF-1

**Figure 3-3: Population Growth in Trumbull County**



Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census, SF-1

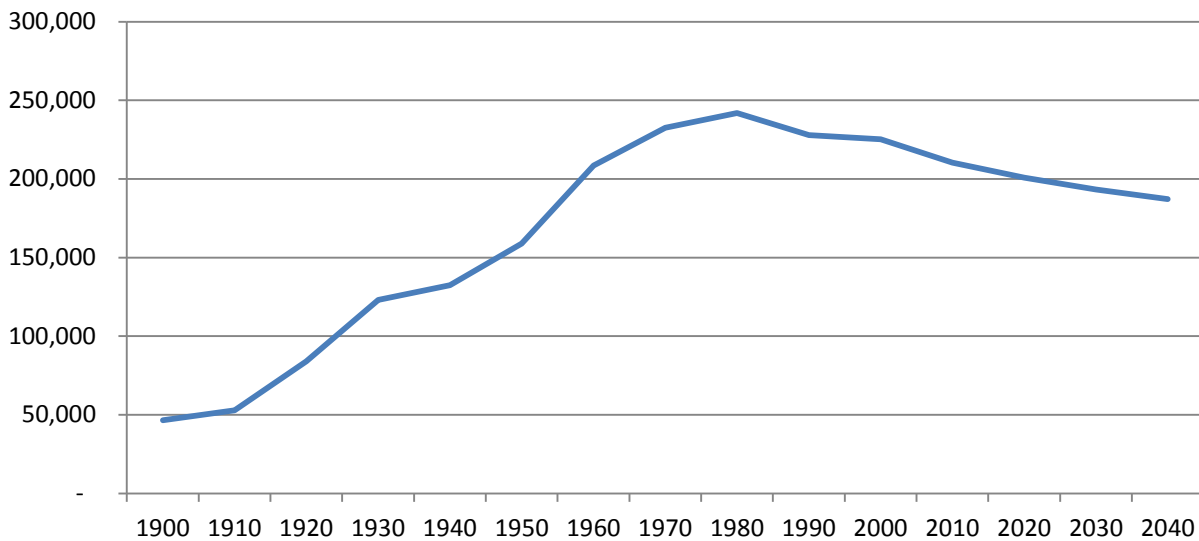
**Figure 3-4: Population Growth in State of Ohio**



Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census, SF-1

The Ohio Development Services Agency (ODSA) prepares populations at the county level using a demographic based cohort-component project model. (This model basis its projects on three components of demographic change: births, deaths, and migration rates.) This model predicts that Trumbull County will lose 23,062 residents between 2010 and 2040.

**Figure 3-5: Population Projection for Trumbull County**

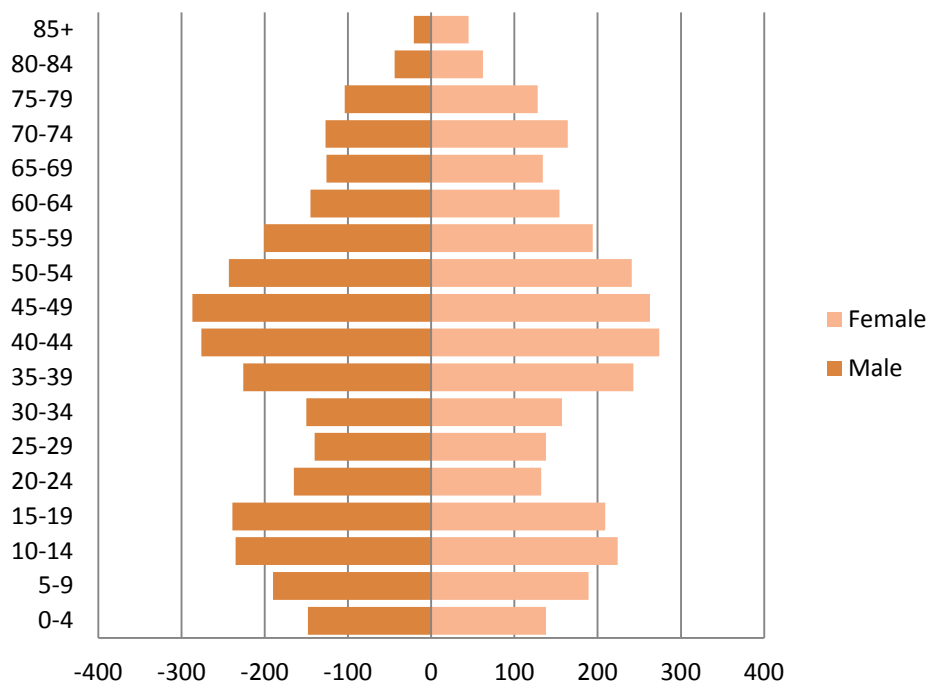


Source: Ohio Development Services Agency

## AGE AND GENDER

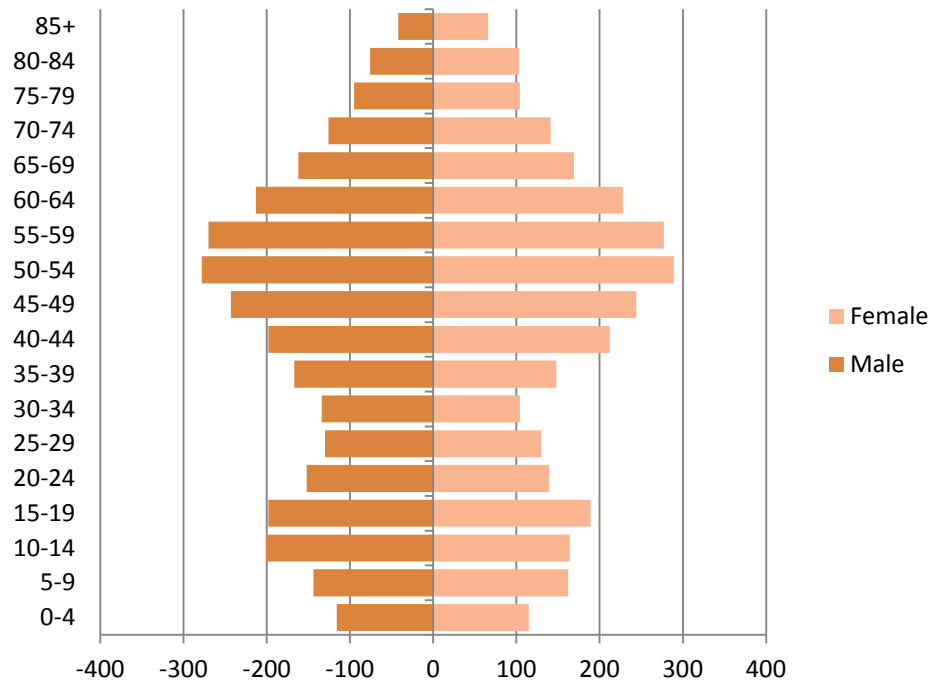
The following charts illustrate the age and gender distribution of the population in Hubbard Township. In 2000, the largest age groups were 40-44 years old and 45-49 years old. The smallest age group was 85+ years old. Ten years later, in 2010, the largest age group was 50-54 years old and 55-59 years old, respectively. The smallest age group was 85+ years old. The median age for Hubbard is 45.2 (please note that this data includes Hubbard City).

**Figure 3-6: Age and Gender in Hubbard Township in 2000**



Source: 2000 Decennial Census, SF-1

**Figure 3-7: Age and Gender in Hubbard Township in 2010**

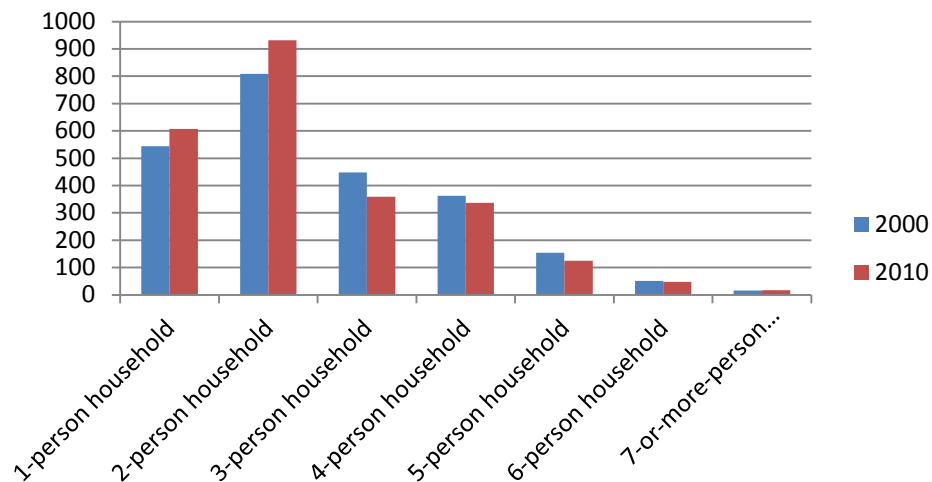


Source: 2010 Decennial Census, SF-1

## HOUSEHOLDS AND FAMILIES

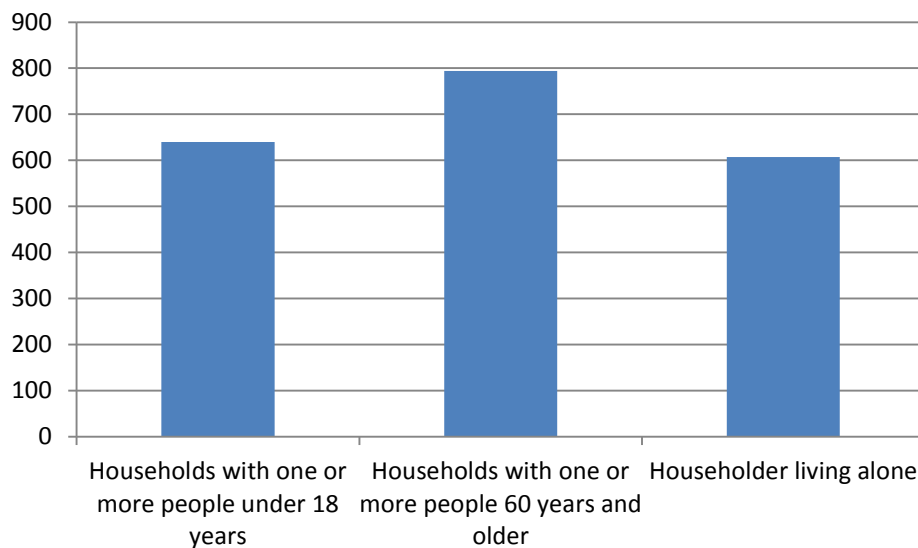
From 2000 to 2010, households in Hubbard Township increased from 2,385 households to 2,424 households. The biggest increase was in 2-person households. Over 30 percent of the households in Hubbard Township have someone 60 years or older living in them. The majority of Hubbard Township residents are married. Just under half of Trumbull County residents are married. Hubbard Township has lower percentage of residents that have never been married than Trumbull County.

**Figure 3-8: Household Size in Hubbard Township**



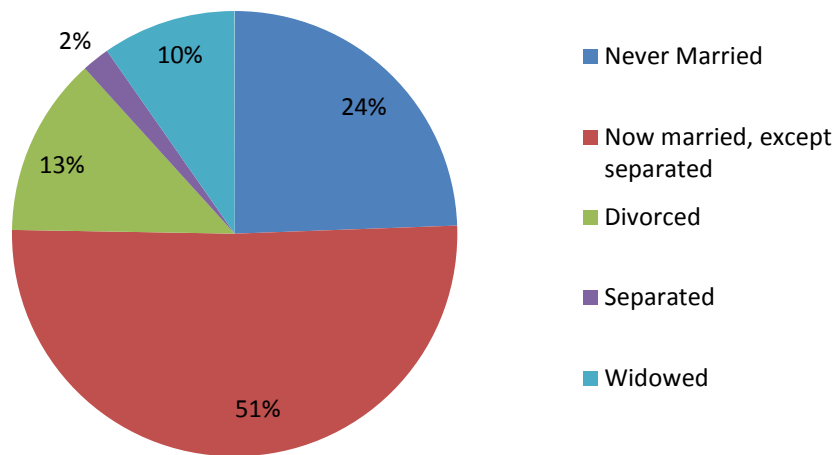
Sources: 2000-2010 Decennial Census, SF-1

**Figure 3-9: Selected Household by Type in Hubbard Township**



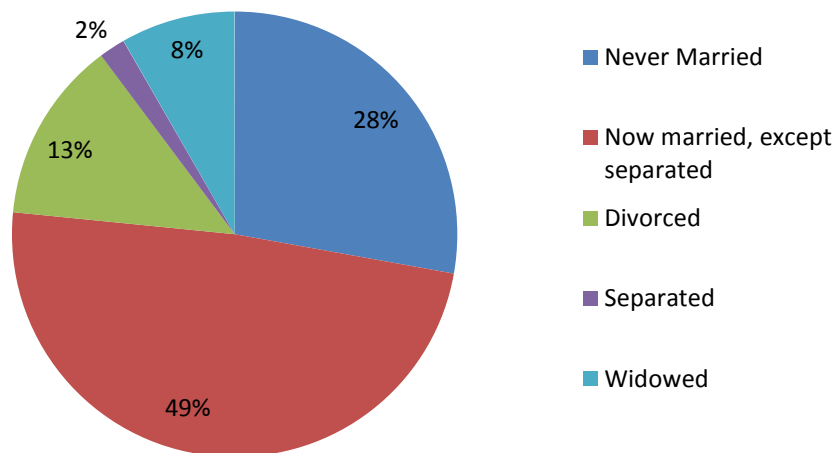
Sources: 2000-2010 Decennial Census, SF-1

**Figure 3-10: Marital Status in Hubbard (includes Hubbard City)**



Source: 2009-2013 American Community Survey, 5-Year Estimates

**Figure 3-11: Marital Status in Trumbull County**



Source: 2009-2013 American Community Survey, 5-Year Estimates

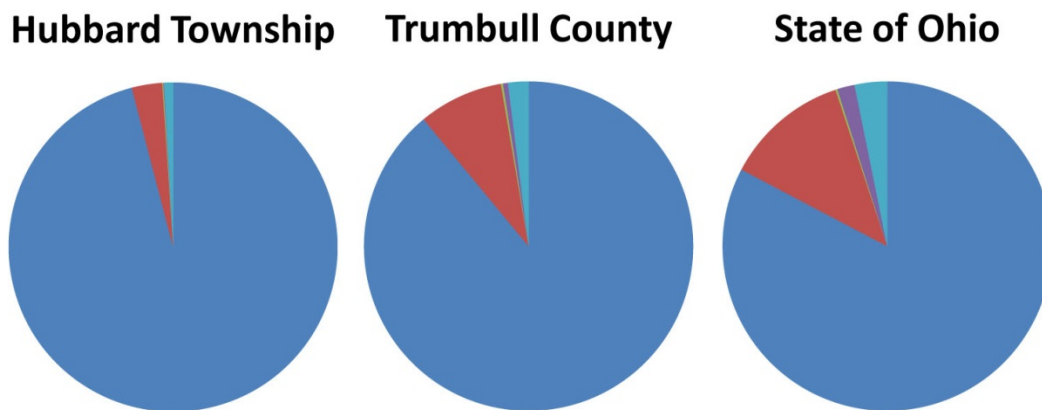


## RACE

The 2010 Census indicates that Hubbard Township is 93.5 percent white. Minorities represent a significantly lower percentage than minorities in Trumbull County and the State of Ohio.

**Figure 3-12: Race**

Race	Hubbard Township	Trumbull County	State of Ohio
White	95.3%	89.0%	82.7%
Black/African-American	3.0%	8.3%	12.2%
Asian	0.1%	0.2%	0.2%
American Indian/Alaska Native	0.1%	0.5%	1.7%
Other race	0.9%	2.0%	3.2%

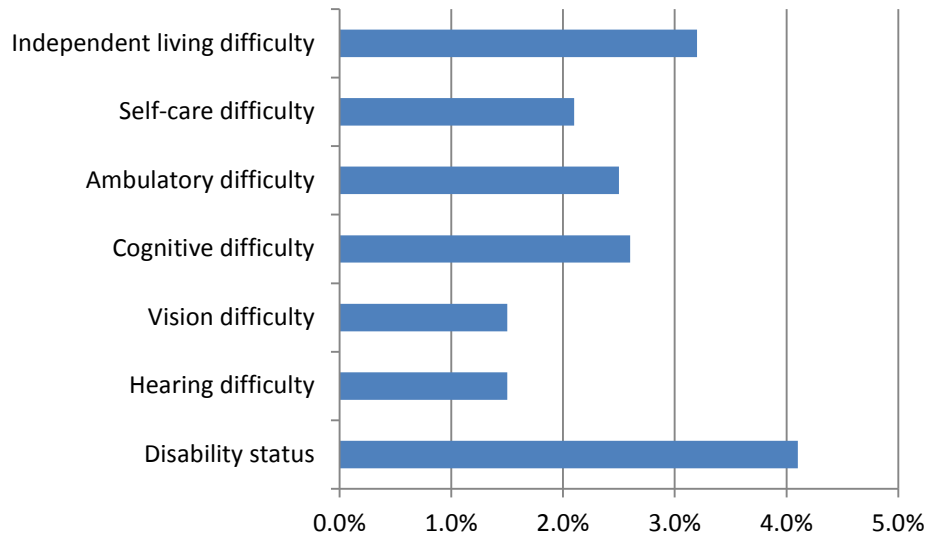


Source: 2010 Decennial Census, SF-1

## DISABILITIES

Just over four percent of Hubbard residents reported a disability of some kind (please note that this data includes Hubbard City). As a comparison, only 4.7% of Trumbull County residents report a disability of some kind.

**Figure 3-13: Disability Characteristics in Hubbard (includes Hubbard City)**

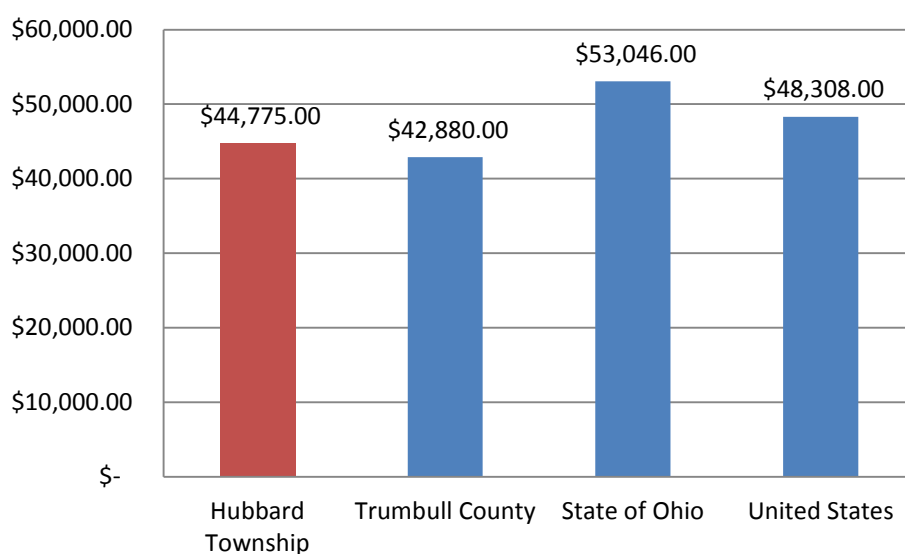


Source: 2009-2013 American Community Survey, 5-Year Estimates

## MEDIAN HOUSEHOLD INCOME

Median household income describes income levels of households in a given area. If all incomes of all households were listed from lowest to highest, this figure is the income in the middle. There is a wide range of household income in Trumbull County, but the County's median household income in 2013 was \$42,448. Hubbard's \$44,775 median household income placed it above the County's median. Please note that data this includes Hubbard City.

**Figure 3-14: Comparison of Selected Median Household Incomes (includes Hubbard City)**

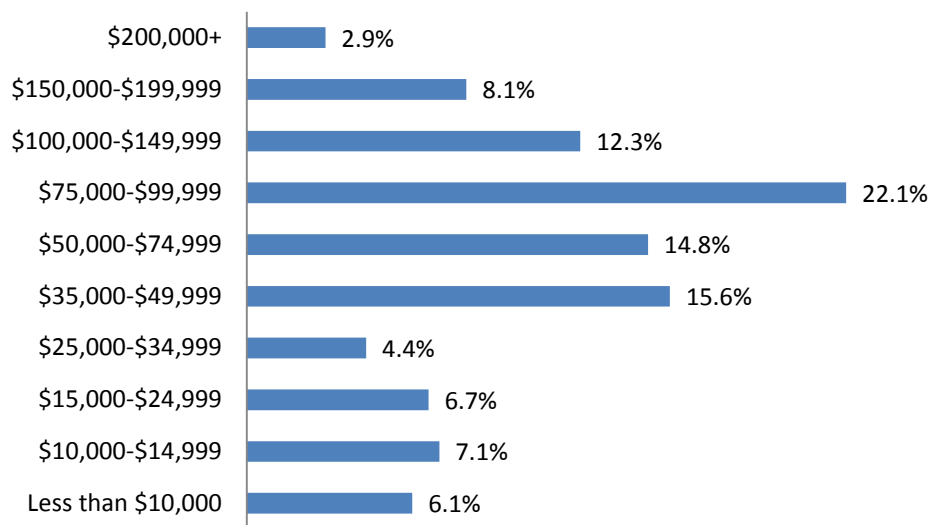


Source: 2009-2013 American Community Survey, 5-Year Estimates

## HOUSEHOLD INCOME

Household income data reveals that the majority of Hubbard's households having an annual income between \$35,000 and \$99,999.

**Figure 3-15: Household Incomes and Benefits in Hubbard (includes City)**

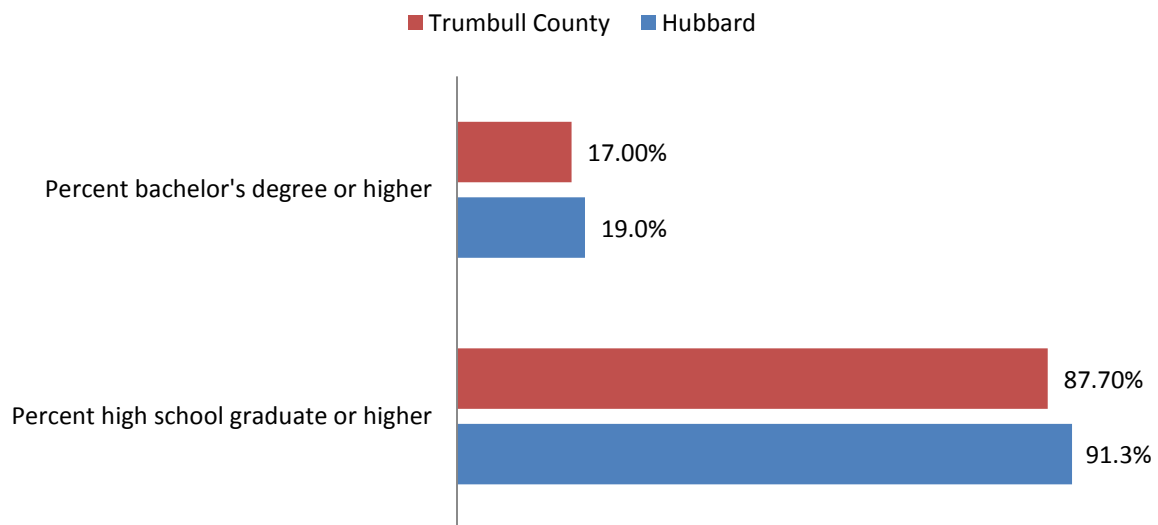


Source: 2009-2013 American Community Survey, 5-Year Estimates

## EDUCATIONAL ATTAINMENT

Educational attainment is an indicator of the level of skills and training that the residents of an area have. Over 90 percent of the residents of Hubbard over the age of 25 have at least a high school diploma (or equivalent), whereas over 87 percent of Trumbull County's residents hold at least a high school diploma (or equivalent). Over 19 percent of residents in Hubbard hold a bachelor's degree or higher, compared to 17 percent in Trumbull County. Please note that this data includes Hubbard City.

**Figure 3-16: Educational Attainment (Includes Hubbard City)**

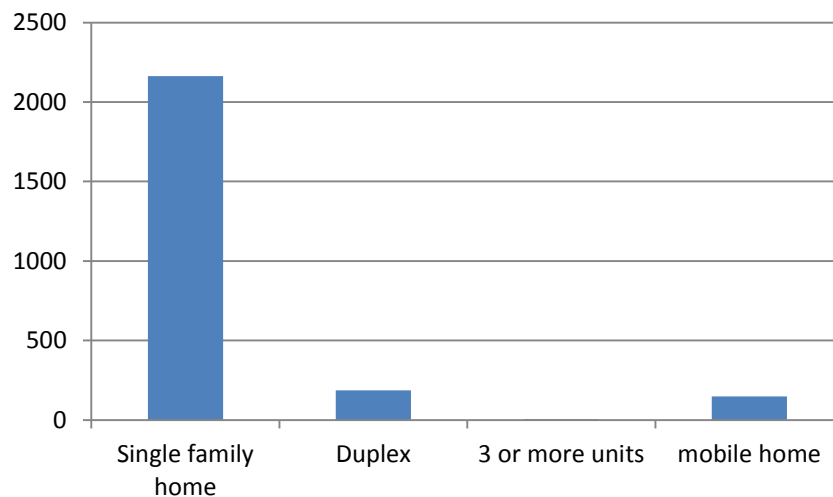


Source: 2009-2013 American Community Survey, 5-Year Estimates

## HOUSING

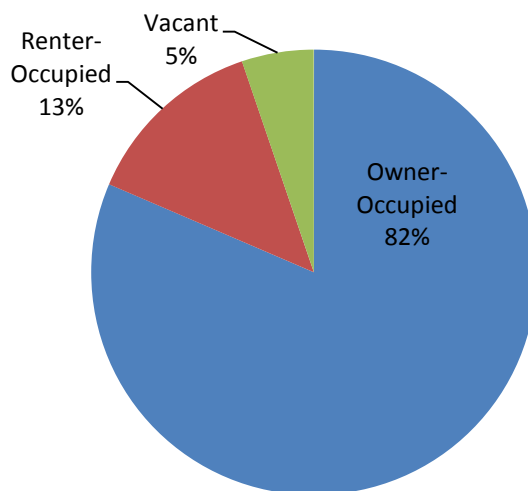
This section describes Hubbard Township's housing stock, housing costs, and housing programs available to the residents in Hubbard Township. The 2009 American Community Survey estimated that there are 2,502 housing units in Hubbard Township. The overwhelming majority of homes in the township are single-family homes. Of the housing units in Hubbard Township, 82 percent are owner occupied, 13 percent are renter occupied and 5 percent are vacant.

**Figure 3-17: Housing Type**



Source: 2009-2013 American Community Survey, 5-Year Estimates

**Figure 3-18: Housing Occupancy**

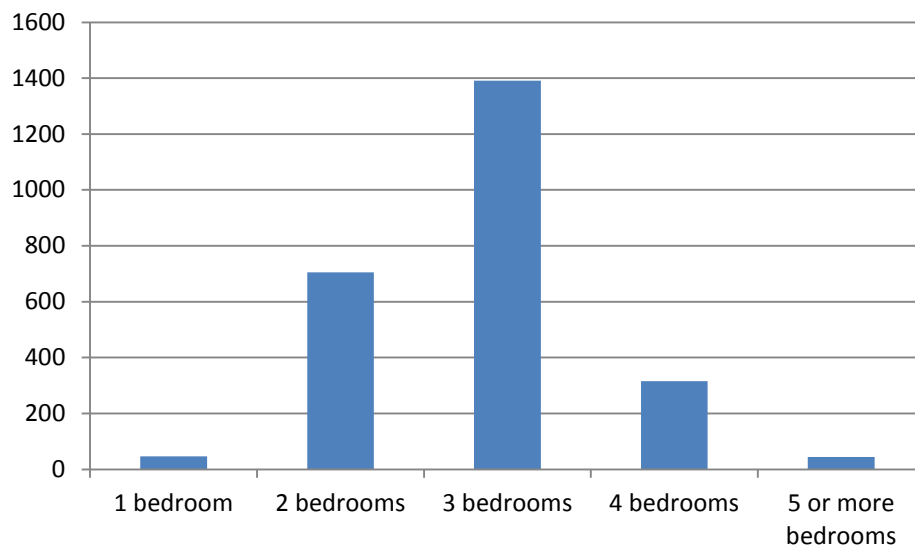


Source: 2009-2013 American Community Survey, 5-Year Estimates

As shown in the figure below, the majority of housing units in Hubbard Township have 3 bedrooms.



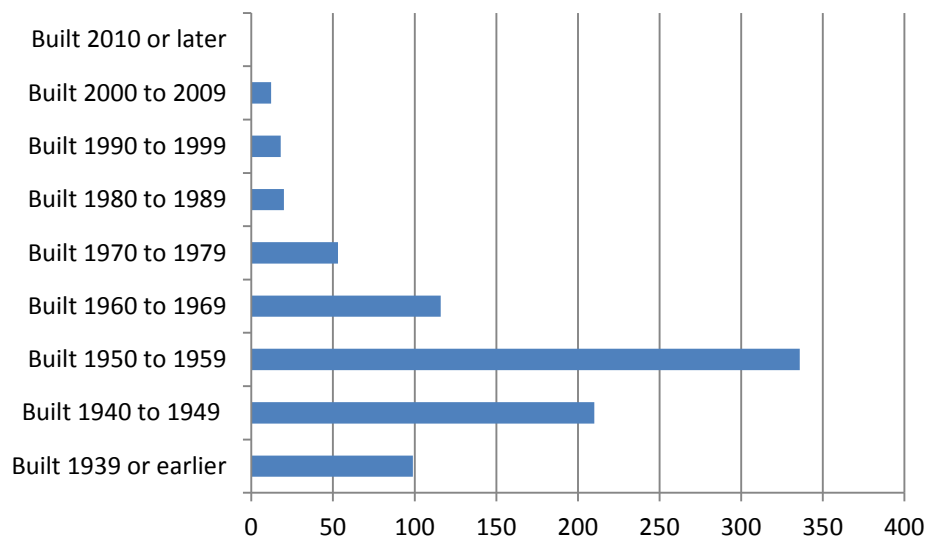
**Figure 3-19: Number of Bedrooms**



Source: 2009-2013 American Community Survey, 5-Year Estimates

The majority of homes in Hubbard Township were constructed in the 1950s.

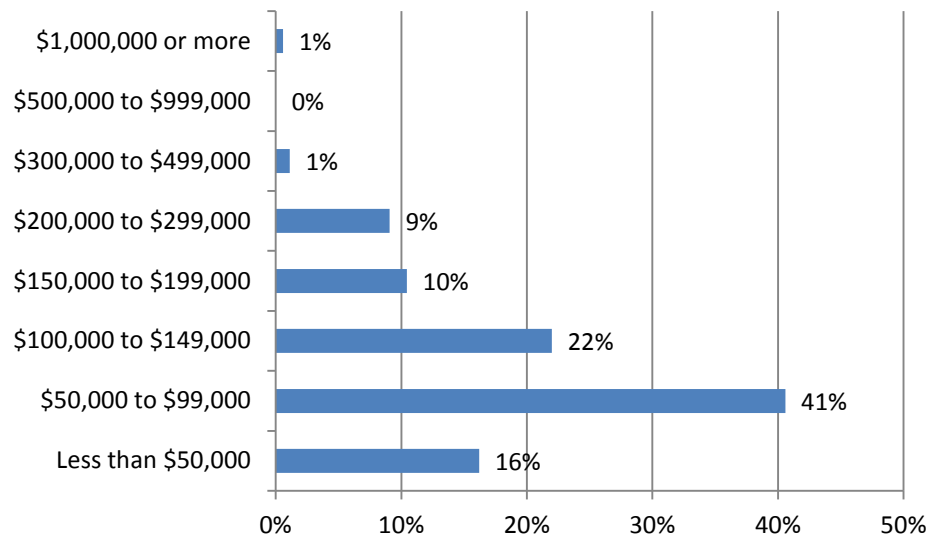
**Figure 3-20: Year Structure Built**



Source: 2009-2013 American Community Survey, 5-Year Estimates

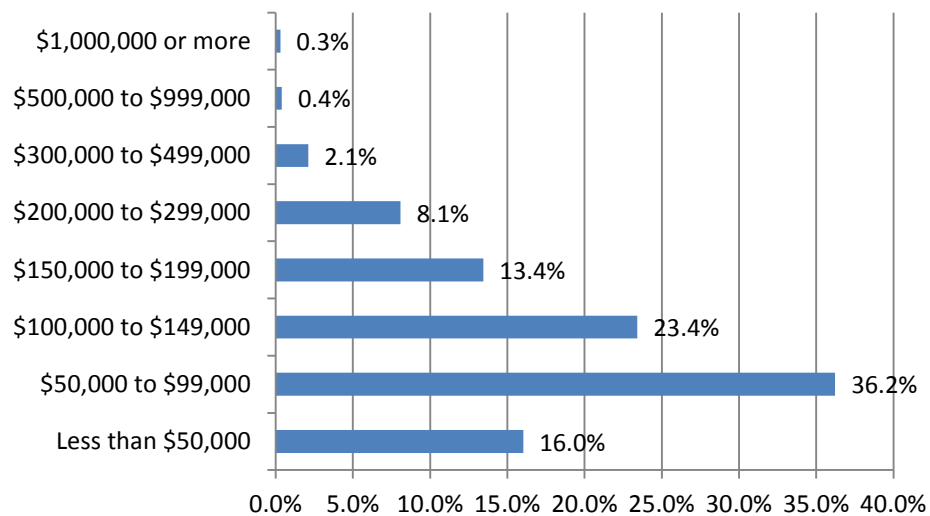
The majority of owner-occupied homes in Hubbard Township range in value between \$50,000 and \$99,999. More than 41 percent of owner-occupied homes in the Township are valued in this range. In comparison, Trumbull County's median home value is \$97,400.

**Figure 3-21: Value of Owner-Occupied Units in Hubbard Township**



Source: 2009-2013 American Community Survey, 5-Year Estimates

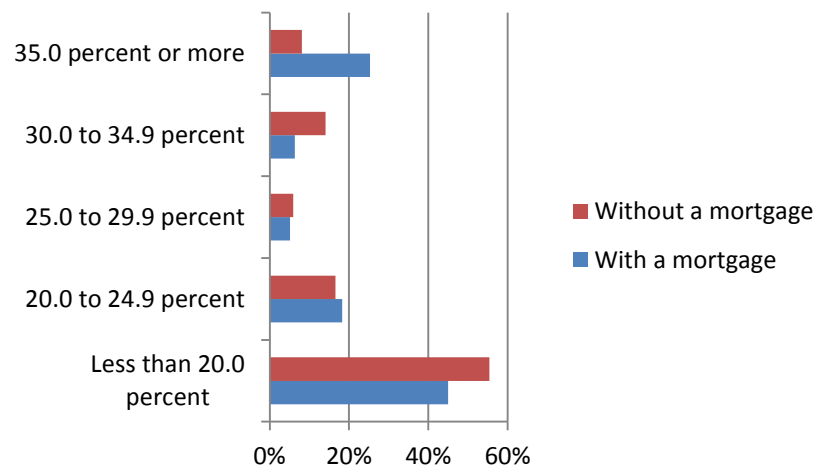
**Figure 3-22: Value of Owner-Occupied Units in Trumbull County**



Source: 2009-2013 American Community Survey, 5-Year Estimates

The American Community Survey estimates that 60 percent of homes in Hubbard Township have a mortgage associated with their property. The chart below shows a breakdown of monthly owner costs for homes with a mortgage and without a mortgage. The Federal Housing Administration (FHA) recommends that monthly mortgage payments should not exceed 31 percent of the gross household income and when combined with non-housing expenses, should not exceed 43 percent of this income.

**Figure 3-23: Selected Monthly Owner Costs as a Percentage of Household Income**



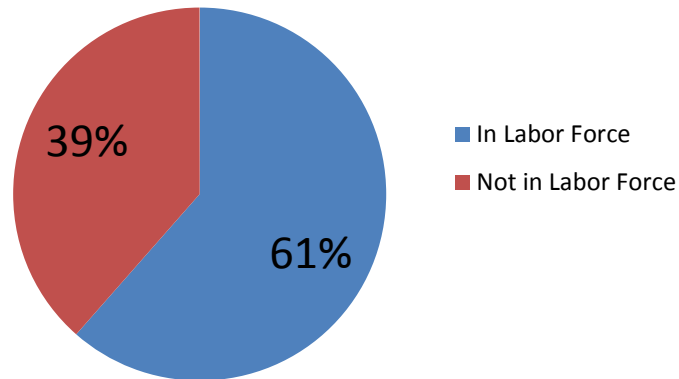
Source: 2009-2013 American Community Survey, 5-Year Estimates

## ECONOMIC CONDITIONS

This section includes inventory and analysis of economic conditions of Hubbard Township and descriptions of socio-economic characteristics of the population. This data will aid in identifying employment trends in order to make recommendations for growth in the future.

The 2009– 2013 American Community Survey estimates the Hubbard Township population 16 years and over to be 4,823. As shown in the chart below, 2,966 of those residents are in the labor force, and 1,857 are not in the labor force. Of the residents in the labor force, 2,605 are employed in the civilian labor force, 361 are unemployed, and zero are in the armed forces.

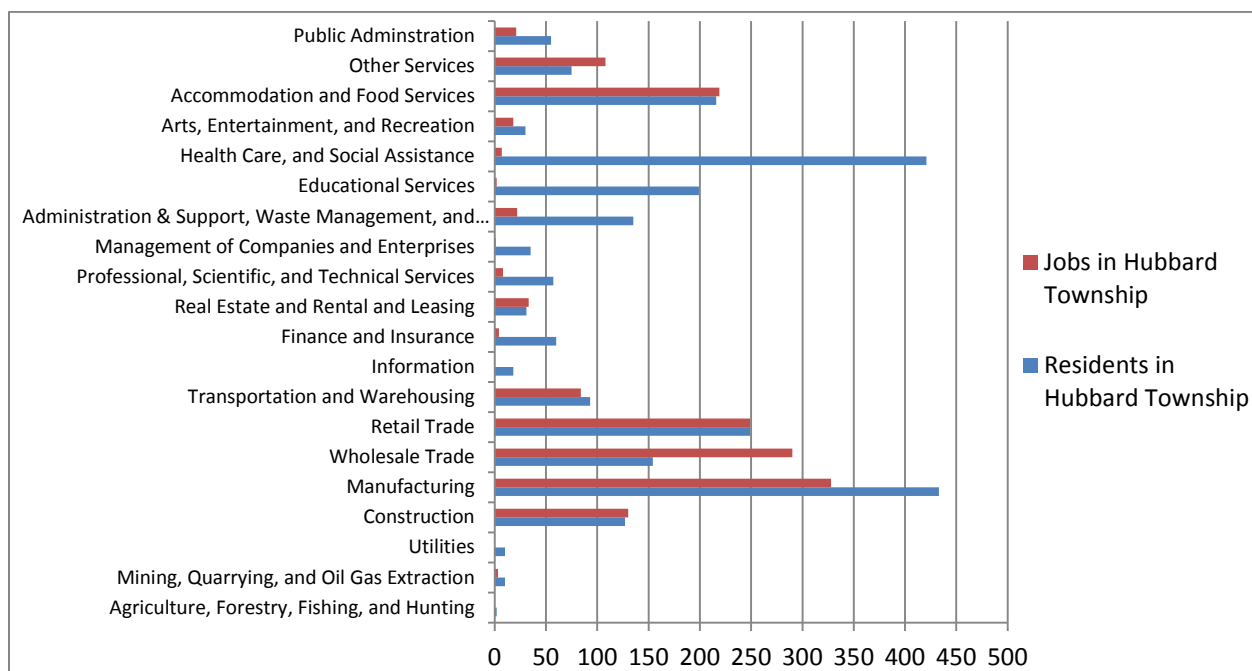
**Figure 3-24: Labor Force, Population 16 Years and Over**



Source: 2009-2013 American Community Survey, 5-Year Estimates

Type of employment is also considered when analyzing demographic data about a place. The following chart shows the North American Industry Classification System (NAICS) for employed persons over the age of 16 for residents living in Hubbard Township as well as jobs located in Hubbard Township. NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. In 1990, the largest percentage of residents in Hubbard Township were employed by the manufacturing industry. In 2013 the largest percentage of workers in Hubbard Township were employed by the educational services, and healthcare and social assistance classification, and the second largest percentage of workers were employed by the manufacturing sector. In Hubbard Township, the highest number of jobs available in 2013 was in the manufacturing sector, followed by the wholesale trade sector.

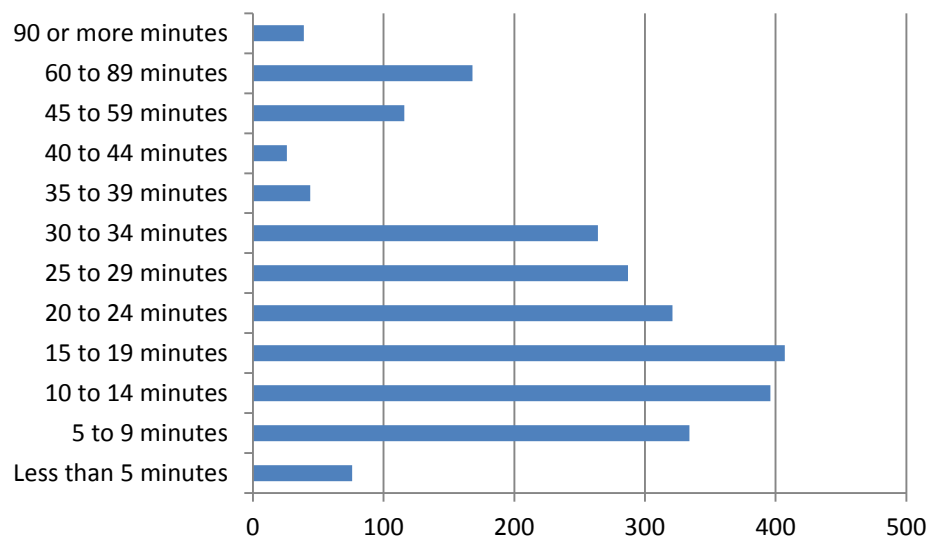
**Figure 3-25: Industry of Workers**



Source: 2009-2013 American Community Survey, 5-Year Estimates

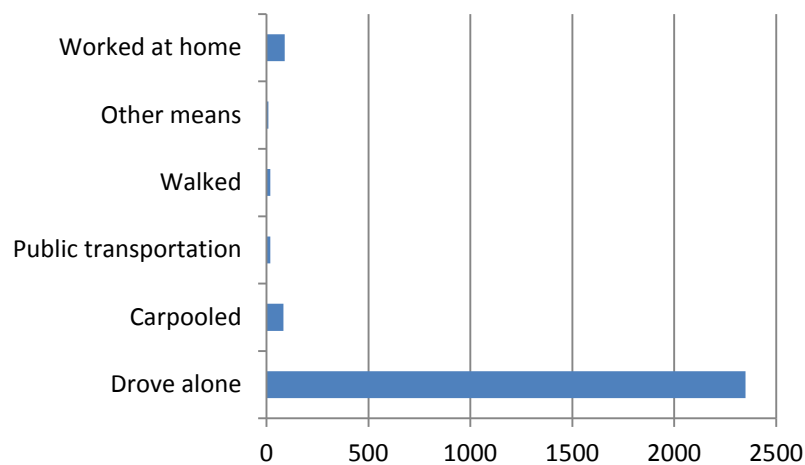
In Hubbard Township, nearly 50 percent of residents have less than a 20 minute commute to work. The majority of residents in Hubbard Township drive to work alone.

**Figure 3-26: Travel Time to Work**



Source: 2009-2013 American Community Survey, 5-Year Estimates

**Figure 3-27: Means of Transportation to Work – Civilian Population 16 Years and Over**

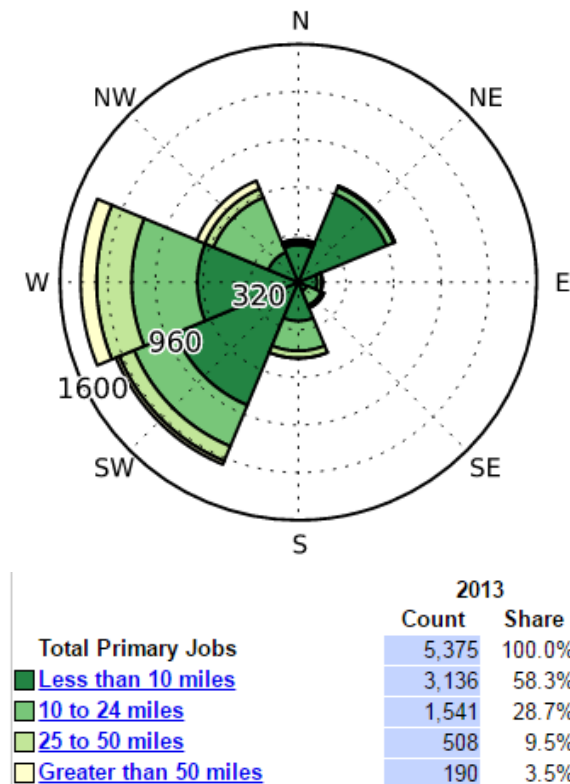


Source: 2009-2013 American Community Survey, 5-Year Estimates

According to the U.S. Census's OnTheMap tool, the majority of residents travel less than 10 miles west or southwest to work. This information includes Hubbard City.



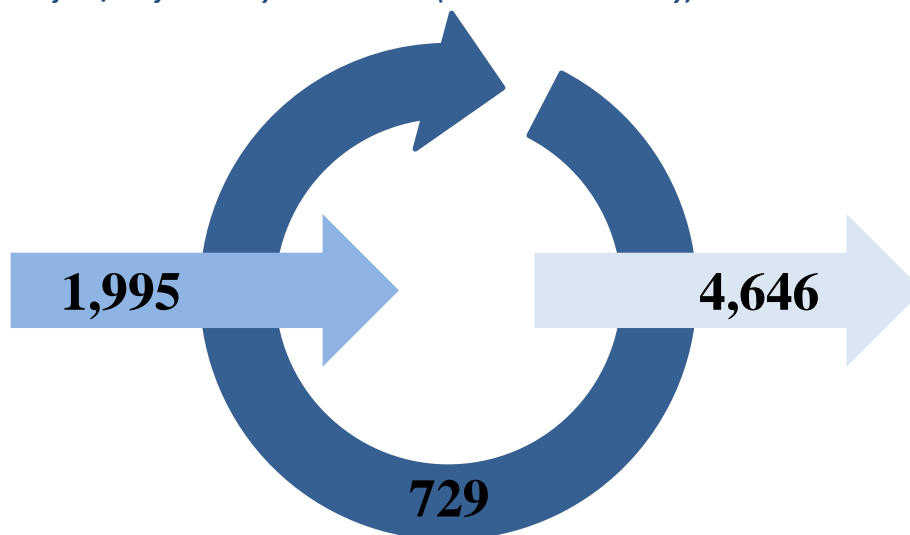
**Figure 3-28: Job Counts by Distance/Direction in 2013, All Workers (includes Hubbard City)**



Source: Census.gov, OnTheMap Tool

According to the U.S. Census, OnTheMap tool, in 2013, a total of 2,724 workers worked Hubbard; 1,995 lived outside, but traveled in for work; 729 lived and worked in Hubbard; and 4,646 lived in Hubbard, but traveled outside for their primary jobs. This data includes Hubbard City.

**Figure 3-29: 2014 Inflow/Outflow Analysis in Hubbard (includes Hubbard City)**



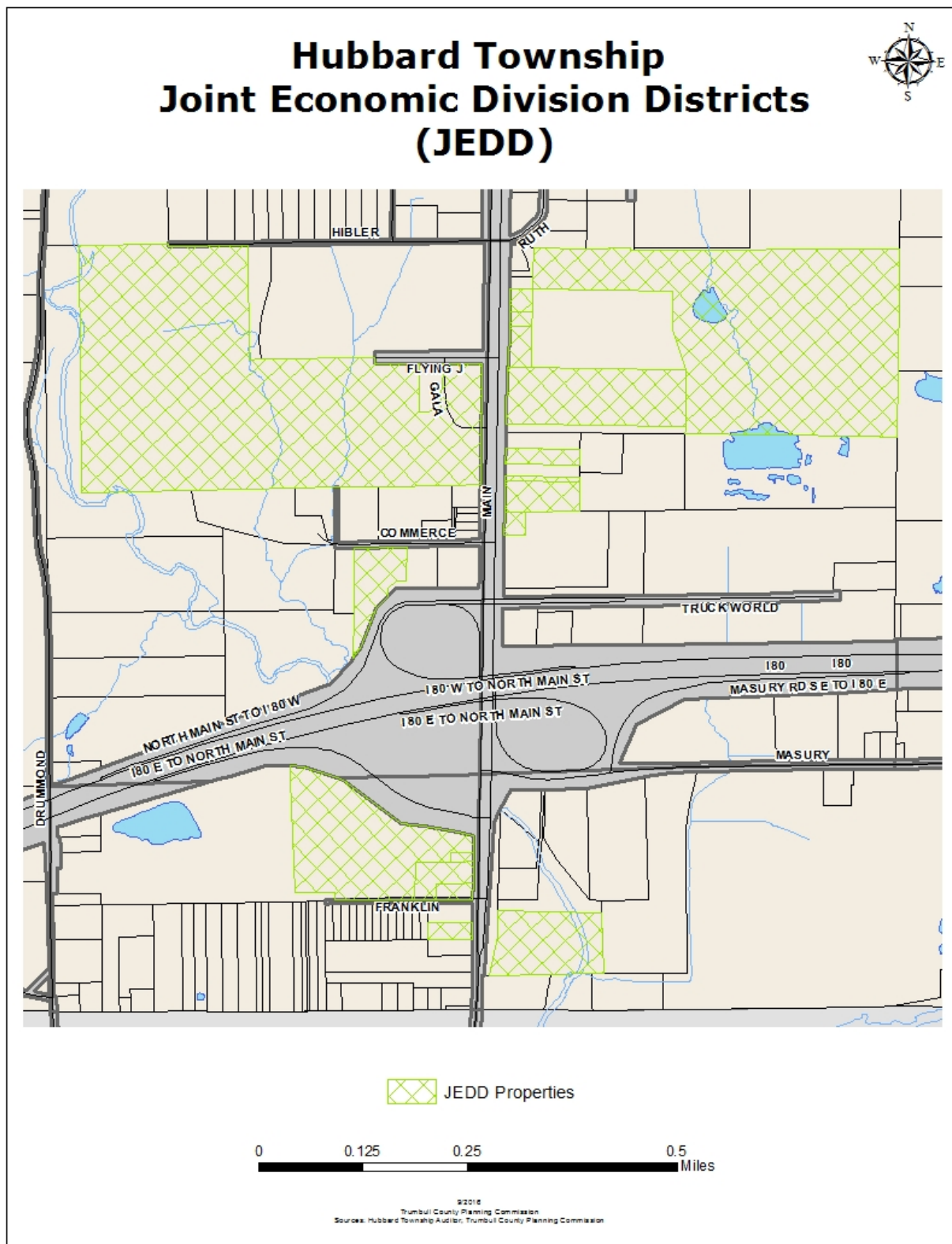
Source: Census.gov, OnTheMap Tool

## ECONOMIC DEVELOPMENT TOOLS

A Joint Economic Development District (JEDD) is a mechanism in Ohio by which municipalities and townships work together to foster economic development activities without modifications to the jurisdiction boundaries. The benefit to the municipality is that it is able to receive a portion of the income taxes levied on the property without having to annex. The benefit to the township involved is that it does not lose land, and it can collect some of the income tax levied, which it wouldn't receive otherwise. The Hubbard Township – City of Hubbard Joint Economic Development District was approved on December 3, 2001, by the Board of Hubbard Township Trustees and the City of Hubbard. The JEDD encompasses a total of 359.14 acres as shown in Map 3-1 (page 3-22). The JEDD is effective until December 3, 2051. Both the City and the Township have the right to extend the contract for two successive 50 year periods as provided in the JEDD contract.

The City of Hubbard provides the JEDD with water, sanitary sewer, and municipal power utility services. The City also provides the accounting services for the imposition, collection, distribution, and auditing of any income tax imposed by the JEDD. The Township is responsible for maintenance and repair of the dedicated and accepted public Township roads within the JEDD. The Township also provides police protection. The Eagle Joint Fire District provides fire protection to the JEDD. The Township has authority regarding tax abatement and has jurisdiction and authority for zoning.

Map 3-1: Hubbard Township – City of Hubbard Joint Economic Development District



# Chapter 4: Transportation





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## CHAPTER 4: TRANSPORTATION

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This chapter will focus on the infrastructure system in Hubbard Township. The age, type, condition, and capacity of roadways, bridges, rail lines, and other more strategic forms of transportation can affect land usage and determine the level of development and economic activity possible for the Township. Conversely, the infrastructure network is also influenced by land use and development and is sometimes modified to reflect changing demands for the region.

As such, this Plan will provide an inventory and description of the township's existing transportation assets, as they are dedicated within the state, county, and township rights of way. These road assets will then be evaluated for their characteristics and deficiencies, and then objectives and policies will be established or detailed that address the current safety and mobility issues within the township.

### ROADWAY SYSTEM

The road system for Hubbard Township can accommodate a variety of regional and local traffic, boasting an integrated network focused on accessing regional routes such as I-80 and US-62. Much of the township has comparatively thin road access when considering the developmental hubs that hug the city line and the ramps onto and off of I-80 just north of the boundary for Hubbard City. Interstate 80 itself spans the Township from east to west, to which US Route 62 connects the northern half of the township along a series of collector roads. Just below I-80, State Route 304 facilitates traffic coming into and out of the city as well as leading into the neighboring Township of Liberty to the west and the state of Pennsylvania to the east.

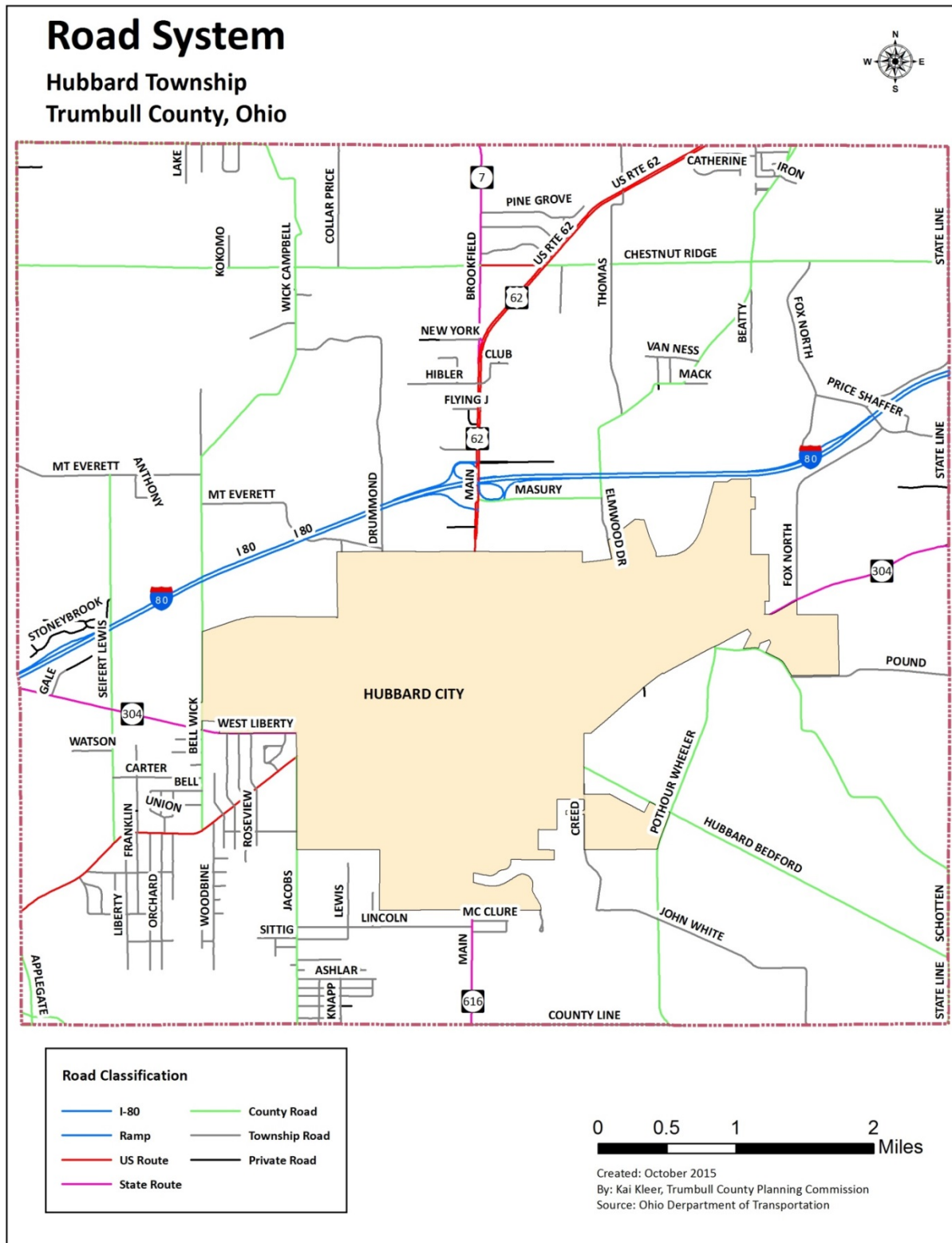
Owing to the variegated nature of the township's location, on the fringes of both rural farmland and large urban centers like Youngstown, there is a healthy mix of road surfaces and types, but primarily consist of asphalt surfaces. This data may be found graphically represented on the Roadway and Bridge Infrastructure Map (Map 4-2, page 4-4). State, county, township, and private drive routes are presented on the Road System map (Map 4-1, page 4-2). For statistics on the mileage and specific types of roadway in the township, please refer to Table 4-1 below.

**Table 4-1: Pavement Surface Type**

HUBBARD TOWNSHIP PAVEMENT SURFACE TYPE					
Surface Type	State (Miles) (Includes Ramps)	County (Miles)	Township (Miles)	Private (Miles)	Interstate (Miles)
Asphalt	5	5	39	2	11
Tar/Chip	0	21	2	<1	0
Gravel/Slag	0	0	2	<1	0
Earth (Not Open)	0	0	<1	0	0
Total	5	26	43	2	11



Map 4-1: Road System



## ROADWAY CHARACTERISTICS

The physical characteristics of private, state, township and county roads within Hubbard Township are presented in the following maps and tables. Map 4-2 (page 4-4), Bridge and Roadway Infrastructure, indicates location and maintenance responsibilities of bridges as well as road centerlines, which indicate the extent of maintained roadway. Each segment of roadway and each bridge have been assigned a route number by the County Engineer or ODOT, providing a reference for a description of such items as right-of-way width, pavement width, surface type for roads, and, for bridges, year built and what type of maintenance work has been performed. This reference information can be found in Tables 4-2, 4-3, and 4-4.

There are approximately 98 miles of roadway in the Township. This total may be broken down as follows:

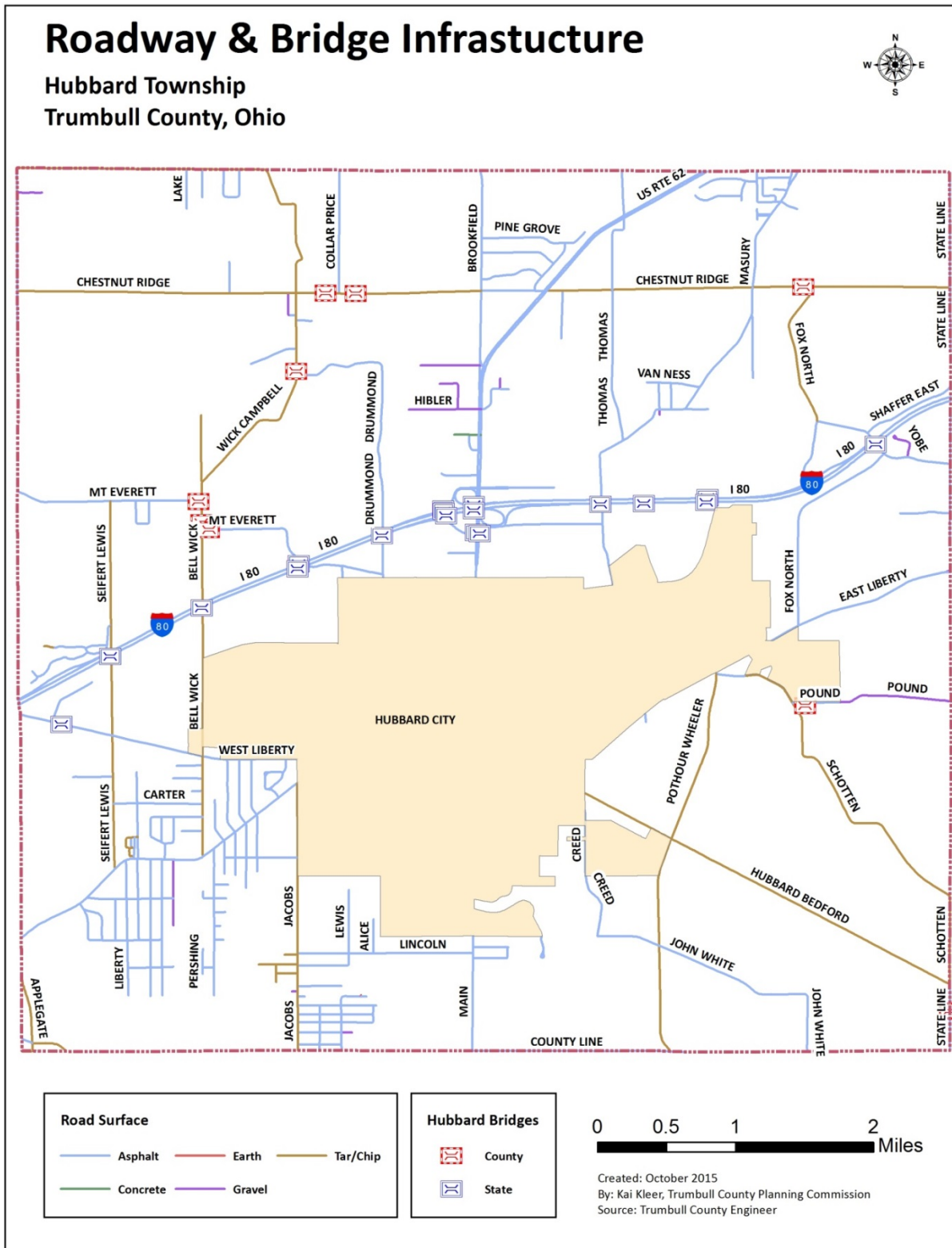
- 8 miles of US roads
- 11 miles of interstate
- 3 miles of ramps
- 5 miles of state routes
- 26 miles of county roads
- 42 miles of township roads
- 3 miles of private roads

As part of the requirements detailed in the Ohio Revised Code, Section 4501.04 the township is required to submit a Certified Mileage form to the Ohio Department of Transportation (ODOT). This measure of certified road mileage helps the State of Ohio determine how much money will be given to the township in order to maintain their roads. This process happens on an annual basis and the most recent report of certified road mileage for 2015 in the Township is listed as 41 miles.

Right-of-way widths vary according to the laws in place at the time the particular road was established, but generally fluctuate between 30 and 60 feet with 50 and 60-foot rights of way being by far the most common. Currently, all new roads proposed in unincorporated areas of Trumbull County require a minimum 60-foot right of way.

The pavement widths of Hubbard Township roads, however, vary depending on the needs of traffic volume, from 10 feet to 22 feet, as well as the type of surface used in the road. Pavement surface types throughout the township, graphically represented on Map 4-2, consist of asphalt, tar and an aggregate chip and gravel or slag. Table 4-1, Pavement Surface Type, indicates the mileage each surface type occupies in the Hubbard Township.

Map 4-2: Roadway and Bridge Infrastructure



**Table 4-2: Road System Network Inventory**

HUBBARD TOWNSHIP ROAD SYSTEM NETWORK INVENTORY						
#	County	Township	Road Name	R/W Width	Pavement Width	Surface Type
2	X		Schotten Road	60 '	18 '	Asphalt
2	X		Schotten Road	60 '	18 '	Asphalt
2	X		Schotten Road	40 '	18 '	Asphalt
2	X		Schotten Road	66 '	18 '	Asphalt
3	X		Jacobs Road	60 '	20 '	Asphalt
4		X	County Line Road	40 '	18 '	Asphalt
5	X		Pothour Wheeler	60 '	19 '	Asphalt
5	X		Pothour Wheeler	60 '	19 '	Asphalt
5	X		Pothour Wheeler	60 '	19 '	Asphalt
6	X		Hubbard-Bedford	60 '	19 '	Asphalt
6	X		Hubbard-Bedford	60 '	19 '	Asphalt
8		X	John White Road	60 '	14 '	Asphalt
8		X	John White Road	60 '	16 '	Asphalt
9	X		Seifert Lewis	40 '	18 '	Asphalt
9	X		Seifert Lewis	40 '	18 '	Asphalt
10		X	Mt. Everett	Varies	18 '	Asphalt
10		X	Mt. Everett	60 '	18 '	Asphalt
10		X	Mt. Everett	60 '	20 '	Asphalt
11	X		Bell Wick	60 '	18 '	Asphalt
11	X		Bell Wick	60 '	18 '	Asphalt
11	X		Bell Wick	60 '	18 '	Asphalt
11	X	X	Bell Wick	60 ', 60 '	18 ' / Varies	Asphalt, Earth, Gravel
12	X		Chestnut Ridge	42 '	19 '	Asphalt
12	X		Chestnut Ridge	60 '	20 '	Tar Chip
12	X		Chestnut Ridge	60 '	20 '	Tar Chip
12	X		State Route 62 Alt. Chestnut Ridge	42 '	20 '	Asphalt
12	X		State Route 62 Alt. Chestnut Ridge	42 '	20 '	Asphalt
12	X		State Route 62 Alt. Chestnut Ridge	42 '	20 '	Asphalt
12	X		State Route 62 Alt. Chestnut Ridge	42 '	20 '	Asphalt
14		X	Hibler	N/A	10 '	Gravel
15	X		Wick Campbell	60 '	20 '	Tar Chip

**Table 4-2: Road Systems Network Inventory (cont.)**

15	X		Wick Campbell	60 '	18 '	Asphalt
15	X		Wick Campbell	60 '	18 '	Asphalt
16		X	Round Road	60 '	14 '	Gravel
1509		X	Elmwood Drive Ext.	66 '	Varies	Asphalt
17		X	Hubbard Thomas	60 '	18 '	Asphalt
17		X	Hubbard Thomas	60 '	18 '	Asphalt
18		X	Price Shaffer	60 '	18 '	Asphalt
19		X	South Fox-North	60 '	18 '	Gravel, Asphalt
19		X	North Fox-North	60 '	20 '	Gravel
19		X	North Fox-North	60 '	20 '	Gravel
20		X	Mahoning Drive	60 '	12 '	Gravel
21	X		Logangate Road	60 '	20 '	Asphalt
22	X		Everett East	40 '	18 '	Asphalt
22	X		Everett East	40 '	18 '	Asphalt
23		X	Drummond Avenue Ext.	30 '	Varies	Gravel, Asphalt
24		X	Coalburg South	NR	14 '	Gravel
25	X		Coitsville	40 '	18 '	Asphalt
26		X	Sharon Bedford	N/A	18 '	Asphalt
26		X	Sharon Bedford	N/A	18 '	Asphalt
26		X	Sharon Bedford	50 '	20 '	Asphalt
26		X	Sharon Bedford	50 ', 60 '	20 '	Asphalt
43	X		Warner Road	50 '	20 '	Asphalt
43	X		Warner Road	50 '	20 '	Asphalt
59		X	Lincoln Avenue	50 '	20 '	Tar Chip
59		X	Lincoln Avenue	50 '	20 '	Tar Chip
71		X	Roosevelt Drive	50 '	16 '	Asphalt
73		X	Thorton Road	50 '	16 '	Gravel
321		X	Collar Price	N/A	18 '	Asphalt
331	X		Hubbard Masury	60 '	39 '	Asphalt
331	X		Hubbard Masury	60 '	20 '	Asphalt
331	X		Hubbard Masury	60 '	20 '	Asphalt
331	X		Hubbard Masury	60 '	20 '	Asphalt
331	X		Hubbard Masury	60 '	20 '	Asphalt
354		X	Liberty Avenue	50 '	22 ' / 18 '	Asphalt
355		X	Homewood Avenue	50 '	18 '	Asphalt
356		X	Orchard Avenue	50 '	18 '	Asphalt

**Table 4-2: Road Systems Network Inventory (cont.)**

357		X	Fairlawn Avenue	50 '	18 ' / 16 ' / 12 '	Gravel, Asphalt
358		X	Lawnview Avenue	50 '	12 '	Gravel
358		X	Lawnview Avenue	50 ', 50 ', 25 '	10 ' / 8 ' / 12 '	Gravel
471		X	Alice Avenue	50 '	14 '	Gravel
471		X	Alice Avenue	50 '	12 '	Gravel
472		X	Baldwin Avenue	50 '	14 '	Gravel
475		X	Ashlar Avenue	50 '	18 '	Gravel
476		X	Poplar Avenue	50 '	18 '	Gravel
477		X	Rosser Avenue	50 '	18 '	Asphalt
478		X	Mason Avenue	50 '	16 ' / 12 '	Gravel, Asphalt
479		X	Trumbull Avenue	50 '	16 '	Asphalt
480		X	Clark Avenue	50 '	14 '	Gravel
481		X	Knapp Avenue	50 '	16 '	Gravel
482		X	Morningside Drive	50 '	18 '	Asphalt
483		X	Beechwood Drive	50 '	18 '	Asphalt
484		X	Shadyside Drive	50 '	16 '	Gravel
485		X	Oakmont Drive South	50 '	18 '	Asphalt
485		X	Oakmont Drive North	50 '	14 '	Gravel
486		X	Cullinan Avenue	50 '	24 '	Asphalt
487		X	Arthur Street	50 '	24 '	Asphalt
488		X	Alexander Street	50 '	10 '	Gravel
489		X	McDowell Street	50 '	24 '	Asphalt
490		X	Iron Street	50 '	22 '	Asphalt
491		X	Park Place	72 '	40 '	Asphalt
507		X	Beatty Road	60 '	14 '	Asphalt
521		X	Laurel Park Drive	50 '	18 '	Asphalt
521		X	Laurel Park Drive	50 '	18 '	Asphalt
521		X	Laurel Park Drive	50 '	18 '	Asphalt
522		X	Laurel Park Drive North	50 '	18 '	Asphalt
523		X	Laurel Park Drive South	50 '	18 '	Asphalt
537		X	Rachellen Avenue	40 '	18 '	Asphalt
614		X	Evans Drive	50 '	18 '	Asphalt
745		X	Moab Avenue	40 '	13 ' / 15 '	Gravel
746		X	Bell Avenue	50 '	14 '	Gravel
747		X	Cody Avenue	50 '	10 '	Gravel
748		X	Carson Avenue	50 '	14 '	Gravel



**Table 4-2: Road Systems Network Inventory (cont.)**

749		X	Glenn Avenue	50 '	12 '	Gravel
750		X	Sittig Avenue	50 '	10 '	Gravel
751		X	Wood Avenue	50 '	14 '	Gravel
752		X	Roseview Avenue	50 '	18 '	Gravel, Asphalt
753		X	Woodbine Avenue	50 '	16 ' / 18 ' / 18 '	Tarchip, Asphalt
755		X	Garden Avenue	50 '	12 '	Gravel
756		X	Ridge Avenue	50 '	12 '	Gravel
758		X	Highlawn Avenue	50 '	12 '	Gravel
759		X	Franklin Avenue	50 '	16 '	Gravel
759		X	Franklin Avenue	50 '	18 '	Asphalt
759		X	Franklin Avenue	50 '	16 '	Asphalt
760		X	Overlook Avenue	50 '	16 ' / 18 '	Asphalt
761		X	Washington Avenue	50 '	18 '	Asphalt
762		X	Van Ness Avenue	50 '	18 '	Gravel, Asphalt
763		X	North Price Street	50 '	16 '	Asphalt
764		X	Stiver Street	50 '	20 '	Asphalt
766		X	Lewis Street	50 '	18 '	Gravel
780		X	Broadway	50 '	18 '	Asphalt
781		X	Union Street	50 '	18 '	Asphalt
782		X	Kokomo Drive	50 '	18 '	Asphalt
785		X	Buena Vista Drive	50 '	18 '	Asphalt
786		X	Bon Air Drive	50 '	18 '	Asphalt
787		X	Richard Avenue	50 '	18 '	Asphalt
796		X	Commerce Street	40 '	10 '	Gravel
797		X	Pine Grove Drive	50 '	18 '	Asphalt
809		X	Carter Street	50 '	16 '	Asphalt
809		X	Carter Street	50 '	16 '	Asphalt
857	X		Hubbard West Middlesex	60 '	18 '	Asphalt
871		X	New York Lane	N/A	12 '	Gravel
874		X	Watson Street	50 '	18 '	Asphalt
922		X	Maple Drive	60 '	18 '	Asphalt
926		X	Highland Drive	50 '	18 '	Asphalt
927		X	Broadview Drive	50 '	18 '	Asphalt
928		X	Bell Avenue	50 '	18 '	Asphalt
1003		X	White Oak Drive	50 '	18 '	Asphalt
1004		X	Connelly Road	50 '	16 '	Tarchip

**Table 4-2: Road Systems Network Inventory (cont.)**

1050		X	Lake Drive	50 '	18 '	Asphalt
1076		X	McClure Road	50 '	16 '	Asphalt
1078		X	Club Street	50 '	14 '	Gravel
1079	X		Homestead Avenue	50 '	18 '	Asphalt
1080		X	Rennels Avenue	50 '	16 '	Gravel
1081		X	Anthony Circle	50 '	16 '	Tarchip
1082		X	Tamarack Drive	50 '	18 '	Asphalt
1083		X	Cherry Lane Drive	50 '	18 '	Asphalt
1084		X	Old Station Street	N/A	12 '	Gravel
1085		X	Overland Drive	25 '	18 '	Asphalt
1086		X	Ruth Street	50 '	18 '	Asphalt
1087		X	Coolidge Drive	50 '	18 '	Asphalt
1117		X	Pershing Avenue	30 '	10 ' / 12 '	Gravel
1118		X	Rosedale Avenue	25 '	12 '	Gravel
1119		X	Hoss Avenue	50 '	16 '	Asphalt
1124		X	Girard Alley	20 '	13 '	Gravel
1125		X	Smith Street	25 '	13 '	Gravel
1126		X	20 ft. Alley	20 '	18 '	Tarchip
1013		X	Catherine Avenue	50 '	20 '	Gravel, Asphalt
1014		X	Madeline Avenue	50 '	20 '	Gravel, Asphalt
1260		X	Gale Avenue	60 '	24 '	Asphalt
1340		X	Richardson Drive	50 '	16 '	Asphalt
1430		X	Greensleaves Circle	60 '	24 '	Asphalt
524		X	Shaffer East	60 '	18 '	Asphalt
525		X	Yobe Court	60 '	18 ' / 16 '	Gravel, Asphalt
1429		X	Regina Drive	50 '	16 '	Asphalt
1431		X	Catalpa Lane	N/A	12 '	Gravel
1491		X	Creed Avenue	60 '	14 '	Gravel, Asphalt
1518		X	Flying J Drive	80 '	60 '	Concrete

**Table 4-3: Road System Bridge Data**

HUBBARD TOWNSHIP ROAD SYSTEM BRIDGE DATA							
Bridge #	Road Designation	Structure Type	Span Feet	Year Built	Year Rehab	Year Paint	Comments
<b>HUB 1</b>	CH 11 B	48" x 12 Gage CMP	4	1998			Replaced concrete slab
<b>HUB 2</b>	CH 11 C	14' x 5' - 4-sided Precast Concrete Box Culvert	15	2004			Replaced concrete beam; old periodic inspection
<b>HUB 3</b>	CH 15 B	Galvanized Steel Beam	32	1959	1976, 1992		Galvanized beams and deck in 1992
<b>HUB 4</b>	TH 17 A	Steel Beam Continuous	106	1964		1992	Expansion joint repairs in October 2004; load analysis in 2009 (2F1 @ 66%); load analysis in 2015 (3 ton).
<b>HUB 5</b>	CH 2 H	12' 6" Diameter x 70' Corrugated Steel Structural Plate Arch	13	1985			
<b>HUB 6</b>	CH 2 F	96" x 72" CMP Arch	8	1977			
<b>HUB 7</b>	TH 4 A	Concrete Frame	14	1988			Mahoning County Inventory per agreement; old TCE SFN: 7847351
<b>HUB 8</b>	TH 16	Galvanized Steel Beam	33	1968	2006		Superstructure replaced in December 2006
<b>HUB 9</b>	CH 12 A	95" x 67" CMP Arch	8	1989			
<b>HUB 10</b>	CH 12 B	Single Span Prestressed Concrete Box beam	40	1992			Replaced concrete beam; old SFN: 7840322
<b>HUB 11</b>	CH 12 C	Precast 3-sided Concrete Box Culvert	18	1992			Replaced concrete slab; old SFN:7840330

**Table 4-3: Road System Bridge Data (cont.)**

<b>HUB 12</b>	CH 12 F	Prestressed Concrete Box Beam Simple Plan	89	2015			Replaced; SFN: 7840373
<b>HUB 13</b>	CH 12 G	54"CMP	5	1980			
<b>HUB 14</b>	CH 857						Roadway abandoned; structure closed 1/13/83; barricaded 1988
<b>HUB 15</b>	TH 10 C	Twin 71" x 47" CMP Arches, riveted	14	Unknown			
<b>HUB 16</b>	TH 10 B	Twin 71" x 47" CMP Arches, riveted	14	Unknown			
<b>HUB 17</b>	CH 331 D	4' x 6.5' concrete box culvert	4	Unknown			
<b>HCY 1</b>	SR 616	Steel Pipe Arch	13				
<b>HCY 2</b>	SR 304	Steel Beam	34				
<b>HCY 3</b>	E. Water	Prestressed Concrete Box Beam	50				Replaced Steel Plate Girder; old SFN: 7831471
<b>HCY 4</b>	US 62	Steel Beam	42				Replaced Concrete Slab; old SFN: 7803060
<b>HCY 5</b>	E. Park	Prestressed Concrete Box Beam	50				Replaced Steel Beam; old SFN: 7831498
<b>HCY 6</b>	Myron	Concrete Slab	52				Load Analysis in 2015 (5C1 @ 75%)
<b>HCY 7</b>	Maple						Permanently removed 9/6/00 per Hubbard City Request 8/17/00
<b>HCY 8</b>	US 62	Concrete Slab Continuous	87	1994			Replaced Concrete Slab; old SFN: 7803095
<b>HCY 9</b>	Schofield	Steel Beam	33	1935	1979		Turned over to Private Owner, November 1992
<b>HCY 10</b>	SR 616	Concrete Slab / Stone Slab	6	Extend 1980			Removed from Trumbull County Responsibility, March 1993; old SFN: 7807902
<b>HCY 11</b>	SR 304	Concrete Slab Continuous	119	1957			

**Table 4-4: State Bridge Inventory**

Structure File Number	Road Name	Structure Type	Span Feet	Year Built	Year Rehab	Comments
7804083	Lewis-Siefert Road		91.6	1970	9/30/2006	
7804113	Bell Wick Road		90	1970	1/1/1999	
7804148	I-80		83	1970		
7804172	I-80		83	1970		
7804202	Drummond Road		87.7	1970	9/30/2006	
7804237	I-80		45	1965		
7804261	I-80		45	1965		
7804296	I-80		45	1965	10/1/2001	
7804326	I-80		70	1965	10/1/2001	
7804350	I-80		70	1965		
7804385	Hubbard-Sharon Road		81	1965		
7804415	Closed Railroad		85	1965		
7804474	I-80		90	1965		
7804504	I-80		90	1965		
7804539	Price-Shaffer Road		81	1965		
7806744	SR-304		10	2000		
7803133	US 62		85.3	2001		
7803192	US 62		65	2001		

## RAILROADS

There are two active railroads in the Township at the current time, both owned by Norfolk Southern, which travel respectively from the north and northeast to converge to the immediate northwest of the city boundary and from there pass southwest out of the Township. An abandoned rail right-of-way traverses the Township from the northeast corner to the center of the Township and was formerly owned and operated by Conrail. Some of the abandoned right of way has been sold and is now under private ownership.

## AIRPORTS

The Township itself boasts nothing in the way of airports, national or otherwise, but lies approximately 57 miles from the Pittsburgh International Airport via I-80. A traveler can expect to arrive after an hour's drive without any significant delays.

For more regional flights, the Youngstown-Warren Regional Airport is only 11 miles to the north, offering services to local connecting air lines with destinations to more than 200 locations worldwide. Private charters and air freight services are also available.

It is also worth noting that Hubbard Township is a part of the, thus far, unimplemented Federal Obstruction Plan, which prohibits certain zoning classifications within the clearance zones of runways and airspace surrounding the airport itself.

**Table 4-5: Accident Count**

HUBBARD TOWNSHIP ACCIDENT COUNT				
	2010	2011	2012	TOTAL
<b>Accidents</b>	161	168	160	489

**Table 4-6: Accident Injuries/Fatalities**

HUBBARD TOWNSHIP ACCIDENT INJURIES/FATALITIES				
	2010	2011	2012	TOTAL
<b>Injuries</b>	33	38	44	115
<b>Fatalities</b>	5	1	1	7
<b>Total</b>	38	39	45	122
<b>% of Total Accidents</b>	24%	23%	28%	25%

**Table 4-7: Top Three Contributing Factors**

HUBBARD TOWNSHIP TOP THREE CONTRIBUTING FACTORS				
	2010	2011	2012	Total
<b>Unsafe Speed</b>	7	12	7	26
<b>Animal</b>	25	17	19	61
<b>Failure to Control</b>	18	24	35	77
<b>% of Total Accidents</b>	31%	32%	38%	34%

**Table 4-8: Animal Involvement**

HUBBARD TOWNSHIP ANIMAL INVOLVEMENT				
	2010	2011	2012	Total
<b>Deer</b>	18	10	12	40
<b>Farm Animal</b>	1	0	0	1

Map 4-3 (page 4-14), Accident Sites.

## DAILY TRAFFIC VOLUMES

Traffic count data was obtained from the Ohio Department of Transportation and the Eastgate Regional Council of Governments and acquired by monitoring devices operating 24 hours a day under the same agencies. The most recent ODOT counts for the Township are from 2011, and the most recent Eastgate counts are from 2012. Please refer to Map 4-4 (page 4-15) for a visual depiction of the volume of traffic the Township roads receive.

## ACCIDENT STATISTICS

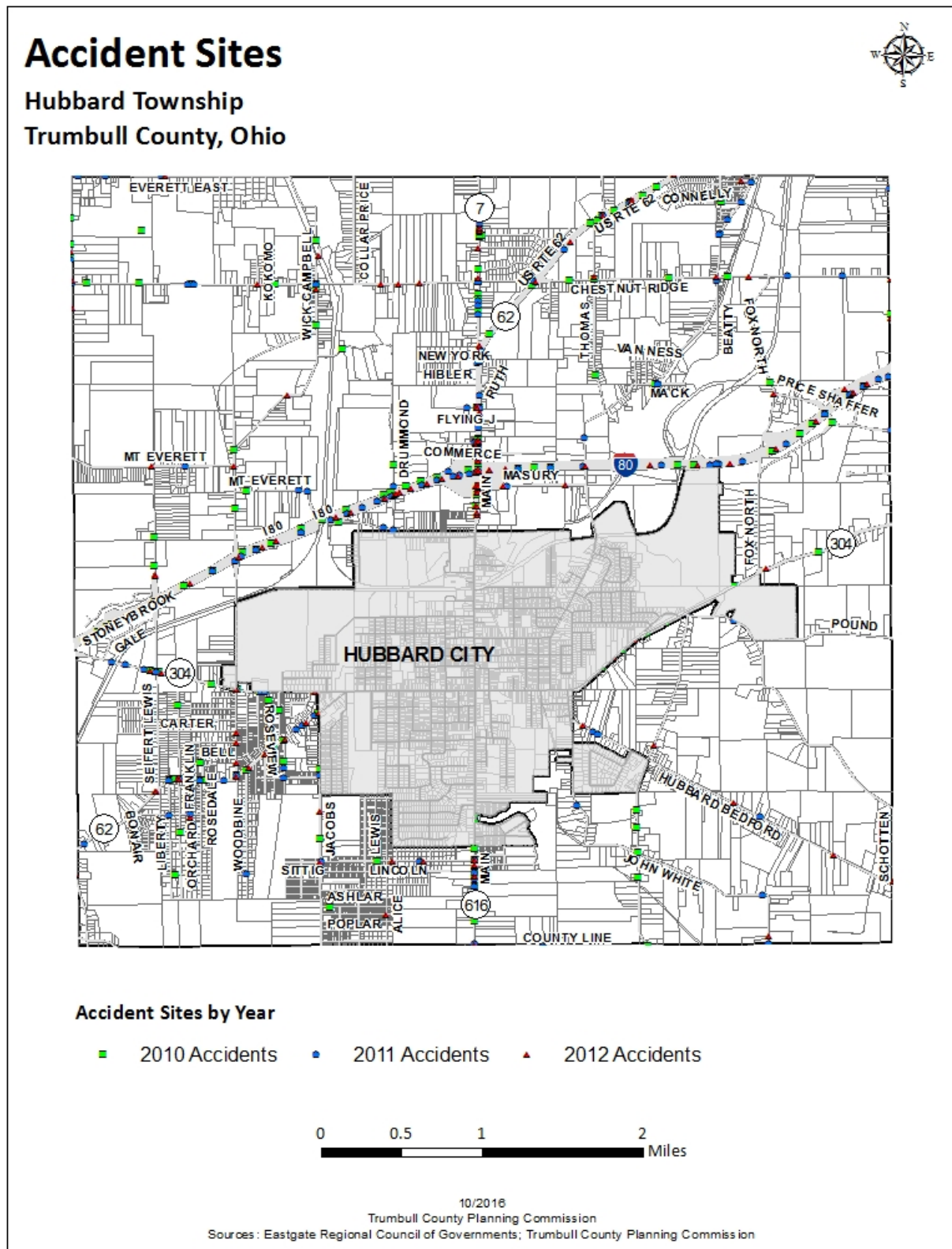
Accident reports were obtained from the Eastgate Regional Council of Governments. There are currently no particular intersections or segments of road that are identified in Eastgate's 2012 Regional Safety Plan for Mahoning and Trumbull Counties as dangerous.

There are clusters of accidents at various intersections throughout the Township, most notably around the entrances and exits of I-80 just north of Hubbard City. However, the nature and volume of the traffic at these locations corresponds with the nature and volume of the accidents that occur and as such does not allow for any indication that a failure of safety on the part of any government agency is at play.

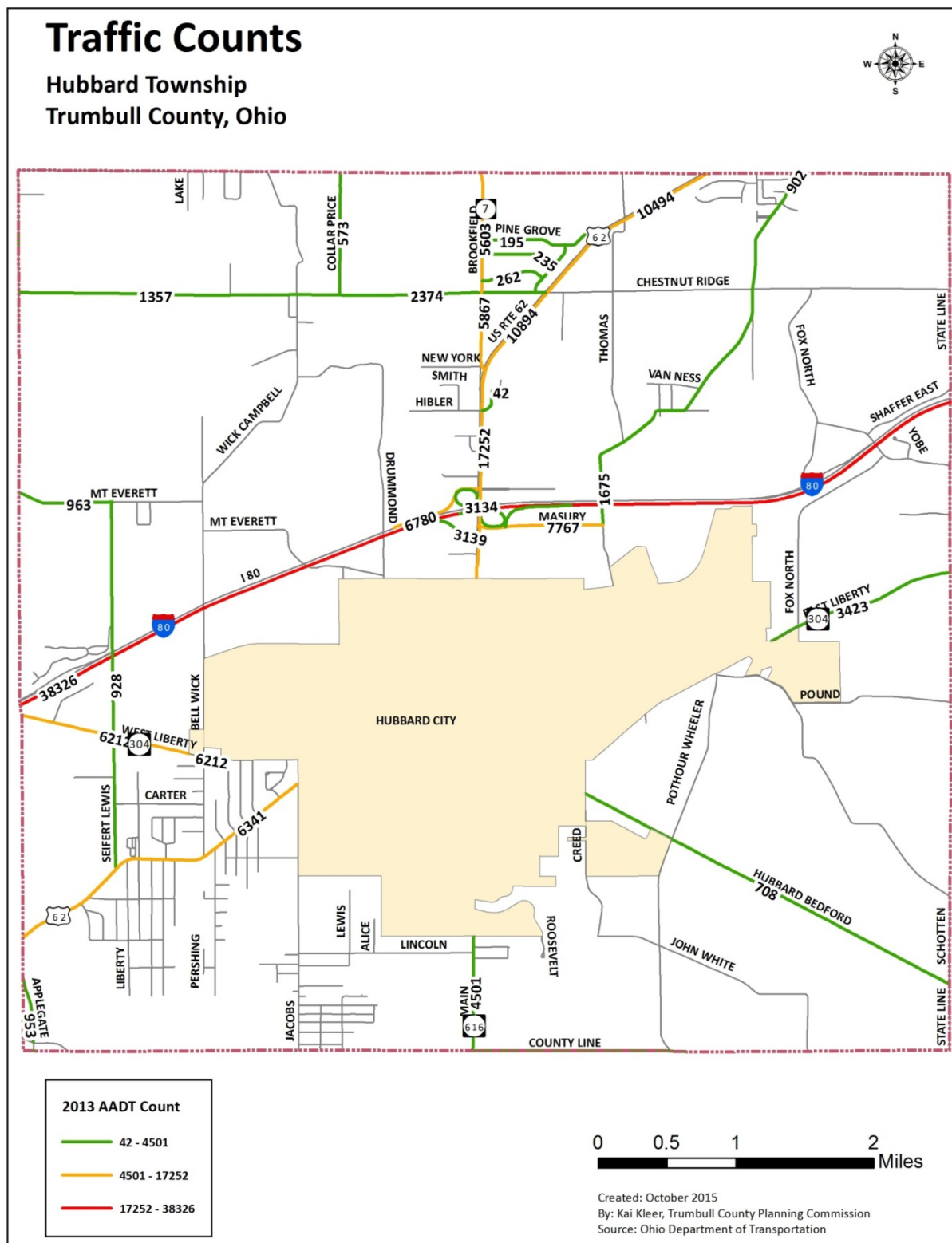
The number and type of such accidents may be found represented in Tables 4-5 to 4-8, on this page. The location of accidents for the years of 2010, 2011, and 2012 may be found on the following page, shown on



Map 4-3: Accident Sites



Map 4-4: Annual Average Daily Traffic for 2013



## PUBLIC TRANSPORTATION

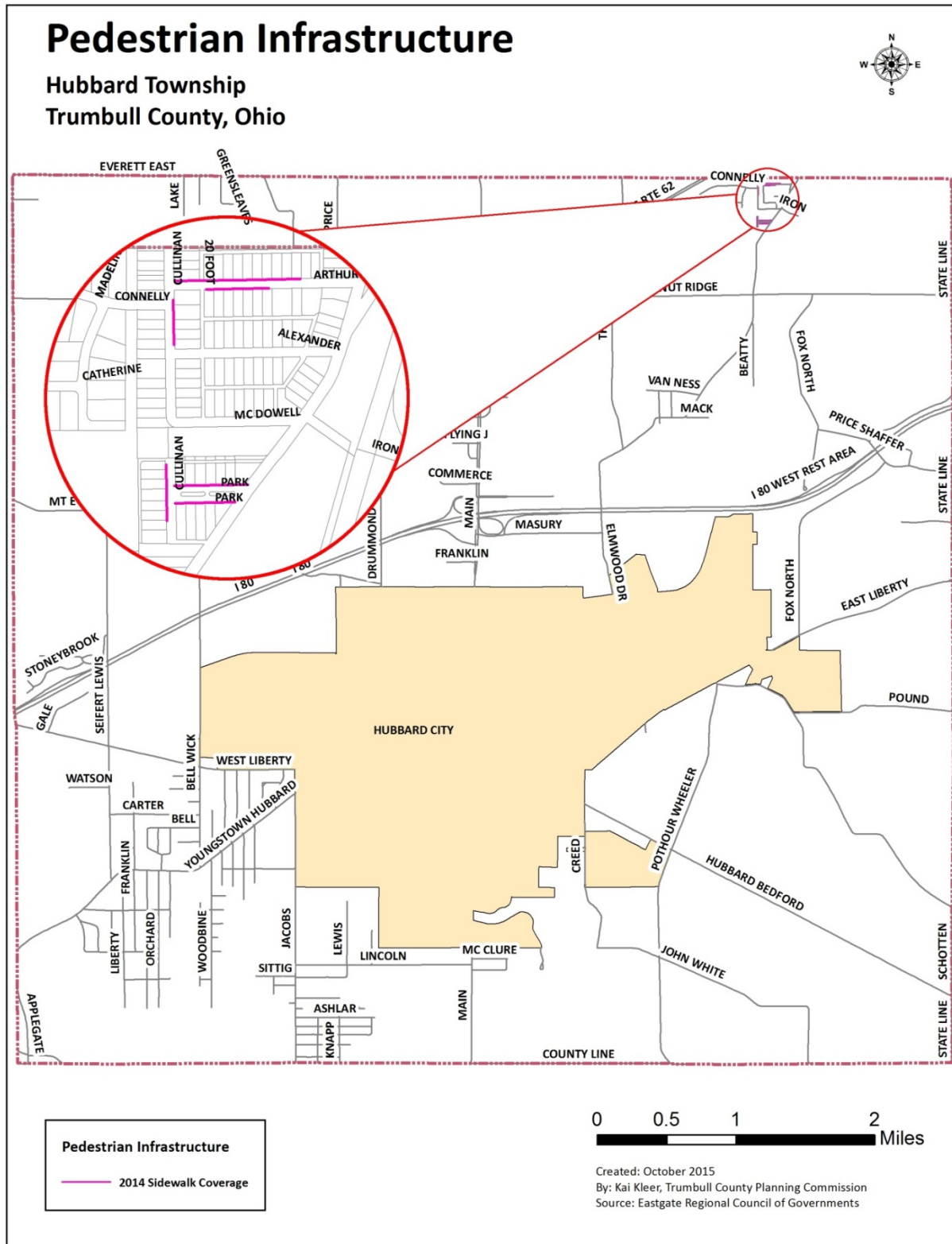
Public transportation in the county is very limited, even though the Trumbull County Transit Board took over on-demand transit service to county residents from Niles Trumbull Transit Service on January 1, 2012. The county is also working to improve coordination among social service agencies. Because public transportation in Trumbull County is limited and the suburbs and rural areas are home to a growing number of older residents, paratransit costs may increase significantly with rising demand. Public transportation in Hubbard Township has use of an appointment-based service called Trumbull Transit that is available to anyone at any location in Trumbull County. The service will take a customer anywhere in the county during daytime hours for a variable fee.

Hubbard also benefits from the Hubbard Senior Citizen van program. A free service offered to senior citizens in both city and township. The program dispatches out of the senior citizen center located behind the City of Hubbard Administration building, 220 West Liberty Street. Utilizing volunteers and donations to operate the van program, services are offered Tuesdays, Thursdays, and Fridays starting at 9 A.M. and ending either at noon or 3 P.M. depending on the day.

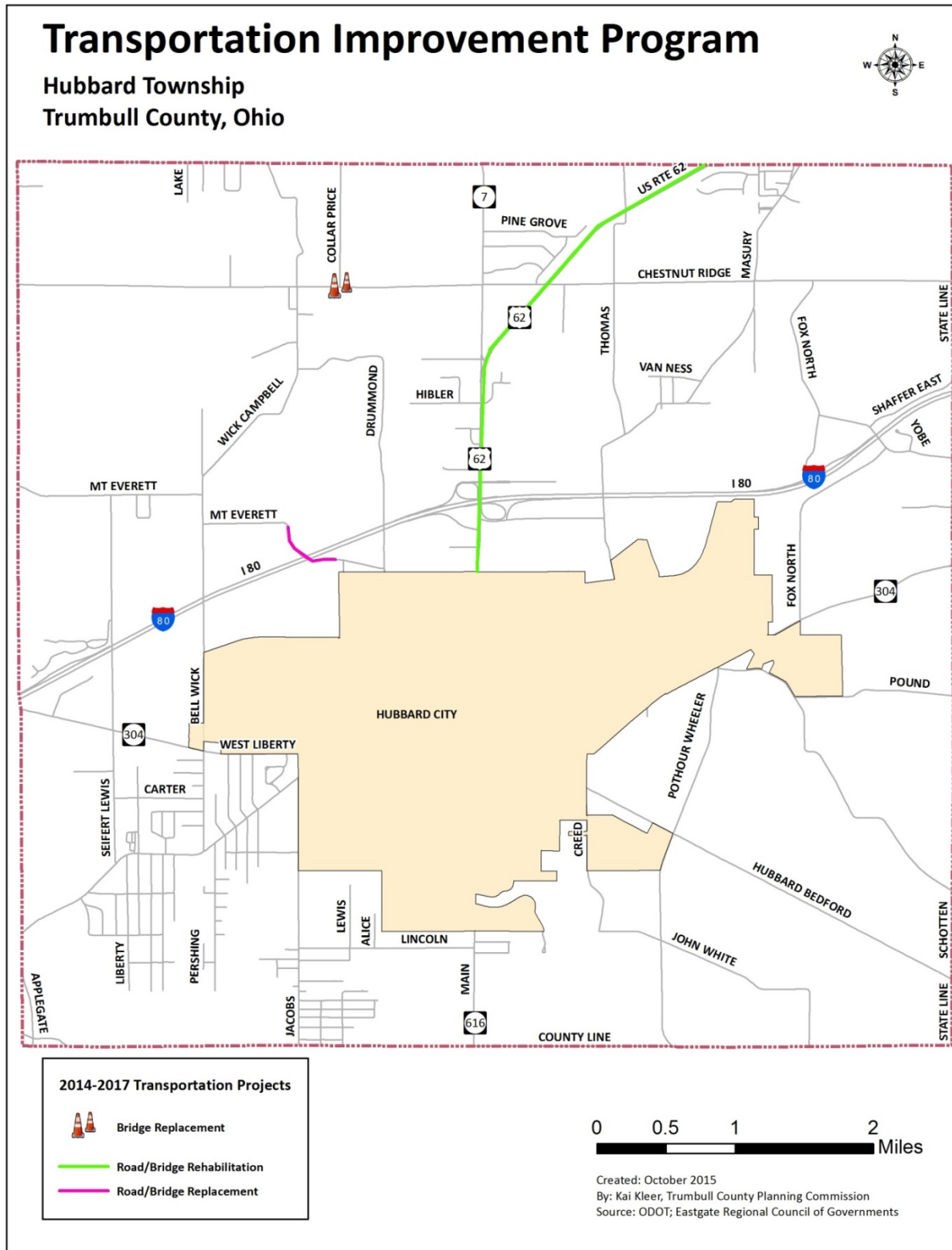
## BIKING AND WALKING

Pedestrian and bicycle infrastructure is an important aspect of being a healthy and livable community. Using the most recent data from Eastgate Regional Council of Governments, Map 4-5 (page 4-17) shows the Township's bicycle-trail and sidewalk coverage.

Map 4-5: Pedestrian Infrastructure



Map 4-6: Transportation Improvement Program





## FUNCTIONAL CLASSIFICATION

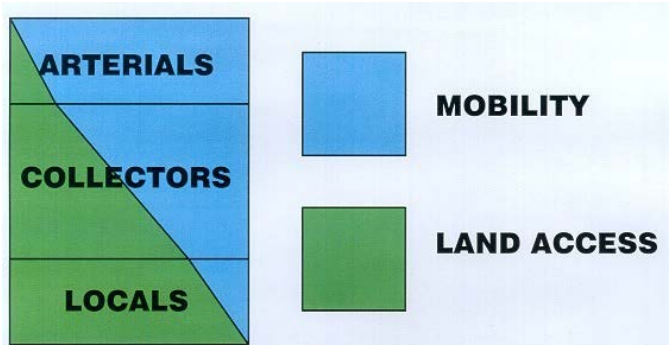
"Functional Classification" is divided into rural and urban systems. Urban Functional Classifications cover all streets, roads, and highways in the urban boundaries designated by the U.S. Census Bureau. As might be expected, the Rural Functional Classification system covers all other streets, roads, and highways that are not located within the urbanized area.

While urban and rural areas differ, for example, in terms of the density of land use and intensity of traffic and travel, the same general functional concepts apply to both systems. Streets and roads are ranked according to their purpose or function in meeting the demands for mobility and land access. The principal difference between the two systems is the length of trips both in time and in distance.

### MOBILITY VS ACCESSIBILITY

Functional Classification is the grouping of roads, streets, and highways in a hierarchy based on the type of highway service they provide. Streets and highways do not operate independently. They are part of an interconnected network, and each one performs a service in moving traffic throughout the system. Generally, streets and highways perform two types of service. They provide either traffic mobility or land access and can be ranked in terms of the proportion of service they perform as shown in the Figure 4-1.

Figure 4-1: *Mobility Proportion*



### ARTERIALS

Arterial highways emphasize a high level of mobility for the through movement of traffic. Land access is subordinate to this primary function. Generally, travel speeds and distances are greater on these facilities compared to the other classes. The highest classes of arterials, interstates, and freeways are limited access to allow the free flow of traffic.

### COLLECTORS

Collectors are roads whose classification describes their function. They collect traffic from the lower facilities and distribute it to the higher roads. Collectors provide both mobility and land access. Generally, trip lengths, speeds, and volumes are moderate.

### LOCALS

Local streets and roads primary function is to provide land access. Travel speeds, distances, and volumes are generally low, and through traffic is usually discouraged.



# Chapter 5: Water & Wastewater Facilities





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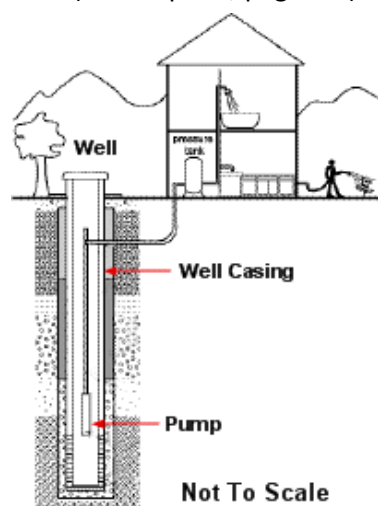
## CHAPTER 5: WATER & WASTEWATER FACILITIES

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Water and sanitary sewer systems are important features in dense urban areas due to health and safety concerns regarding water quality and the treatment of wastewater. In most rural areas, this is not an issue because water wells and septic tanks are satisfactory for lower-density residential and agricultural land uses. Hubbard Township has a blend of both urban and rural areas in the township. This chapter reviews the existing water and sanitary sewer resources in the community.

### WATER DISTRIBUTION SYSTEM

Hubbard Township has two providers of drinking water for approximately one-quarter of the township. The City of Hubbard and the Trumbull County Sanitary Engineer both provide water service but from separate water sources. The City of Hubbard operated its own water treatment facility until 1994. The city began wholesale purchasing of water at that time because the cost to maintain its current facility and other environmental laws made updating the water treatment plant financially impossible. Today, the City of Hubbard purchases nearly 1.3 million gallons of water per day from a private water company, called Aqua Ohio. The water is treated by Aqua Ohio's processing plant near the Shenango Reservoir in western Pennsylvania. The water is transferred to the city via a twenty-inch water line traveling along East Liberty Street. Water lines extend into the township from the city in every direction on a limited basis (see Map 5-1, page 5-2). The Trumbull County Sanitary Engineer purchases its water from the City

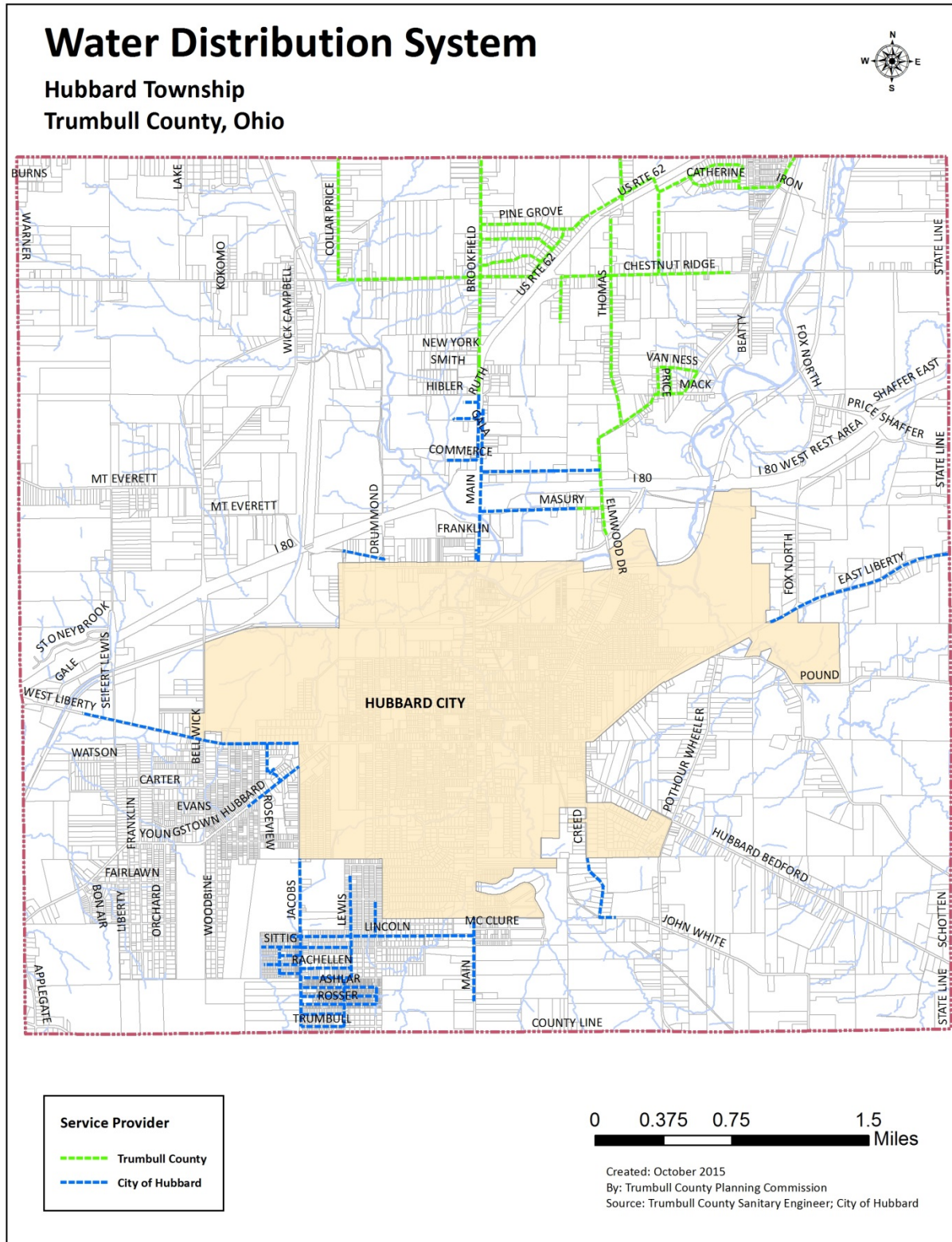


of Niles to provide water service to Hubbard Township via Brookfield Township. The City of Niles and the City of Youngstown are part of the Mahoning Valley Sanitary District (MVSD). MVSD was formed in 1926 to provide quality water to its member cities and eventually to service other cities, villages and townships in the area. MVSD's water supply comes from the Meander Creek Reservoir in southern Trumbull County and northern Mahoning County. The Sanitary Engineer water lines in Hubbard Township are limited to the northern portion of the township (see Map 5-1, page 5-2). The Sanitary Engineer has a connection to the city water system along Hubbard Road in Hubbard Township, near the Flying J Travel Center. The Trumbull County Sanitary Engineer used to obtain water from Aqua Ohio before switching to MVSD.

The remaining structures in the township rely on privately drilled water wells on their property or water delivery for water use. The majority of groundwater resource yields in Hubbard Township are between 10 and 25 gallons per minute (gpm) (see Map 2-2, Groundwater, page 2-5 in Chapter 2: Natural Environment). Yields of 3-10 gpm are just sufficient to support low-density residential units and small business uses. A portion of land near the northern and southern border in the township contains these yields. A small strip of land that bisects the township near the middle has yields from 25 to 500 gpm. It is one of the most abundant groundwater sources in Trumbull County.



Map 5-1: Water Distribution System



## WASTEWATER COLLECTION SYSTEM

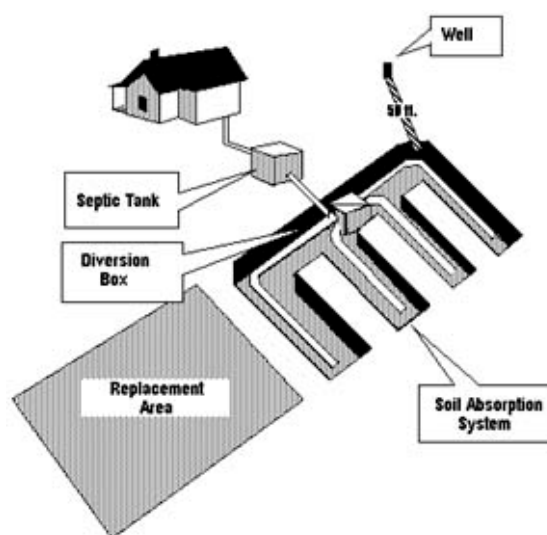
### WASTEWATER TREATMENT PLANT

Hubbard Township also has the same two providers for sanitary sewer service in the township. Again, the City of Hubbard and the Trumbull County Sanitary Engineer provide wastewater treatment. The City of Hubbard owns and operates a wastewater treatment facility in the northeast corner of the city on Mill Street. The facility was built new and became operational in 1989 due to increased stringent laws from the Federal Water Pollution Control Act, commonly referred to as the Clean Water Act. The facility has an average wastewater treatment capacity of 2.1 million gallons per day. Service reaches into the township along N. Main Road and Elmwood Drive Extension (see Map 5-2, page 5-6). The Trumbull County Sanitary Engineer extends service to the Kermont Heights neighborhood. The main reason for the extension was in response to a consent decree with the Ohio Environmental Protection Agency (OEPA) to correct numerous failing residential septic tanks and poor soil suitability situations to accommodate such systems in the densely populated area. The issue posed a human health and public nuisance problem that adversely affected water quality. The Sanitary Engineer also maintains a wastewater treatment plant in Brookfield Township that delivers service to the northeast corner of Hubbard Township. The county systems do not connect because they are part of separate facility planning areas (FPA's).

The Eastgate Regional Council of Governments is the planning agency for Trumbull, Mahoning and Ashtabula Counties to update the 208 Water Quality Management Plan (a.k.a. 208 Plan). Under Section 208 of the Clean Water Act in the 1970's, each designated planning agency was to create and submit a plan identifying alternatives to wastewater management. Today, the 208 Plan continues to focus on controlling nonpoint source pollution, but expands to

**Figure 5-2: HSTS Overview**

include discussions on home and state-regulated sewage treatment systems, population and economic trends, and the protection of our area's critical resources such as drinking water sources, floodplains and wetlands. Eastgate collaborated with its designated counties, municipalities, sewer agencies, county health departments and planning commissions, conservation and watershed groups, and representatives from the OEPA to gather and incorporate relative, chapter-specific information and recommendations for the plan update. Wastewater management facility planning has a section within the current 208 Plan. The FPA's are demarcated boundaries that identify wastewater management and treatment



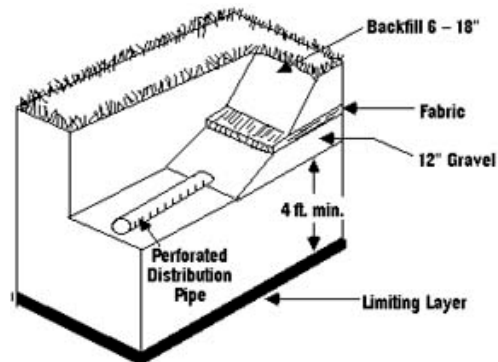
planning options within each FPA. Treatment planning options were established for each county by management agencies (MA), or the agencies responsible for the operation and maintenance of a wastewater treatment system with the input and concurrence of any affected local jurisdiction. These

options reflect current decisions regarding sanitary sewer extension and identify wastewater treatment methods for areas where sanitary sewer infrastructure is not available. Hubbard Township is within three of the 11 FPA's located in Trumbull County (see Map 5-3, page 5-7).

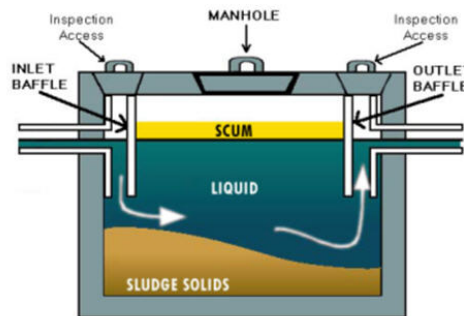
### HOUSEHOLD SEWAGE TREATMENT SYSTEM

A household sewage treatment system (HSTS) serves one, two and three-family homes. Household systems are used in rural and suburban areas that are not served by public sewers and are individual systems that receive and treat sewage. An HSTS is designed to retain wastewater long enough on-site to allow solids to separate out through settling and flotation. However, methods of treatment and dispersal of treated effluent make every HSTS system different. In Trumbull County, septic tanks with leach fields, or soil absorption systems, are traditional and widely recognized systems and used unless site constraints indicate otherwise. In those cases, an aeration or mound system is issued for treatment of wastewater. It is estimated that 26,000 HSTS's exist in Trumbull County. The Trumbull County Board of Health reports that more than 90 percent of the HSTS's in Trumbull County fail to pass inspections.

**Figure 5-3: Leach Field Cross Section**



**Figure 5-4: Septic Tank**



HSTS's inevitably have problems or fail over time due to various factors, which can become a human health and public nuisance problem if not corrected. A system failure results in water contamination with Fecal Coliform Bacteria found in feces of humans and other warm-blooded animals. Waters with high Fecal Coliform counts have been known to carry diseases such as hepatitis, typhoid fever, gastroenteritis, dysentery and bacteria that lead to otitis media (ear infections).

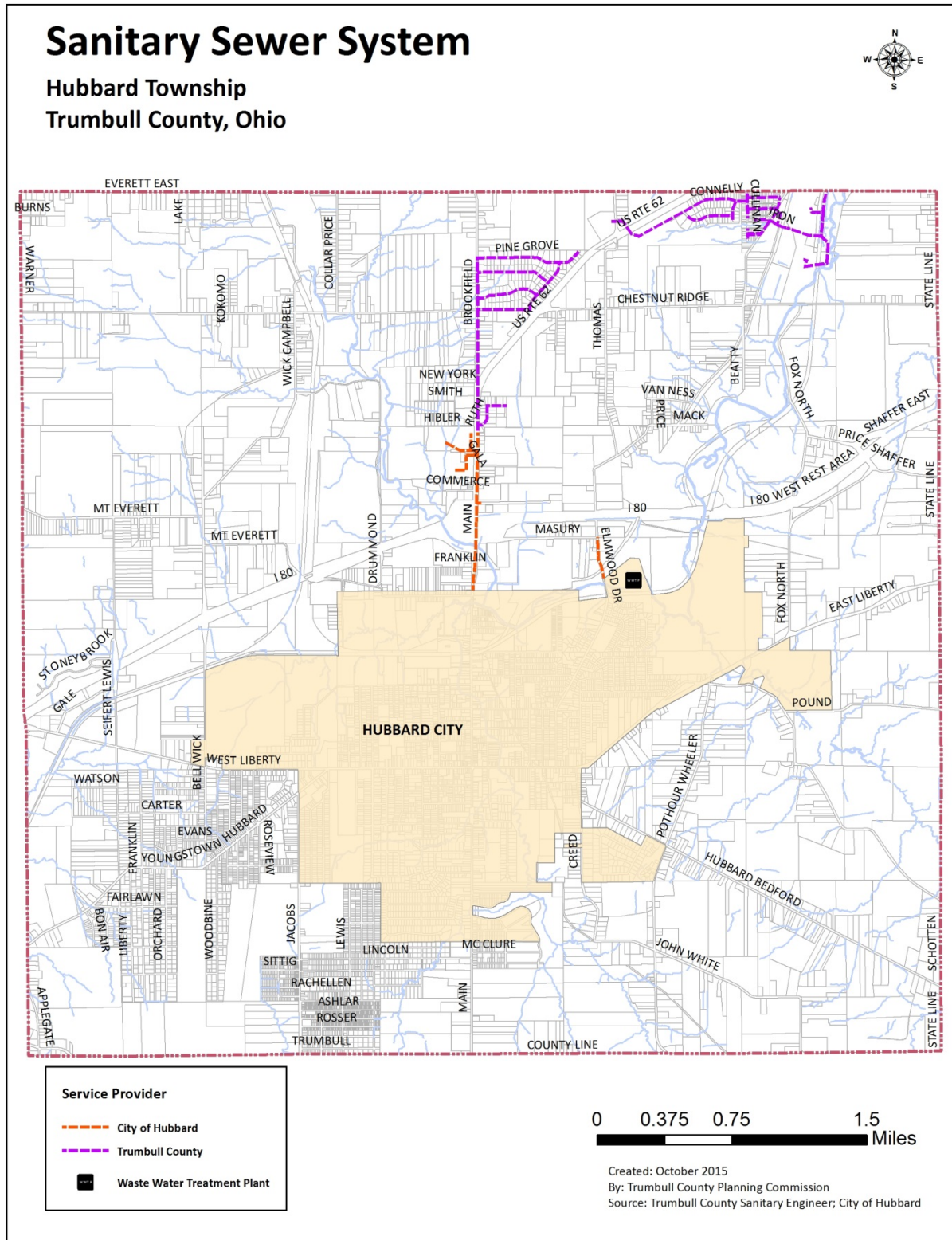
Numerous problems and failures with individual household systems have been documented across Ohio. Specifically, in Eastgate's 208 planning area, soil suitability, age of the system, and the establishment of subdivision and environmental regulations are leading causes of system failure. The majority of soil in Hubbard Township is not suitable for HSTS's (see Map 5-4, page 5-8). The Soil Suitability map was created using information obtained from the National Cooperative Soil Survey of Trumbull County developed by the United States Department of Agriculture. The suitability of a particular site to accommodate an HSTS is

determined by the physical properties of the soil and other natural, environmental and geological site characteristics such as ground contour, depth of water table and depth to bedrock, which affect the performance of an HSTS. The rating for soil suitability, as noted on the map, ranges from "slight" to "very severe" according to Rule 3701-29-10 of the Trumbull County General Health District regulations. A "slight" suitability rating indicates that there are few obstacles to overcome for the installation of an

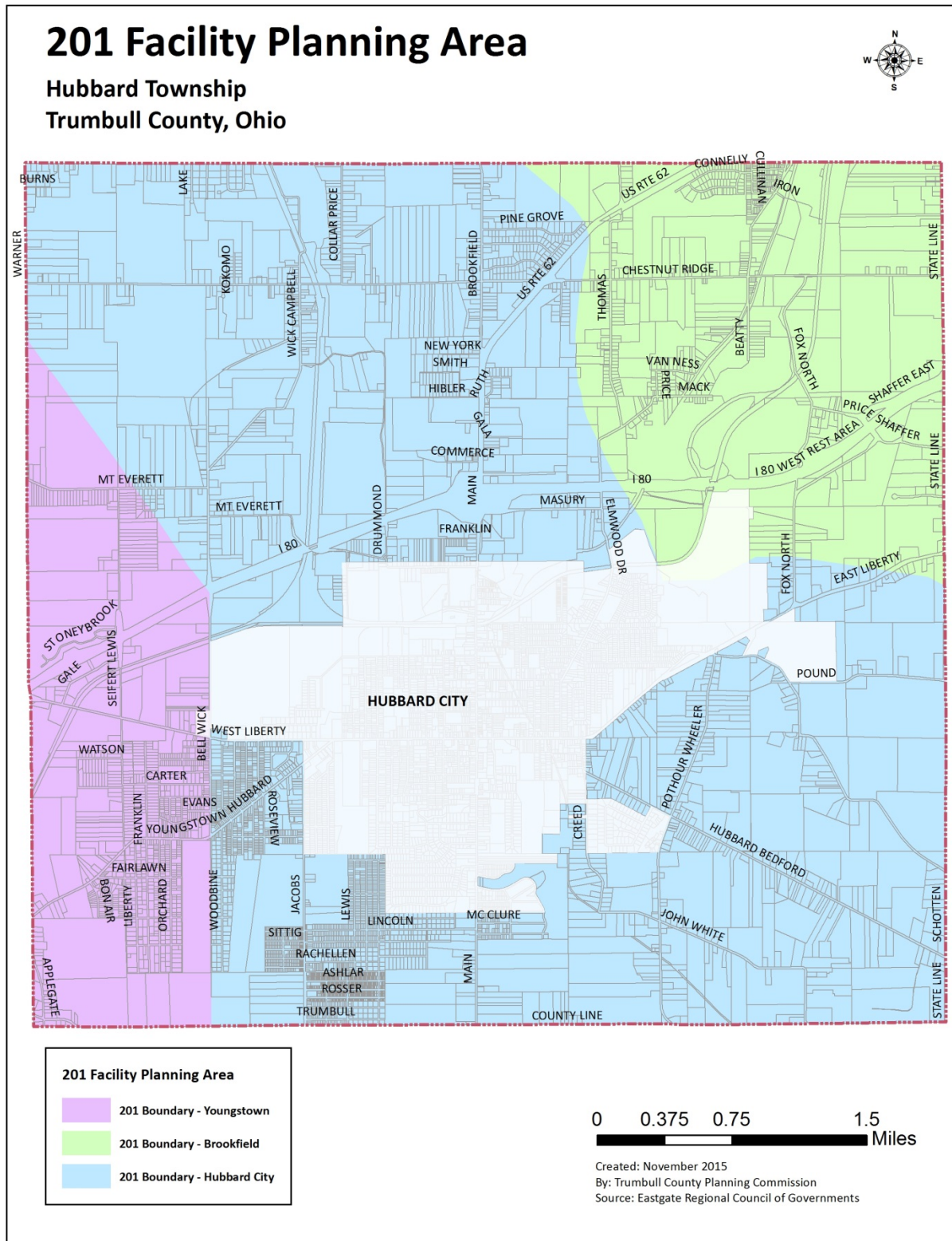
HSTS. The suitability is considered "very severe" if soil properties or site features are so unfavorable or so difficult to overcome that extensive site investigation is required to determine if an HSTS is possible. A proposed HSTS in the area designated as "very severe" requires the design to incorporate special-use device options, approved by the Ohio Department of Health, adding significant installation and maintenance costs. Design complexity and extent of an HSTS increases as the suitability rating increases from slight to severe.



Map 5-2: Sanitary Sewer System

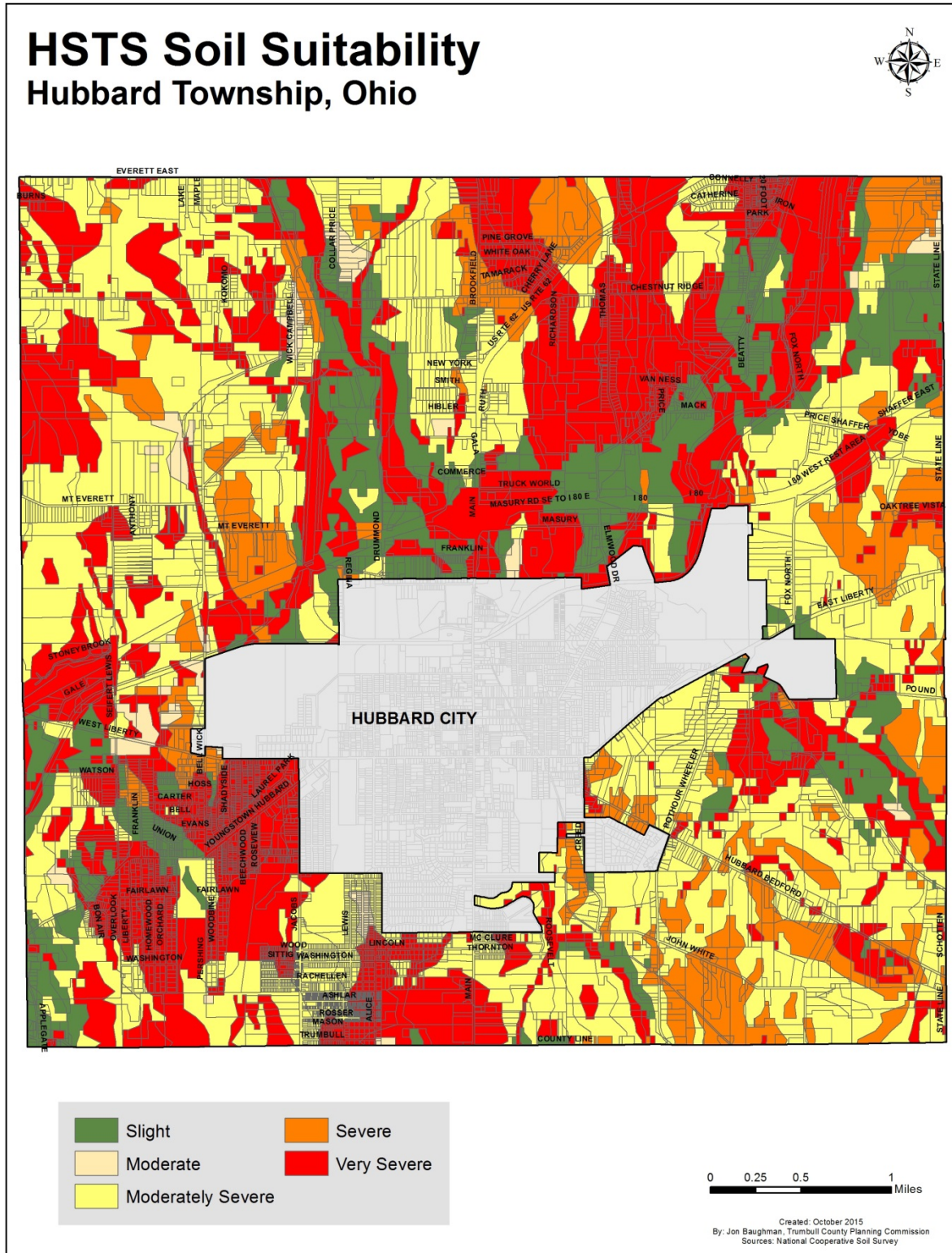


Map 5-3: 201 Facility Planning Area





Map 5-4: HSTS Soil Suitability





# Chapter 6: Community Facilities





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## CHAPTER 6: COMMUNITY FACILITIES

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Communities are special places shared by people. A number of physical aspects of a community give it an identity all its own. Public community facilities can make up a significant amount of land and buildings in a particular place; Hubbard Township is no exception. In this section, the township community facilities are reviewed for their connectivity to the physical development of the area.

### PARKS AND RECREATION

#### HUBBARD TOWNSHIP PARK DISTRICT

Hubbard Township is endowed with a park district that was established in 1921 and gifted to the Township in 1951. Hubbard Township Free Park, the official organization name, is a corporate and political body established to exercise the rights and privileges conveyed to it by the constitution and laws of the State of Ohio. The District is directed by a three-member Board of Commissioners appointed by the probate judge of Trumbull County. Harding Park is the main land holding of the park district, currently at 130 total acres, with the grounds straddling both township and city property (see Map 6-1, page 6-2). It contains a number of features such as playground equipment, baseball fields, tennis courts, sand volleyball, pavilions, a band stand for live music and much more. The varied topography and natural setting offer a striking backdrop to the numerous park amenities.

**Figure 6-1: Harding Park**



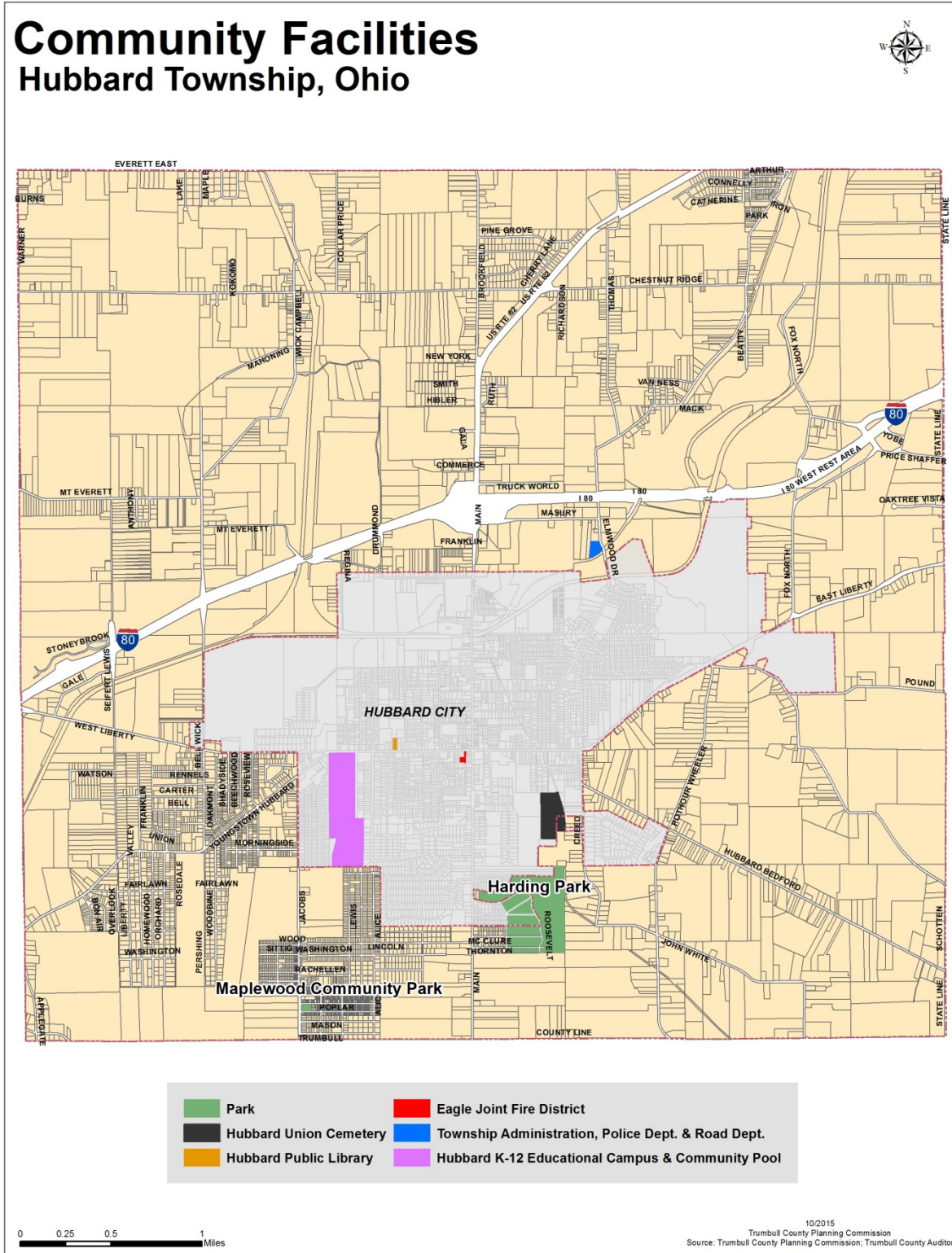
In 2013, the park district acquired approximately 33 acres of land near Harding Park. The land abuts the western boundary of Hubbard Union Cemetery and is heavily wooded. Mud Run cuts through the center of the property (see Map 6-2, page 6-3). It is not open for public access at this time.

#### MAPLEWOOD COMMUNITY PARK

Maplewood Community Park is a small, quaint one-acre neighborhood park with a swing set and playground equipment. The Trumbull County Board of Commissioners transferred the land to Hubbard Township in 2006. The Maplewood Park Improvement Club, Inc. helped establish the park with help from the township. The non-profit organization has since dissolved but the park continues to be maintained by the Township Trustees (see Map 6-1, page 6-2).

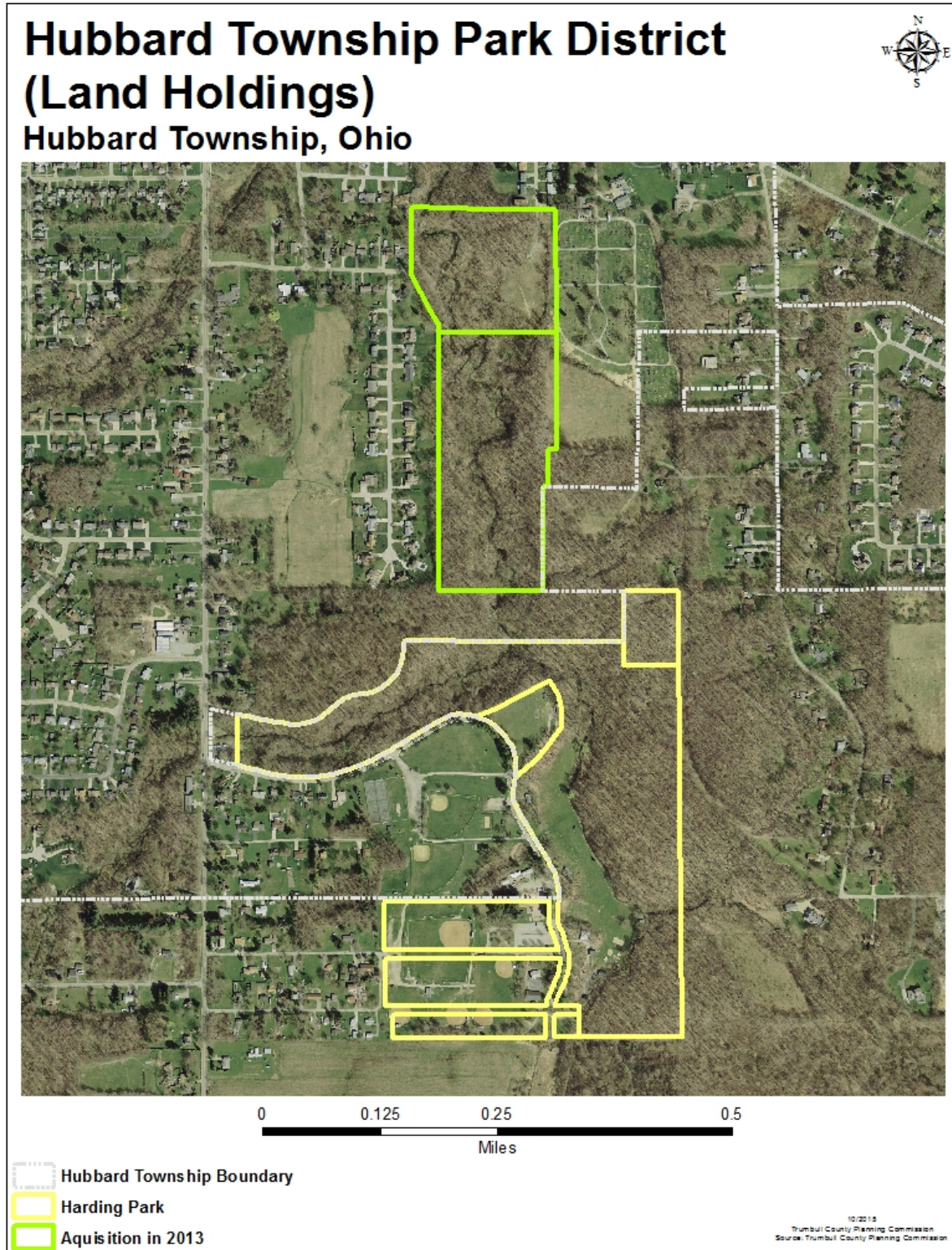


Map 6-1: Community Facilities





Map 6-2: Hubbard Township Park District (Land Holdings)



## CEMETERY

Hubbard Township is part of a union cemetery district with the City of Hubbard. The district is an entity recognized by the State of Ohio for the purpose of levying taxes within the territory of the district for the establishment, operation and maintenance of the cemetery. A portion of the 12-acre Hubbard Union Cemetery is within the township boundaries (see Map 6-3, page 6-5). Only a few union cemeteries remain in the State of Ohio. The constitution and laws of the State of Ohio establish the rights and privileges for Hubbard Union Cemetery. A joint session of Hubbard Township and the City of Hubbard appoint a three-member Board of Trustees to direct cemetery operations. Currently, one township trustee and two city council members are the board members. The cemetery provides grounds maintenance, opening and closing of graves and the sale of grave lots. The staff and board project about 20 years before additional space will be needed to expand.

**Figure 6-2: Hubbard Union Cemetery**





Map 6-3: Hubbard Union Cemetery



## PUBLIC SCHOOL SYSTEM

Hubbard Exempted Village School District consolidated in 2012 on 71.5-acres of land along the southern border in the City of Hubbard (see Map 6-1, page 6-2). The K-12 campus enrolls approximately 1,200 students from the city and township. The school district has open enrollment for students residing in any Ohio school district.

The school campus boasts a pool facility that is owned and operated by the school board and home to the Hubbard High School Eagle's boys swim team. The nationally known Hubbard Community Pool offers a variety of programs such as learn-to-swim, lifeguarding and fitness classes to children and adults in the community. The pool is open to anyone – even people that live beyond the city and township limits.

## PUBLIC LIBRARY

Hubbard Public Library was established as a school district free public library in 1937. The building is located at 436 W. Liberty Street in the City of Hubbard (see Map 6-1, page 6-2). The Hubbard Exempted Village School District Board of Education is the taxing authority for the library and approves all board of library trustee appointments. The Hubbard Public Library is under the control and management of the seven-member board of library trustees. One of seven independent libraries serving Trumbull County, the library provides free and easy access to information, ideas, books, and technologies that enrich, educate, and empower the individuals in the City of Hubbard and Hubbard Township. Library memberships are also available to anyone in the State of Ohio.

## PUBLIC SAFETY SERVICES

### FIRE AND EMERGENCY SERVICES

Hubbard Township and the City of Hubbard created a joint fire district in 2006, called the Eagle Joint Fire District. Prior to that, Hubbard Township maintained a volunteer fire department. The board of fire district trustees has five members made up of citizens and



government officials. The Eagle Joint Fire District is a 29-person volunteer department that services the 25 square miles of the township, including the City of Hubbard. The firehouse is located near the city center at 33 West Liberty Street (see Map 6-1, page 6-2). Mutual aid is based on a fire department Mutual Aid Box Alarm System that summons mutual and auto aid departments when needed via a pre-planned and designated diagram. The Eagle Joint Fire District provides aid to Brookfield Township, Liberty Township and the Vienna Air Base and Township. The district contracts with

Life Fleet Responds, a private company offering a variety of medical services, for emergency medical services (EMS) at this time. The call volume for 2016 was 357 and is dispatched by the Trumbull County Regional Dispatch Center located in Howland Township.

## POLICE SERVICES

Hubbard Township has its own police department with 9 full-time and 6 part-time personnel that serve the township. The department is attached to the administration building at 2600 Elmwood Drive, Extension (see Map 6-1, page 6-2). The police department does not have any open contracts with other jurisdictions but does maintain an agreement for EMS with Life Fleet Ambulance. The department has signed mutual aid agreements for all participating police agencies in Mahoning and Trumbull Counties. The Trumbull County Regional Dispatch Center handles all 911 and dispatch calls for Hubbard Township. The average response time of five to seven minutes is well below the American Beat Police average of 10 minutes across the country. The call volume for the township averages about 6,500 calls per year.

The Trumbull Ashtabula Group (TAG) Law Enforcement Task Force is a multi-county agency that was formed by the sheriffs in the counties of Trumbull and Ashtabula. A major crimes unit focuses investigations on drug traffickers, gangs, firearm traffickers and Homeland Security issues. TAG consists of deputy sheriffs having full law enforcement powers in each of the participating counties. TAG also enlists the assistance of federal and state law enforcement agencies in the pursuit of its mission to improve quality of life issues by reducing crime in our communities.

The Ohio Highway Patrol provides statewide police traffic services, statewide emergency response services and support services to the public and the criminal justice community (such as administering exams for state drivers licenses' and commercial drivers' licenses), investigation of criminal activities on state-owned and leased property throughout Ohio, and traffic accident investigation on state highways. In addition, mutual agreements are in place with all Ohio jurisdictions for Amber Alerts and the Law Enforcement Automated Database System.



# Chapter 7: Existing Land Use





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## CHAPTER 7: EXISTING LAND USE

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### EXISTING LAND USE AND ZONING

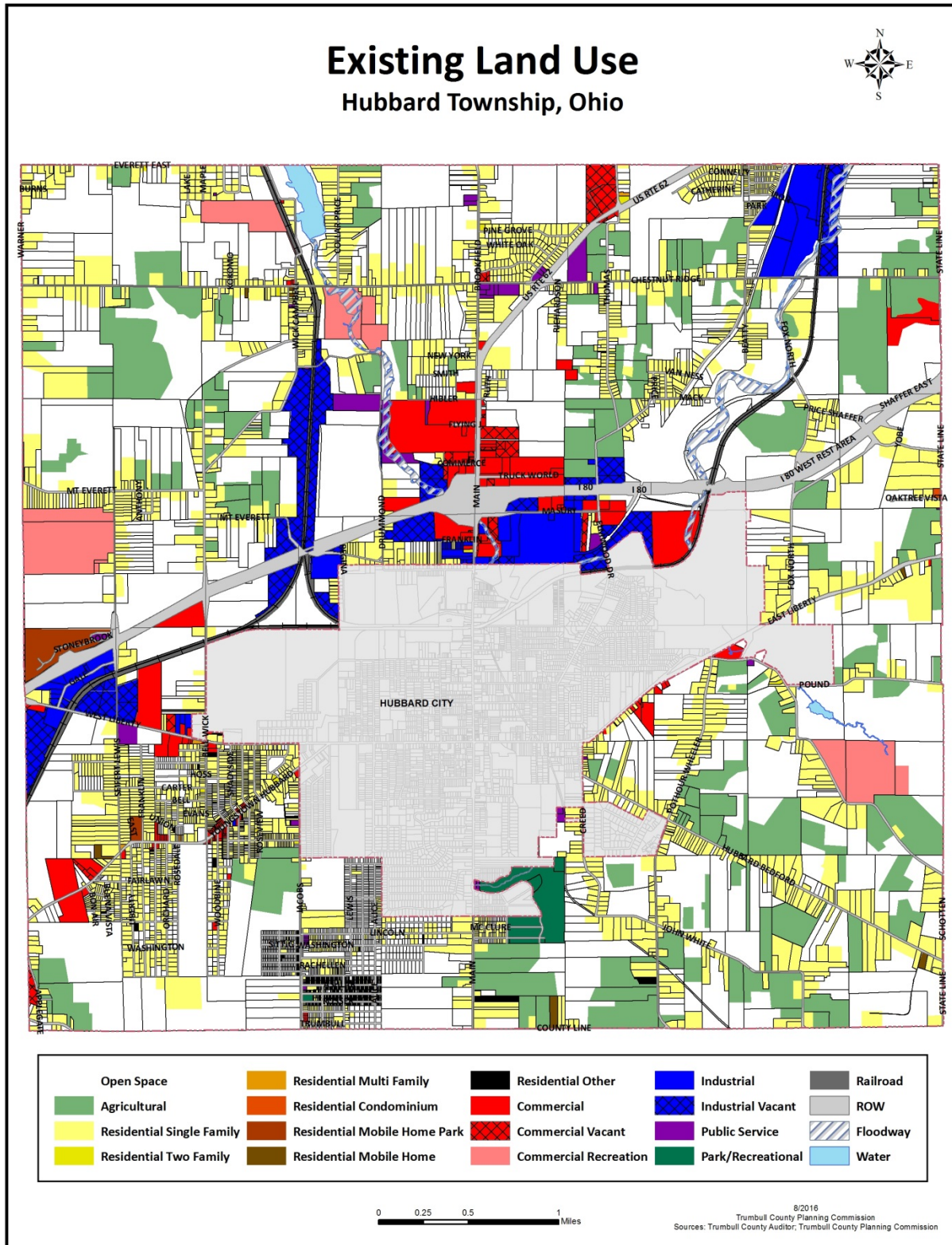
"Land use" as discussed in this plan is different from "zoning." "Zoning" refers to the division of a jurisdiction into districts for the primary purpose of regulating land use, preventing land-use conflicts and allowing growth to occur in an orderly manner in the interest of promoting and protecting the health, safety, morals and general welfare of the community. A zoning resolution and zoning map are tools to help implement the comprehensive plan to ensure that the community's desired future land use patterns are achieved. In contrast to a comprehensive plan that addresses the timing and location of land uses across a jurisdiction, zoning addresses the following *within* parcels, per unique and specific development standards: building location, height, bulk, number of stories & size; setback lines, percentage of lot coverage, size of yards; and densities. Zoning districts are classified by similar and/or compatible types of land uses, such as residential, commercial, industrial and agricultural.

"Land use" reflects the natural and man-made environment that evolved over a period of time and that influence the timing, location, type and intensity of land uses. The natural environment includes rivers, floodplains, watershed, wetlands, ground water resources, soil type and elevation contours described and depicted in the Physical Characteristics section of this plan. The man-made environment includes residential, commercial and industrial structures, roadways, public water and sanitary sewer systems, electrical lines, gas lines and other utilities. Beyond these influences are social factors such as demographics. The mapping of existing land uses provides a snapshot of the Township's current condition and the spatial distribution of the different uses of land.

This chapter's inventory and analysis of current land uses are a basis for future land use and zoning decisions, and for the timing, location and cost of public improvements. This analysis will enable Hubbard Township's residents and elected officials to better understand current and future land use needs and identify measurable projects for the Township. These projects will enable action on the community's vision for the use of land and resources over the next 20+ years. Data sources for the land use inventory were the Trumbull County GIS/Tax Map Department, Trumbull County Auditor, a visual field survey of the Township and an analysis of aerial photography.

Map 7-1 (page 7-2) illustrates the distribution of land uses within the Township. The existing land use for each parcel was mapped based on the land use classification code of the Trumbull County Auditor for the entire taxed parcel. Hubbard Township contains approximately 12,842 acres and 5,608 parcels in properties. Rights of way of the state, county, interstate and township roads and private drives comprise 853 acres. Parcels of land are categorized according to the land use code of the Trumbull County Auditor, which include agriculture, residential, commercial, industrial, public service, parks and recreation. Each of these categories is further subdivided through field tests and the use of aerial imagery, the results being shown in the following tables and maps. These will be discussed further in this section to provide a more realistic outlook of the Township.

Map 7-1: Existing Land Use





**Table 7-1: Existing Land Use**

HUBBARD TOWNSHIP EXISTING LAND USE BY ACREAGE		
LAND USE CATEGORY	ACRES	% OF TOTAL ACRES
<b>Agriculture Uses</b>	<b>1,684</b>	<b>13%</b>
<b>Open Space</b>	<b>5,433</b>	<b>42%</b>
<b>Residential Uses</b>	<b>3,209</b>	<b>25%</b>
• Residential, Single Family	2,703	21%
• Residential, Two Family	9	<1%
• Residential, Multi Family	2	<1%
• Residential, Condominium	1	<1%
• Residential, Mobile Home	50	<1%
• Residential, Vacant	444	3%
<b>Commercial Uses</b>	<b>492</b>	<b>4%</b>
• Retail and Service	406	3%
• Commercial Vacant	86	1%
<b>Commercial Recreation</b>	<b>296</b>	<b>2%</b>
• Golf Courses	197	2%
• Other	99	1%
<b>Industrial Uses</b>	<b>583</b>	<b>5%</b>
• Manufacturing/Processing	233	2%
• Industrial Vacant	350	3%
<b>Public Uses</b>	<b>81</b>	<b>1%</b>
• Hubbard Township	3	<1%
• Churches	35	<1%
• State of Ohio	4	<1%
• Trumbull Soil and Water	16	<1%
• Ohio Edison	15	<1%
• Public Service, Other	8	<1%
<b>Parks &amp; Recreation</b>	<b>73</b>	<b>1%</b>
• Harding Park	73	1%
<b>Railroad</b>	<b>136</b>	<b>1%</b>
<b>Rights of Way</b>	<b>853</b>	<b>7%</b>
<b>Total</b>	<b>12,840</b>	<b>100%</b>



## AGRICULTURE

Agriculture includes all land used for general farming, livestock, dairy farms, timber, classified forestry and other pasturage for agricultural production as well as vacant agricultural lands. It should be noted that residential dwellings are located throughout much of the same areas that are designated for agriculture. Table 7-1 indicates that agricultural lands occupy 1,684 acres or 13% of the total land area in the Township, the body of which occur toward the exterior of the Township and increase in frequency the farther one travels from the city and major commercial or industrial nodes.

## RESIDENTIAL

Residential uses are the second most predominant land use in Hubbard Township. This classification includes single-family, two-family, mobile homes, and vacant account for approximately 3,209 acres or approximately 25% of the total land use in the Township. Single-family residences account for the majority of the residential land and, not surprisingly, either hug the boundary of the city of Hubbard or the major routes through Hubbard Township.

## COMMERCIAL

The Township has an established commercial area situated around the I-80 entrance and exit ramps toward the heart of the Township and bordering upon the city. Other instances of commercial development outside this node still occur along the main corridors running east and west, north and south, such as (again) I-80 and US 62, catering primarily to motorists passing through along the highway. This category includes occupied and vacant commercial buildings and the property surrounding the building. The category also includes land owned by public utilities. A total of 492 acres of land, or approximately 4% of the total land acreage in the Township, have been relegated to commercial use, and an appreciably low fraction of this (86 acres) has been allowed to become vacant.

## COMMERCIAL RECREATION

Commercial Recreation is characterized by large, open spaces that provide some form of recreational activity toward commercial ends. This is almost entirely made up of various golf courses situated around the township, but notable exceptions include the land owned by the Hubbard Conservation Club and Chestnut Ridge Park and Campgrounds. Table 7-1 indicates 296 acres or 2% of the total acreage of the township.

## INDUSTRIAL

The most notable industrial presence in the Township is a large casting operation on Hubbard-Masury Road, just north of the city boundary, operated by Ellwood Engineering Casting (EEC). Other, more minor operations include PSK Steel Corporation on Gale Avenue, near I-80, and Hubbard Lumber in the same area. 583 acres (5% of total acreage) are devoted to active industrial uses. However, a substantial

amount of land, well over half, has been left vacant that previously had been industrial, approximately 350 acres worth.

## OPEN SPACE

Open Space identifies large swaths of land that are heavily forested, undeveloped, or unable to be developed due to proximity to unbuildable areas such as the 100-Year Floodplain or protected wetlands. This is the predominant use of land for Hubbard Township, laying claim to 5,433 acres and 42% of the total acreage of the Township.

## PUBLIC SERVICE

Public Service includes state, federal or local government uses, and institutional land uses. Examples of public service uses include city halls and government building complexes, police and fire stations, libraries, post offices, schools, churches, cemeteries, nursing homes, group homes, hospitals, public utilities, solid waste facilities, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, are not included in this category. The use of land for Public Service encompasses 81 acres, or approximately 1% of the land in Hubbard Township.

## PARKS AND RECREATION

Parks and Recreation lands include areas designed for active or passive recreational uses such as golf courses, nature area, campgrounds and/or bike paths and trails. Hubbard Township contains 73 acres set aside for recreational uses. This is approximately 1% of the total land area. The recreational picture for the Hubbard Township is not as bleak as these numbers suggest; the township shares Harding Park, an excellent facility, with the City of Hubbard.

## RAILROADS

136 acres are devoted to rail uses in the Township.

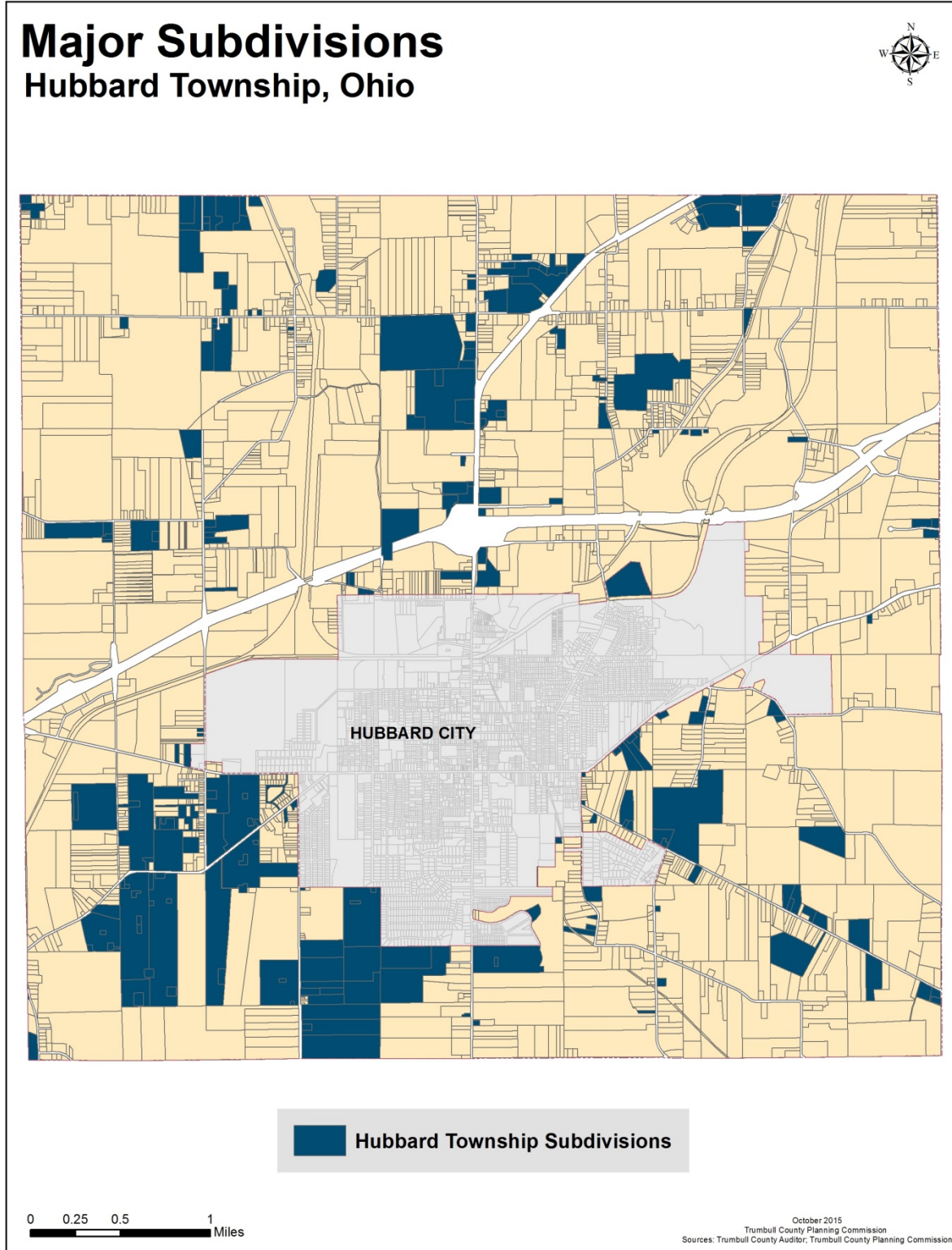
## RIGHTS OF WAY

Areas within the public Right of Way take up 853 acres, or 7% of the sum total acreage of the Township, greatly contributed to by the presence of I-80 and the US-62 corridor.

## MAJOR SUBDIVISIONS

Map 7-2 (page 7-6) indicates the major subdivisions in the Township. This map is included to illustrate the areas with the densest development. They describe areas where development makes the most sense to occur or has already occurred per development plans, which have now been or will be platted as official record. Their boundaries must encompass six lots or more to be considered a major subdivision, as per the Trumbull County Subdivision Regulations, and are serviced by utilities. They were, at one point in the past, identified as where development would and should occur and subsequently developed or preparations were drawn up to develop the land but ultimately fell short of completion for a multitude of reasons.

Map 7-2: Major Subdivisions



# Chapter 8: Hubbard Township Plan







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## CHAPTER 8: HUBBARD TOWNSHIP PLAN

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The culmination of many months of work to compile and analyze the inventory data, along with the review of previous planning efforts, the 2015 community survey and over a dozen meetings with public officials, stakeholders and the general public has resulted in a cohesive community vision and thorough comprehensive plan. The community vision and future land use map are the foundation of the comprehensive planning document. All future administration budget allocations and business and community efforts should connect to the Hubbard Township vision and future land use map. The comprehensive plan will be the guide to implement the physical development of the community over the next two-and-a-half decades. The plan instills hope for a brighter and more sustainable future in which Hubbard Township can prosper in Trumbull County.

### COMMUNITY VISION

A vision is an agreed-upon set of goals or principles in which to strive towards over an extended period of time. The community vision for Hubbard Township has been established with six broad categories: promote economic health with diversified development; encourage a clean, safe, and orderly community with high quality public services; expand parks and other recreational opportunities; maintain semi-rural character while introducing housing options to encourage lifelong residency; support agricultural and environmental stewardship to benefit public health, well-being, and prosperity; and collaborate with the City of Hubbard to attract and retain residents and businesses (see Figure 8-1). These six themes emerged out of the public engagement and township administration discussions during the planning process.

**Figure 8-1: Hubbard Township Community Vision**

**1. Promote economic health with diversified development.**

Hubbard Township has great road connectivity to support economic development. The challenge is to concentrate it for the greatest return on everyone's investment. Corridor districts leading into and out of the community are another way to enhance the impact of economic vitality. In addition, strategic sewer and water expansion could enhance these and other corridors.

**2. Encourage a clean, safe and orderly community with high quality public services.**

Hubbard Township is serious about tackling the issues of blight and nuisances. Effective property maintenance and zoning enforcement are key issues to address. The township will tackle these issues through a wide variety of funding options and alternative methods, as well as more defined regulations such as property maintenance guidelines.

### **3. Expand parks and other recreational opportunities.**

Harding Park is the crown jewel park for the township and city, alike. Current land use patterns offer opportunities to create additional parks, similar to Maplewood Park, and other points of interest throughout the community, including a hike and bike trail system.

### **4. Maintain semi-rural character while introducing housing options to encourage lifelong residency.**

Hubbard Township's mix of low and higher density residential units need to offer options for varying lifestyles – singles, families and empty-nesters – to attract a diverse, sustainable population for future generations. Special attention will be focused on providing varied living arrangements such as senior and assisted-living housing.

### **5. Support agricultural and environmental stewardship to benefit public health, well-being and prosperity.**

A number of natural features traverse Hubbard Township and help create a peaceful backdrop for residents. Continued preservation and expansion of agricultural land uses (which account for half of the land coverage in the township), maintaining the protection of air, soil and water quality will be a continued focus.

### **6. Collaborate with the City of Hubbard to attract and retain residents and businesses.**

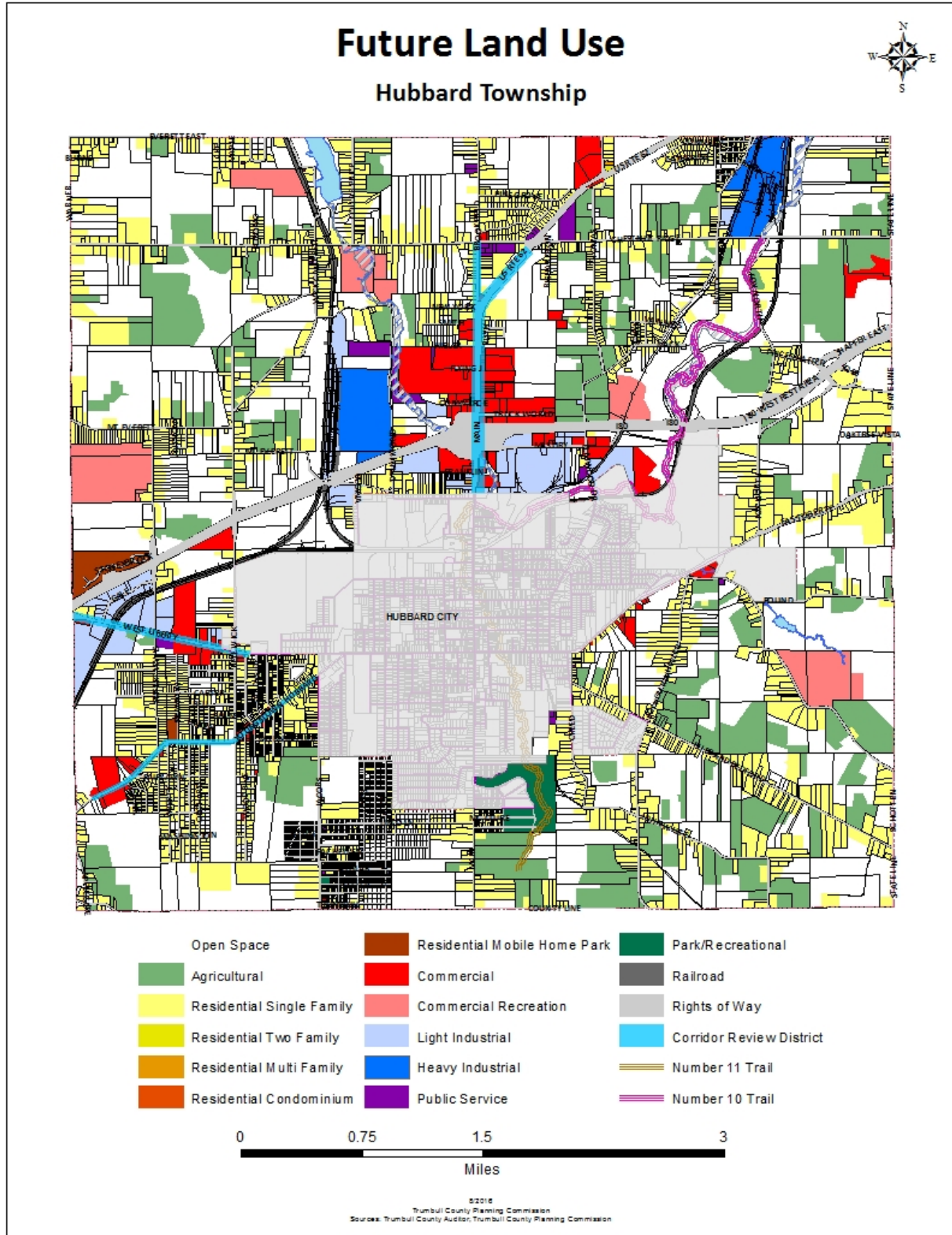
Hubbard Township and the City of Hubbard share many community assets, as such, do not compete against one another. Union Cemetery, Hubbard Community Pool, Eagle Joint Fire District and the Joint Economic Development District (JEDD) are some good examples of how both communities are already collaborating with one another. To ensure continued growth in both the township and city, relationship strengthening between government, business and community leaders will be fostered.

## **FUTURE LAND USE**

The key component of a community's comprehensive plan is its designations of future land uses, depicted on a Future Land Use Map. The township's vision for its future is derived from analyses of existing land use patterns, natural systems, demographics and population projections, public services/facilities, transportation facilities and traffic patterns, housing issues and infrastructure discussed throughout the comprehensive plan. The comprehensive plan should guide the township's decision-making for the future growth, development and redevelopment when issues such as development proposals, zoning map and text amendments or any other planning and development concerns arise. Decisions that conflict with the Future Land Use Map could undermine the community's long-term goals and projects, and should be avoided.

To create a land use plan, one must first consider the existing uses of land. The categories depicted on a Future Land Use Map are developed through an analysis of this existing land use and will assist in promoting public health, safety and welfare by assisting decision-makers in achieving and maintaining a higher standard of living through a well-planned, well-timed and well-placed mix of land uses. The Future Land Use Map provides a basis for establishing zoning districts that are appropriate for the township. As demonstrated in the inventory section of this plan, Hubbard Township is primarily a rural community while also boasting large amounts of commercial and industrial activity. The Future Land Use Map (see Map 8-1, page 8-4) and future land use table (see Table 8-1) identify the proportion of land designated to each future land use category. The following text further explains the ideal future land use scenario for maintaining the semi-rural character that the Township desires while still encouraging development in areas that are appropriate for the township.

Map 8-1: Future Land Use





**Table 8-1: Hubbard Township Future Land Use Acreage Statistics**

LAND USE CATEGORY	ACRES	% OF TOTAL ACRES
Residential, Single-Family	2,965	23%
Residential, Two-Family	9	< 1%
Residential, Condominium	1	< 1%
Residential, Multi-Family	3	< 1%
Residential, Mobile Home Park	52	< 1%
Agriculture	1,747	14%
Commercial	478	4%
Commercial Recreation	335	3%
Industrial	474	4%
Open Space	5,631	44%
Public Service	75	1%
Park/Recreational	74	1%
Railroad	143	1%
Rights of Way	853	7%
Total	12,840	100%

**Residential Use** is recommended to be the second most widespread land use in Hubbard Township. Single-Family housing includes areas characterized by detached, moderate-to-high density, single-family houses (on permanent foundations), on lots between 1.5 and 3 acres. The Plan will recommend 2,965 acres be dedicated to such housing, comprising roughly 23% of the total acreage of the township, to reinforce the rural nature of the area. The bulk of this acreage may be found most often along main corridors and thoroughfares leading into and out of the City of Hubbard, as well as around nodes of commercial or residential development. The remainder (that is, Two-Family, Multi-Family, etc.) is negligible and interspersed throughout the Township and, with the exception of the Stoneybrook Mobile Home Park sited near I-80, does not appear to be concentrated in any one area.

**Agriculture** accounts for approximately 1,747 acres across the township, and thus 14% of its total acreage. This classification is characterized by detached, low-to-moderate density, single-family houses and expansive open space which may be suitable for farming. Single-family residential development can continue in this category, but must be on three acres or larger lots. There are a number of reasons to consider this. First, it will preserve areas for agricultural uses, and second, it will help to discourage sprawling development that is environmentally destructive and unattractive. Township and county officials should work to protect and preserve farmland that is part of the broader agricultural district and an important component of Trumbull County's economy. Agricultural protection also offers several ancillary benefits, such as the preservation of historic, cultural and scenic resources. Larger lots are advisable in rural areas without public sewer due to the inability of the soil to accommodate household

sewage disposal systems. The majority of the township is wet, and the soil is not well suited for a properly functioning septic system.

**Commercial** areas occupy approximately 478 acres (4% of the total acreage). Commercial areas are characterized by medical, professional, retail, financial, administrative, wholesale, service, distribution, storage, processing, entertainment, independent parking, or a combination of such activities. As indicated on the Future Land Use Map, the preferable location for future commercial development is along the main corridors, near existing commercial development.

**Commercial Recreation** is characterized by large, open spaces that provide some form of recreational activity toward commercial ends. This is almost entirely made up of various golf courses situated around the township, but notable exceptions include the land owned by the Hubbard Conservation Club and Chestnut Ridge Park and Campgrounds. The Future Land Use Map for Hubbard indicates 335 acres or 3% of the total acreage of the township.

**Industrial** areas are characterized by business support services, warehouses, distribution, manufacturing and processing or a combination of such operations. These spaces account for 474 acres or 4% of the total acreage of the township and are recommended to utilize existing road and rail features, as well as underused or unused existing industrial structures.

**Open Space** identifies large swaths of land that are heavily forested, undeveloped, or unable to be developed due to proximity to unbuildable areas such as the 100-Year Floodplain or protected wetlands. This is the predominant use of land for Hubbard Township, laying claim to 5,631 acres and 44% of the total acreage of the Township.

**Public Service** includes areas characterized by schools, fire stations, libraries, governmental buildings, museums, hospitals, churches, water and sewage treatment facilities or public utility structures. For Hubbard Township, the Future Land Use Map shows 75 acres for use by these and other public administrations. This accounts for approximately 1% of the total area of the township and represents a slight decrease from current conditions.

**Park/Recreational** is area characterized by parks, playgrounds, recreation centers, trails, land reserved for outdoor space or a combination of such activities. There are 74 acres or about 1% of the total acreage devoted to this land use on the Future Land Use Map. Almost the entirety of this category is represented by Harding Park, along the southeastern border of the city of Hubbard. The park and recreational gains are realized through suggestions to complete various trails through the township and into the city, utilizing creeks that harbor too many areas of wetlands for other types of development.

Areas dedicated to portions of **Railroad** entering and exiting the Township will remain relatively stagnant from the proposed acreage of 143 acres, or 1% of the total acreage of the Township, up from 136 acres. Many previously abandoned railroad lines and rights of way are targeted or currently being used for public nature trails and to facilitate incoming industrial ventures.

Areas within the public **Right of Way** will see no change.

## HOUSING

Hubbard Township should work to maintain and improve the condition of the township's existing housing stock and plan for housing of appropriate type, size, location and cost with adequate supporting public facilities and services to meet current and future residential needs. The future land use map suggests mostly Residential Single Family and Agricultural in the township, which is defined as areas characterized by detached, low-to-moderate density, single-family houses and expansive open space that may be suitable for farming. Throughout most of the township, any future housing development should be single-family homes. This supports the concept that any non-sewered areas should only be single-family housing units on larger parcels.

Hubbard Township should promote a diversity of housing for different stages of life within the 201 facility planning areas of the township (see Chapter 5). One way to encourage diversified housing development is to allow for mixed-use options within the Corridor Review District, affordable senior and/or multifamily housing in Hubbard Township, where appropriate, if the opportunity arose.

## ECONOMIC DEVELOPMENT

Many different factors affect economic development including location, transportation, infrastructure and availability of land. Hubbard Township is unique because it is primarily a rural community with an access to the Ohio Turnpike, a 241-mile toll road offering one of the most convenient routes for motorists to reach destinations along the northern corridor of Ohio. Hubbard Township should work to balance economic development with the Township's rural character.

The Future Land Use Map (Map 8-1) provides guidance on where new development should occur and what the use of the land should be when it is developed. In general, most of the new development is adjacent to areas that are already developed in the community. Hubbard Township should continue to encourage commercial development along SR 62 north of the City of Hubbard. Based on the Future Land Use Map, new commercial development could occur as far north as where State Route 7 and State Route 62 split from each other. The area around the I-80 interchange is another area that can continue to be developed. The Township should work to attract businesses that cater to the ancillary needs of people traveling along Interstate 80.

Additionally, there are areas along West Liberty Street that can develop into commercial or industrial uses as shown on the Future Land Use map. Along State Route 304, in the Corridor Review District is one more area that could see additional commercial development. The area along the railroad tracks north of I-80 in the vicinity of Mount Everett Road and Drummond Avenue could be developed into an industrial use as depicted on the Future Land Use Map.

The Hubbard Township – City of Hubbard Joint Economic Development District was approved on December 3, 2001, by the Board of Hubbard Township Trustees and the City of Hubbard. The Township should work with the City to expand the boundaries of the JEDD when and where appropriate.

South of Interstate 80, there is an area identified as having one of the highest groundwater yields in Trumbull County (see Map 2-2). This land should be kept as public open space for preservation purposes until such time as the groundwater resource can be properly utilized.

Hubbard Township contains several brownfield sites. The Environmental Protection Agency (EPA) defines a brownfield as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Examples of brownfield properties include, but are not limited to, abandoned gas stations, former industrial sites, and vacant commercial buildings. The township should work to remediate these sites and put them back into productive use. Phase I Environmental Site Assessments should be completed at all brownfield sites in the township. Assessments are the first step in redeveloping these types of properties.

Hubbard Township is a member and active participant in the Hubbard Area Chamber of Commerce and the Youngstown-Warren Regional Chamber for economic development purposes. Hubbard Township also provides additional economic development assistance through its Zoning Administrator.

## TRANSPORTATION

Hubbard should put up signage at gateways such as the I-80 interchange as well as at the entrance of key community corridors like those located along SR 304 and US 62. Such signage heightens community awareness as well as alerts the traveling public to the township's location. In addition such signage could also promote the township.

The importance of regular road maintenance was noted in the Hubbard Community Survey. This issue is significant because it affects safety, freight movement and economic vitality. To address road maintenance funding, the township should continue to monitor funding opportunities available through Eastgate, ODOT, the County Engineer's Office and private sector transportation providers.

Ditch maintenance on township roads ought to continue to be improved, as poor drainage can lead to rutting, cracking, potholes, erosion, washouts, heaving, flooding, and premature failure of roadways. In addition, poorly maintained roadside drainage systems can have major impacts on local water quality.



The expansion of wayfinding signage throughout the community would assist visitors and new community members in finding such community assets as Harding Park, Maplewood Park and the Township Administration Building. See the above picture, Figure 8-2: Sample Gateway Signage, for a successful example of such signage.



There has been interest in having exit ramps built at I-80 at SR 304. Given that that location straddles the Liberty, Hubbard Township line, an effort to build exit ramps at that location would require a collaborative effort between the two jurisdictions. In addition, to carry out such a project, a consultant

would need to be hired to do an Interchange Justification Study which would likely cost hundreds thousands of dollars and involve the consideration of such matters as environmental impacts and travel patterns. If such a study proves the need for an interchange, then environmental documents would need to be produced, the interchange designed and right of way acquired. These items have been estimated to cost one million dollars. Building the interchange itself has been estimated to cost six million dollars. If federal funding is secured for such a project, a 20 percent match would be typically required from the state and local government. Over all, such a project could take decades to accomplish.

Finally, transportation projects in Hubbard Township include the replacement of a bridge on Chestnut Ridge Road as well as road improvements on US 62. (See Map 4-5).

## WATER AND WASTEWATER FACILITIES

Hubbard Township does receive water service from the City of Hubbard and Trumbull County water treatment plants, but it is limited to the northwestern section of the township and Route 62 heading north from the City. The township would like to maintain a semi-rural character while introducing housing options to encourage lifelong residency. The first potential is expanding water in Maplewood Park Phase I & II areas to match the Trumbull County Sewer Plan expansion, as noted in the wastewater section below. Another potential is expanding water in the dense Northeast neighborhoods off Masury Road around Arthur Sreet. This area already receives sewer services.

Another possible expansion area is for the Kermont Heights neighborhood on the northern section of the township, located in between State Route 7 and State Route 62.

**Figure 8-4: Hubbard City Water Department**



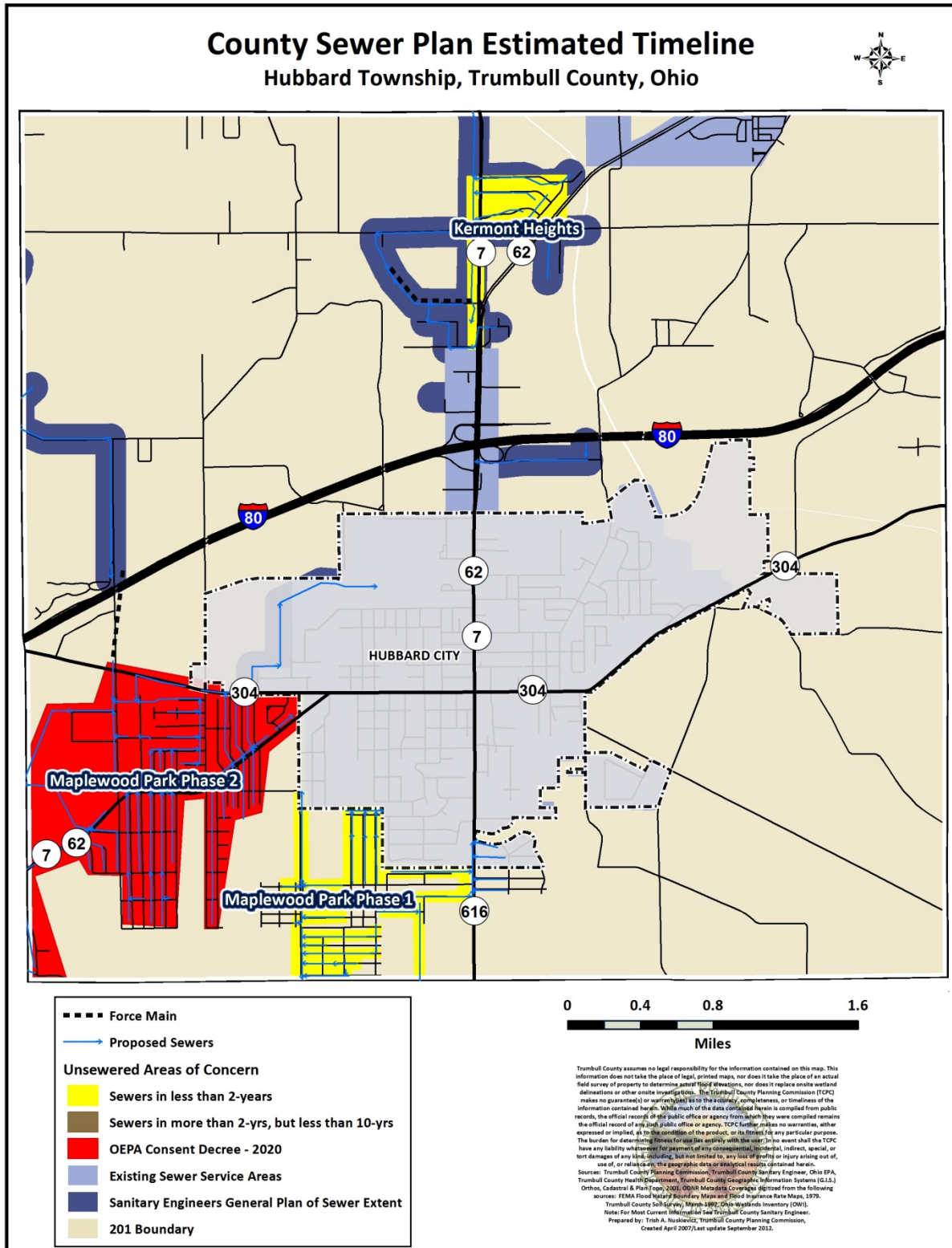


Kermont Heights is a dense neighborhood that has received sewer lines from the Trumbull County Sewer Expansion Plan. Matching water lines in this area as well as the previously identified areas will help encourage lifelong residency.

Based on the 208 Facility Planning Areas outlined in Chapter 5, any sanitary sewer expansion can take place throughout Hubbard Township from three different areas. To the northeast of Hubbard Township expansion can come from Brookfield's waste management facility, to the southwest expansion can come from the City of Youngstown, and the remainder of the township can expand from the City of Hubbard. The Blueprint of Comprehensive Sewer & Septic Plan for Trumbull County was completed in 2007 and outlines sanitary sewer expansion in the county over the next 20 years. It also addresses the Consent Order Decree #2006-CV-2248 with the State of Ohio. In the order, Trumbull County has agreed to construct sanitary sewers in nine defined areas by the year 2020.

Hubbard Township has two of the nine defined areas. One of which, Kermont Heights, already has the required sewer extension completed prior to the 2 year deadline identified in Map 8-2 (page 8-11). The other area located in Hubbard Township is referred to as Maplewood Park. This area has been split into Phase I and Phase II, both to be completed by 2020. Map 8-2 (page 8-11) illustrates the 20-year estimated sewer service area in the township. In addition to the areas that will be receiving sewer extension by 2020, the 20-year plan identifies the remainder of Route 7 heading North into Brookfield Township, Seifert-Lewis Road north of Interstate 80, Mount Everett Road west of Seifert-Lewis Road heading into Liberty Township, and a section of Chestnut Ridge, east of Collar Price Road and west of Thomas Hubbard Road, all receiving sewer line expansion.

Map 8-2: Trumbull County Sewer Plan Estimated Timeline



## COMMUNITY FACILITIES

Hubbard Township is already collaborating with the City of Hubbard in several areas. As one of the six community vision pieces, the collaboration should be nurtured and expanded. Implementing the proposed hike/bike conceptual trails from the Trumbull County MetroParks 2009 plan will continue the collaboration. These trails would serve both the citizens of Hubbard Township and the City of Hubbard. Conceptual trail #10 from the plan is to follow Little Yankee Run from the northeastern portion of the Township and head into the City. Conceptual trail #11 follows Mud Run Creek from the southern end of the township, runs through Harding Park and then merges with trail #10 in the northern portion of the city (see Map 8-3, page 8-14).

Little Yankee Run continues past the intersection of the two conceptual trails, heading north from the connection toward the northwest portion of the township and Coalburg Lake. The community could extend the trails following the creek back to the lake and township line. If Hubbard Township would like to avoid the commercial district on Route 62, a bike path along Drummond Avenue to the Chestnut Ridge Park campground facility is also an option. With collaboration from the neighboring township of Brookfield and designated area, Masury Conceptual Trail #10 and the Coalburg Lake extension could be connected to make a large loop.

The creation of trails can take many years and has many parts to the creation. The first step is to identify funding in order to complete a feasibility study, normally through the local Regional Council of Governments (Eastgate) or the Ohio Department of Natural Resources. Next, the completion of feasibility study will provide the details of the site including grade, drainage, erosion control, width, cost, et cetera. Step 2, identify all property owners along the desired/conceptual trail path and petition for their support in the creation of the trail(s). Once support is achieved, easement rights must be acquired along the proposed sections so that the trail or section of the trail may be completed without any breaks. The length of the trail will then require a build design.

Long term maintenance of trails must also be considered during implementation. Hubbard Township benefits from Harding Park District; a portion of the conceptual trail runs through the district and could be considered for maintenance and care. Harding Park should also be considered as the first section of trail to be completed since it will provide the longest stretch of right of way by one owner and could also benefit the park.

Harding Park is one of the community facilities shared within the Township and the City. The park currently boasts 130 acres. The acreage is made up of 2 large parcels that are currently split. (See Map 6-2, page 6-3). Acquiring the land in-between and connecting these two parcels would create opportunities for expanding recreation within the park. Expanding parks and other recreation opportunities is another of the six identified community vision pieces. The connection of the 2 parcels would accomplish both by making Harding Park one large parcel instead of the current split. The newer of the 2 parcels abuts Union Cemetery, which can easily be connected to the park. Connecting the

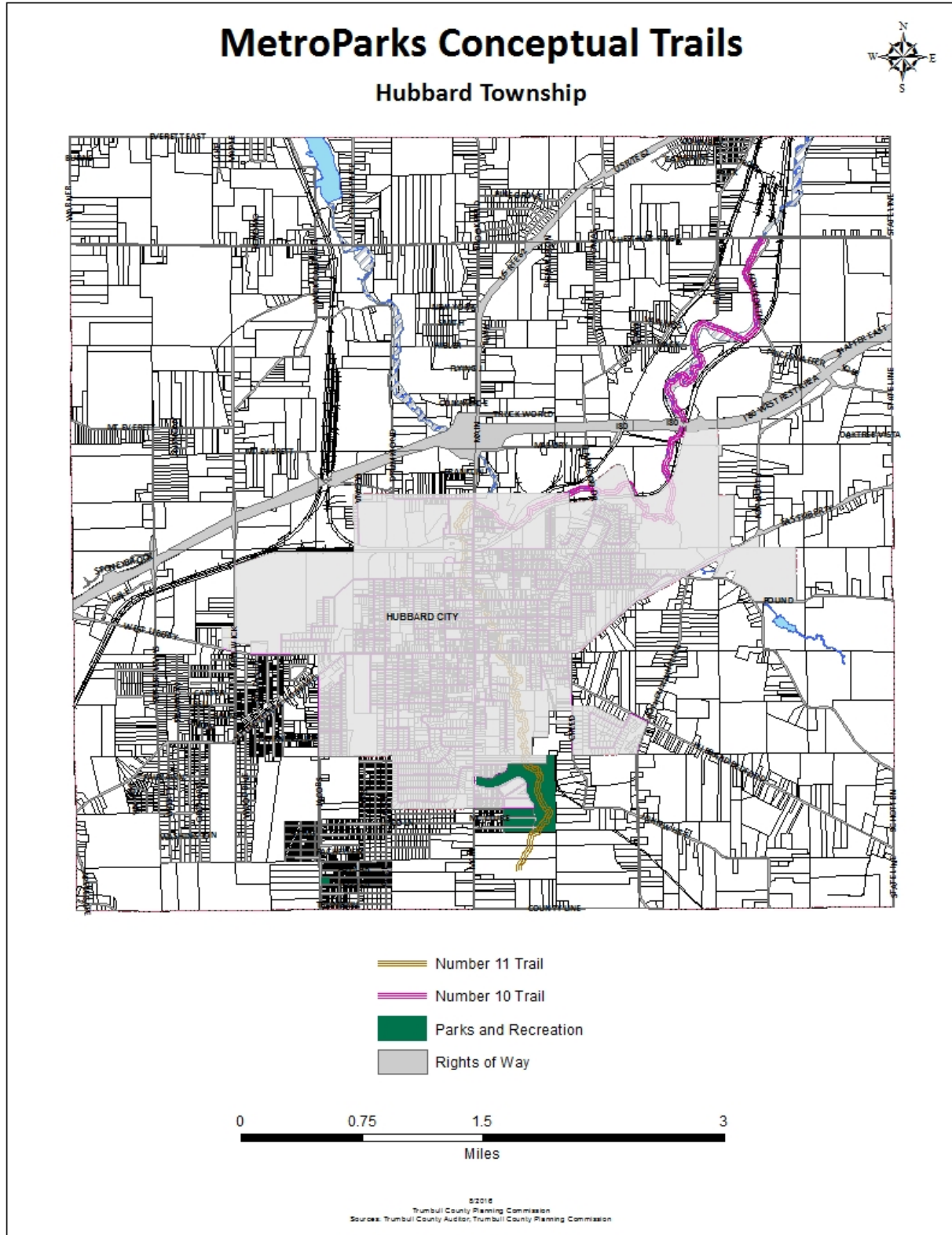
cemetery and the park will help with the expanding of the roads in the southern extension of the cemetery.

With an expanded Harding Park being connected, it would create an ideal place to host a farmers market. This will encourage and support local agriculture and local farmers while providing public health benefits to both Township and City.

Maplewood Community Park is a small “pocket park” located in the southern portion of Hubbard Township, in one of the denser neighborhoods. It is a good example to follow for park expansion in other denser neighborhoods throughout Hubbard Township. These dense neighborhoods should also increase the sidewalks for the residents, encouraging residents to walk the neighborhood and enjoy the potential parks.



Map 8-3: Conceptual Trails





## Chapter 9: Plan Implementation





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## CHAPTER 9: PLAN IMPLEMENTATION

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A comprehensive plan is not only the responsibility of the government entity to implement. Plan implementation comes from a number of people and organizations in the community, both public and private sector alike. Accountable implementation is a key component to ensure that the vision and projects outlined in the comprehensive plan are carried out in a timely manner. Identifying a project manager to help shepherd community involvement in carrying out the comprehensive plan over the years to come is highly recommended. The project manager position is the top responsible person(s) to be held accountable for plan implementation. An executive level government position is probably best suited for this role because they have direct authority over department heads and are able to establish and follow through on partnerships in the community. The trustee positions within the Hubbard Township organizational chart are identified as the project manager for the comprehensive plan.

The planning process evaluated other relevant plans that affect Hubbard Township's development and incorporated them into the comprehensive plan, as appropriate. Plans by other organizations must do the same, but it will be the responsibility of the project manager (i.e. Township Trustees) to keep the current comprehensive plan forefront in the minds of the Hubbard Township community and intergovernmental partners. This can be achieved by touting plan successes to the media and public as often as they happen. People will inevitably forget about the vision and plan if progress and success stories are not connected back to the planning document. Another good practice is to incorporate plan implementation discussions into all trustee and staff meetings (at least on a quarterly basis). Ongoing discussions concerning the progress and completion of items on the project list ensure that the plan is remembered and its purpose is understood. The ongoing marketing of the plan name, vision components and completed projects are essential for the buy-in from the community and their continued support and understanding. The alternative is short-term decision making that might not be consistent with the vision and the long-term commitment that the comprehensive plan provides.

### GOALS & PROJECTS

The goal of the 2016 Hubbard Township Comprehensive Plan is to guide future development in the township by the established vision principles agreed upon by the community:

**Promote economic health with diversified development;**

**Encourage a clean, safe and orderly community with high quality public services;**

**Expand parks and other recreational opportunities;**

**Maintain semi-rural character while introducing housing options to encourage lifelong residency;**

**Support agricultural and environmental stewardship to benefit public health, well-being and prosperity; and**

**Collaborate with the City of Hubbard to attract and retain residents and businesses.**

The various projects listed below will help achieve and sustain the six vision platforms in Hubbard Township over the course of a generation – approximately 25 years. The project list is not a mutually exclusive list, and new projects may be added or modified in time. Opportunities and challenges will present themselves over the years to come, but the project list is meant to be flexible and able to adapt to these changes. The vision, on the other hand, should remain firm and focused, guiding the overall plan and projects year after year.

The project list is organized into various categories as outlined in the inventory section of the comprehensive plan: land use; natural environment; housing; economic development; transportation; water and wastewater facilities; community facilities; and administration.

### **FUTURE LAND USE (FLU)**

#### **FLU-1:**

Update zoning resolution (per 2016 Zoning Resolution Review and Recommendations document).

#### **FLU-2:**

Encourage landowners to combine contiguous parcels into one lot, as appropriate.

### **NATURAL ENVIRONMENT (NE)**

#### **NE-1:**

Strive for ‘ecologically sustainable development,’ which is the human use of natural and cultural resources that aims to meet the needs of society today, while conserving our resources and ecosystems for the benefit of future generations.

#### **NE-2:**

Avoid any development along steep slopes, especially drainage ways, due to higher costs associated with developing on steeper slopes, water quality protection and safety hazards associated with building in such areas. These areas should remain covered with native vegetation.

#### **NE-3:**

Wetlands and hydric soils should be avoided and/or protected from any destructive activities.

1. Consider incorporating a Wetland Setback Protection Resolution.

#### **NE-4:**

Protect the floodplains and avoid any development along drainage ways that eliminates or degrades these vital values and resources due to both direct and indirect safety hazards associated with building in flood hazard areas, as well as water quality issues.

1. Consider incorporating a Floodplain Overlay District into zoning resolution.

#### **NE-5:**

Protect the streamside land-water transition zone/riparian buffer zone by leaving trees and natural vegetation intact or restoring to its natural state of forest vegetation, for inexpensive and vital protection of our waterways.

1. Consider adopting a Streamside Forest Buffer Protection Resolution.
2. Encourage the re-establishment of a healthy buffer of trees along stream and river corridors, when possible.
3. Recommend the use of natural, “non-structural” systems to retain/reduce the flow and intensity of stormwater runoff. Properly designed retention basins that capture stormwater and do not contribute extra water to our streams and floodplains.
4. Recommend that development take place in and adjacent to already-developed areas to help protect natural resources like wetlands, floodplains, streams and critical habitat.

## **HOUSING (H)**

### **H-1:**

Demolish vacant, dilapidated housing structures.

### **H-2:**

Assess, maintain and improve the condition of the existing housing stock.

### **H-3:**

Encourage mixed-use options within the Corridor Review District.

### **H-4:**

Encourage affordable senior and multifamily housing within the 201 facility planning area.

### **H-4:**

Encourage increased residence through greater participation with non-profit and private organizations.

## **ECONOMIC DEVELOPMENT (ED)**

### **ED-1:**

Promote new commercial and industrial development as depicted on the Future Land Use map.

### **ED-2:**

Demolish vacant, dilapidated commercial and industrial structures.

### **ED-3:**

Conduct environmental site assessments and work to clean up brownfield sites.

### **ED-5:**

Capitalize on ancillary needs of travelers of Interstate 80.

### **ED-6:**

Expand the JEDD when and where appropriate.

### **ED-7:**

Market the township land south of Interstate 80 for its groundwater use.

### **ED-8:**

Seek joint ventures with adjacent communities

## **TRANSPORTATION (T)**

### **T-1:**

Install signage at major gateways into Hubbard Township as well as at the I-80 interchange.

### **T-2:**

Improve regular road maintenance.

### **T-3:**

Install wayfinding signage for key community assets.

### **T-4:**

Continue to improve regular road ditch maintenance.

### **T-5:**

Explore the possibility, with Liberty Township, of adding exit ramps at I-80 and SR 304.

## **WATER AND WASTEWATER FACILITIES (W&WWF)**

### **W&WWF-1:**

Support and promote Trumbull County Board of Health education about the operation and maintenance program for household sewage treatment systems.

### **W&WWF-2:**

Support Trumbull County Sewer & Septic Plan.

### **W&WWF-3:**

Expand JEDD District North

1. Route 7; and
2. Route 62;

### **W&WWF-4:**

Support replacing aging and substandard water lines to increase pressure.

### **W&WWF-5:**

Support elimination of dead ends and improve reliability by looping water lines.



**W&WWF-6:**

Extend water lines to:

1. Arthur Street;
2. McDowell Street;
3. Park Place; and
4. Maplewood Park Phase II, matching sewer extensions.

**W&WWF-7:**

Continue discussions with the Trumbull County Engineer for Blueprint to Prosperity Water Line Initiative expansion plans.

**CF-6:**

Increase new sidewalks in denser neighborhoods (i.e. Kermont Heights and Maplewood Park)

**CF-7:**

Create neighborhood “pocket parks” similar to Maplewood Community Park in denser neighborhoods.

**CF-8:**

Encourage use of local commercial recreation space to promote township commerce.

**COMMUNITY FACILITIES (CF)****CF-1:**

Establish a Trumbull County MetroParks Presence in Township by developing Trumbull County MetroParks Concept Trails #10 & #11 (per 2009 MetroParks Plan).

**CF-2:**

Link Harding Park newly acquired property to current Harding Park.

**CF-3:**

Upgrade landscaping and signage to Harding Park.

**CF-4:**

Consider creation of a Farmers Market in a central accessible location

**CF-5:**

Maintain current Hubbard Union Cemetery grounds

1. Construct new road pattern to access southern expansion plans
2. Connect to Harding Park expansion via new purchased park land

**ADMINISTRATION (A)****A-1:**

Secure grant writing technical assistance for departments, as needed.

**A-2:**

Establish on-going marketing strategy for comprehensive plan.

**A-3:**

Review progress of comprehensive plan project list (quarterly basis or more).

**A-4:**

Develop a monitoring system to evaluate the comprehensive plan periodically (i.e., annual report with report card/scorecard.)

## INTERGOVERNMENTAL COORDINATION

Entities identified for intergovernmental coordination are other government units and agencies whose operations affect or are affected by Hubbard Township. Because no unit of government exists in isolation, any comprehensive planning effort or decision making needs to identify and respond to a community's needs for coordination with adjacent local governments, with special districts, and with county, regional and state agencies. The following list indicates entities whose operations and decisions affect Hubbard Township:

[Eastgate Regional Council of Governments](#)  
[City Centre One, 100 East Federal Street, Suite 1000, Youngstown, Ohio 44503](#)  
[330-779-3800](#)

The Eastgate Regional Council of Governments is a voluntary association of local governments in northeast Ohio. The members include Ashtabula County, Mahoning County, Trumbull County, and all cities, villages, and townships in the counties. Eastgate Regional Council of Governments is directly responsible for a variety of federal, state, and local planning and project implementation programs. As the Metropolitan Planning Organization and Areawide Water Quality Management Agency for Mahoning and Trumbull Counties and the designated Economic Development District, Eastgate continues to maintain required certifications and planning documents to qualify the region for federal and state funding.

Other major areas of responsibility include air quality planning and air advisory day programs, State Capital Improvement Program administration for the District 6 Public Works Integrating Committee, Intergovernmental review, administration of the regional Rideshare program, administration of the Clean Ohio Conservation and Revitalization Funds, and administration of the Local Development District of the Appalachian Regional Commission.

[Hubbard Exempt Village School District](#)  
[108 Orchard Avenue,](#)  
[Hubbard, Ohio 44425](#)  
[330-534-1921](#)

The Hubbard Exempt Village School District is comprised of an elementary, middle, and high school all located on the same campus area. In Ohio, school districts are classified as either city school districts, exempted village school districts or local school districts. City and exempted village school districts are exempted from county boards of education, while local school districts remain under county school board supervision.

[Geauga-Trumbull Solid Waste Management District](#)  
[5138 Enterprise Boulevard, Warren, Ohio 44481](#)  
[330-675-2673](#)

The Geauga-Trumbull Solid Waste Management District provides a number of solid waste and recycling related services. Some of the services include household hazardous waste collection programs, tire drives, environmental and educational programs, appliance-recycling programs, recycling drop-off sites and illegal dump enforcement.

[Natural Resources Conservation Service](#)  
[520 West Main Street, Cortland, Ohio 44410](#)  
[330-637-2046](#)

The Natural Resources Conservation Service is the primary federal agency that works with private landowners to help them conserve, maintain and improve their natural resources. NRCS emphasizes voluntary, science-based conservation, technical assistance, partnerships, incentive-based programs and cooperative problem solving at the community level.

[Ohio Department of Natural Resources](#)  
[2045 Morse Road, Columbus, Ohio 43229](#)  
[614-265-6860](#)

The Ohio Department of Natural Resources (ODNR) owns and manages more than 590,000 acres of land including 74 state parks, 21 state forests, 134 state nature preserves and 138 wildlife areas. The department also has jurisdiction over more than 120,000 acres of

inland waters, 7,000 miles of streams, 481 miles of Ohio River and 2-1/4 million acres of Lake Erie.

In addition, ODNR licenses all hunting, fishing, and watercraft in the state and is responsible for overseeing and permitting all mineral extraction, monitoring dam safety, managing water resources, coordinating the activity of Ohio's 88 county soil and water conservation districts, mapping the state's major geologic structures and mineral resources, and promoting recycling and litter prevention through grant programs in local communities.

Oil and gas programs were incorporated into ODNR in 1965. The Oil and Gas division's responsibilities include regulation of Ohio's oil and gas drilling operations, oil and gas production operations, brine disposal operations, solution-mining operations and underground injection operations. ODNR staff inspects the drilling, restoration, and plugging of all oil and gas wells in the state. It issues permits for all oil and gas, injection and solution mining wells. The ODNR Oil and Gas Well Search allows people to track information on oil and gas well permitting, project completion and production reports. In addition, the online emergency Oil and Gas Well Locator provides well locations, contact names, facility information and the location of nearby schools, hospitals, roads and bodies of water in the event of emergencies.

[Ohio Department of Transportation  
District 4 Office, 2088 South Arlington Road,  
Akron, Ohio 44306  
330-786-3100](#)

The Ohio Department of Transportation (ODOT) is the organization of state government responsible for developing and maintaining all state and federal roadways in the state of Ohio with exception of the Ohio Turnpike. In addition to highways, the department also helps develop public transportation and public aviation programs. ODOT is headquartered in Columbus, Ohio, and is part of the executive branch of the Ohio state government.

ODOT has divided the state of Ohio into 12 districts in order to facilitate regional

development. Each district is responsible for the planning, design, construction and maintenance of the state and federal highways in their region. Trumbull County is part of District 4, along with Ashtabula, Mahoning, Portage, Stark and Summit Counties.

[Ohio Environmental Protection Agency  
Northeast District Office, 2110 East Aurora Road,  
Twinsburg, Ohio 44087  
330-963-1200](#)

The Ohio Environmental Protection Agency is a state agency whose goal is to protect the environment and public health by ensuring compliance with environmental laws. Those laws and related rules outline Ohio EPA's authority and what things they can consider when making decisions about regulated activities. Ohio EPA establishes and enforces standards for air, water, waste management, and cleanup of sites contaminated with hazardous substances. They also provide financial assistance to businesses and communities, environmental education programs for businesses and the public, and pollution prevention assistance to help businesses minimize their waste at the source.

Ohio EPA has several regulatory divisions that play different roles in environmental protection. Each division issues permits to regulate industries that pollute in a specific area, like air emissions or wastewater discharges to rivers and streams. The permits include requirements for operating, monitoring and reporting compliance.

Ohio EPA's Central Office is located in Columbus. Five district offices manage the Agency's programs at the local level. They are located in Bowling Green, Twinsburg, Dayton, Columbus and Logan. The district offices review permit applications, investigate citizen complaints, investigate and oversee cleanups of spills and releases, monitor compliance with environmental standards, provide technical assistance to help regulated facilities understand and comply with environmental laws and permit requirements, initiate enforcement action against facilities that are not in compliance, provide environmental information and other assistance to the public,

coordinate public records requests and give public presentations. Trumbull County is one of 15 counties served by the Northeast District (NEDO), along with Ashtabula, Carroll, Columbiana, Cuyahoga, Geauga, Holmes, Lake, Lorain, Mahoning, Medina, Portage, Stark, Summit, and Wayne.

#### [Ohio Highway Patrol](#)

[Warren Patrol Post, 3424 State Route 422,  
Southington, Ohio 44470  
330-898-2311](#)

The Ohio Highway Patrol provides statewide police traffic services, statewide emergency response services and support services to the public and the criminal justice community (such as administering exams for state drivers' licenses and commercial drivers' licenses), investigation of criminal activities on state-owned and leased property throughout Ohio and traffic accident investigation on state highways. In addition, mutual agreements are in place with all Ohio jurisdictions for Amber Alerts and the Law Enforcement Automated Database System.

#### [Ohio Historic Preservation Office](#)

[800 East 17th Avenue, Columbus, Ohio 43211  
614-297-2300](#)

The Ohio Historic Preservation Office nominates properties to the National Register of Historic Places, reviews rehabilitation work to historic buildings for tax credits, reviews federally assisted projects for effects on historic properties, qualifies communities for the Certified Local Government program and provides technical assistance and advice to the public.

#### [Ohio State University Extension](#)

[Trumbull County Office, 520 West Main Street,  
Suite 1, Cortland, Ohio 44410  
330-638-6783](#)

The Ohio State University Extension is an outreach arm of The Ohio State University. The four major OSU Extension program areas are: 1.) family and consumer sciences, 2.) 4-H youth development, 3.) community development, and 4.) agriculture and natural resources. OSU Extension agents provide educational and technical assistance to area farmers, families and communities and can access

the experts and informational resources of OSU's College of Food, Agricultural and Environmental Sciences for them.

#### [Trumbull County Auditor](#)

[Trumbull County Administration Building, 160  
High Street, Northwest, Warren, Ohio 44481  
330-675-2420](#)

The Trumbull County Auditor provides consumer, property transfer and tax administration and distribution services to all jurisdictions within the Trumbull County area. Consumer services include licensing (such as for business, dogs, cigarette sales and real estate), personal property and real estate searches, and administration of weights and measures. This department is responsible for the administration and distribution of tax revenues, accounting for all county funds, administration of county payroll and producing the official financial reports for county, state and federal governments.

The Trumbull County Auditor is in charge of transferring all real estate that changes ownership in the county and collecting fees and taxes on this activity. They maintain all ownership records, acreage changes, real estate splits and provide information for maintaining tax plat maps. The Auditor is also in charge of administering the Current Agricultural Use Value program, which allows farmland to be taxed at its value for that use. Agricultural districts and forest certification are other duties performed by this department.

#### [Trumbull County Board of Commissioners](#)

[Trumbull County Administration Building, 160  
High Street, Northwest, Warren, Ohio 44481  
330-675-2451](#)

The Trumbull County Board of Commissioners holds title to all county property, serves as the sole taxing authority for the county and controls county purchasing. It is the budget and appropriating authority for the entire county government. All agencies, courts and elected office holders depend on the commissioners for their budgets. The County Commissioners also approve funding for special projects for townships. The County Commissioners must also

sign off on potential annexations of township land.

#### [Trumbull County Building Inspection](#)

[159 East Market Street, Suite 100, Warren, Ohio 44481](#)

[330-675-2467](#)

Trumbull County Building Inspection is responsible for the enforcement of the provisions of the adopted building code and laws of Trumbull County relating to the construction, alteration, movement, enlargement, replacement, repair, equipment use, and occupancy, location, removal and demolition of buildings and structures.

#### [Trumbull County Department of Job and Family Services](#)

[280 North Park Avenue, Warren, Ohio 44481](#)

[330-675-2000](#)

The Trumbull County Department of Job and Family Services administers a wide range of programs related to job training, unemployment, Medicaid, food assistance, cash assistance, child support, protective services and child care. Applicants receive the full amount of aid or services to which they are legally entitled according to program regulations.

#### [Trumbull County Engineer](#)

[650 North River Road, Northwest, Warren, Ohio 44483](#)

[330-675-2640](#)

The mission of the Trumbull County Engineer's Office is to design, build and maintain an efficient roadway network for the citizens of the county. They cover all facets of road and highway transportation and work to ensure motorist safety and a transportation system that serves citizens and businesses in the county.

#### [Trumbull County Health Department](#)

[176 Chestnut Avenue, Northeast, Warren, Ohio 44483](#)

[330-675-2590](#)

The Trumbull County Health Department works to protect public health and the environment throughout the county by providing inspections of sanitary and nuisance conditions, education and outreach, data collection and administering programs such as testing of privately-owned wells

when contamination is suspected. In addition, the approval of the county health department is needed when a residence or business wants to install an onsite wastewater treatment system in areas where centralized sewage treatment is not available.

#### [Trumbull County MetroParks](#)

[185 East Market Street, Northeast, Warren, Ohio 44481](#)

[330-675-3072](#)

Trumbull County MetroParks consists of seven parks open to the public and 10 properties in various stages of development. The total area is more than 1,700 acres located in 14 of Trumbull County's political subdivisions. The mission of the Trumbull County MetroParks is to conserve, manage, protect and promote Trumbull County's natural resources for the benefit of the public's recreational needs, environmental education, awareness, health and enjoyment.

#### [Trumbull County Office of Elderly Affairs](#)

[2959 Youngstown Road, Southeast, Warren, Ohio 44484](#)

[330-675-2486](#)

The Trumbull County Office of Elderly Affairs was established to serve as the administrative unit for two major programs funded by the Older Americans Act, 1978, as Amended: transportation and nutrition. A number of services and programs are offered to senior citizens of Trumbull County.

#### [Trumbull County Office of Homeland Security and Emergency Management](#)

[1453 Youngstown-Kingsville Road, Vienna, Ohio 44473](#)

[330-675-2666](#)

The Trumbull County Office of Homeland Security and Emergency Management is tasked with planning, training and assisting with the coordination of disasters in Trumbull County. They assist local jurisdictions to manage natural disasters (i.e. tornado, flood, blizzard) and technological disasters (i.e. HAZMAT or nuclear). They are also the agency that coordinates damage assessment and is the access point for state and federal disaster aid.



Trumbull County Planning Commission  
185 East Market Street, Northeast, Suite A,  
Warren, Ohio 44481  
330-675-2480

The Planning Commission serves as community advisors for land use planning practices and advocates for sound growth management. Because the Planning Commission is involved in a wide range of activities with a number of partners, it plays a very important coordinating role in community development issues and projects.

The Planning Commission's powers and duties per Ohio Revised Code include, but are not limited to making studies, maps, plans, recommendations and reports concerning the physical, environmental, social, economic and governmental characteristics, functions, services and other aspects of planning, in order to achieve compatibility throughout the County.

The Planning Commission is also responsible for Subdivision Regulation Administration, Floodplain Administration, CDBG Fair Housing Administration, HUD HOME Program Administration, Community Housing Impact and Preservation (CHIP) Program Administration, CDBG Economic Development Program Administration, Revolving Loan Fund (RLF) Administration, Enterprise Zone Management, Community Reinvestment Area (CRA) Establishment and Management, Plats, Zoning Reviews, Zoning Recommendations, Zoning Maps, GIS Mapping, website administration, grant administration, community engagement, community surveys, demographic information and comprehensive planning.

The Planning Commission has completed plans for the majority of townships, villages, cities and Trumbull County. Working with the Planning Commission assures that there is consistency maintained throughout the planning process and that the community's zoning code is in accordance with its comprehensive plan.

Trumbull County Recorder  
Trumbull County Administration Building, 160  
High Street, Northwest, Warren, Ohio 44481  
330-675-2401

The Recorder's office is classified as a department of county government functioning for the protection of persons and property. The duties of the County Recorder are specified by the Ohio Revised Code and include the recording, filing and indexing of various legal documents pertaining to real estate or consumer goods.

Trumbull County Sanitary Engineer  
842 Youngstown-Kingsville Road, Vienna, Ohio  
44473  
330-675-2775

The Sanitary Engineer's Department is responsible for the construction, operation, maintenance, repair, replacement and upgrades of water distribution and wastewater collection systems located within the unincorporated areas of the county.

The Ohio Revised Code provides the statutes under which the Board of County Commissioners in the State of Ohio can operate and maintain a public utility service. The Trumbull County Board of Commissioners is responsible for the oversight of the Trumbull County Sanitary Engineer's Department.

Trumbull County Sheriff  
150 High Street Northwest, Warren, Ohio 44481  
330-675-2508

The Sheriff's Office primary duties are to provide common pleas court services and corrections on a countywide basis, and full police protection to the unincorporated areas of the county. Three shifts of regular patrols are provided for all unincorporated areas. The County Sheriff also maintains full police jurisdiction in all municipalities, townships and villages.

#### Trumbull County Treasurer

Trumbull County Administration Bldg., 160 High St., NW, Warren, OH 44481  
330-675-2436

The County Treasurer collects taxes and is the Investment Officer for Trumbull County. The Treasurer also is a member of the County Budget Commission, the County Board of Revision and the Data Processing Board.

#### Trumbull Soil and Water Conservation District

520 West Main Street, Cortland, Ohio 44410  
330-637-2056

The Trumbull Soil and Water Conservation District is a political subdivision of the State of Ohio. Trumbull SWCD is a local, state and federal partnership. The District provides information and technical guidance to residents of Trumbull County on natural resources conservation. Water Management Services include drainage, reservoir, land protection and flood protection. Soil Management Services include erosion and land use planning. Educational Services include conservation programs for adults and students, classroom presentations, school outdoor field days, teachers' workshops and conservation practices and resource management workshops.

#### Western Reserve Port Authority

240 North Champion Street, Youngstown, Ohio 44503  
234-228-9696

The Western Reserve Port Authority (WRPA) owns and operates the Youngstown-Warren Regional Airport. WRPA also administers or has the ability to access more than a dozen financing, funding and incentive programs offered by a variety of local, state and federal agencies, including the Ohio Development Services Agency, the U.S. Small Business Administration, and the U.S. Environmental Protection Agency.

Note: through the Hubbard Township Board of Trustees, Hubbard Township is a member and active participant in many of the agencies listed above. This Intergovernmental cooperation should continue and expand as necessary with the township's growth.

## EVALUATION & UPDATES

A periodic review of the comprehensive plan to determine its effectiveness and future relevance is essential to the credibility of the planning document. Government officials, business leaders and community members alike will lose interest in the goals and projects outlined in the plan without an objective evaluation on a consistent basis. One of the easiest monitoring tools to use is an annual report method tracking the progress made in a report card or scorecard format. Making the material easy to read and compile will ensure that the community stays informed and engaged throughout the life of the plan. Other monitoring mechanisms exist but vary in the amount of time and complexity to establish them (see Figure 9-1).

Figure 9-1: Indicators, Benchmarks and Targets (County of Marin, California)



PLANNING SUSTAINABLE COMMUNITIES		
How Success Is Measured		
INDICATOR	BENCHMARK	TARGET
Number of dwelling units within ½ mile of a transit stop	82,773 dwelling units	89,997 dwelling units
Energy use per capita countywide	16,636 kWh unincorporated per capita in 2000	Reduce consumption of electricity per capita 10% by 2020
Total megawatts of photovoltaic systems installed countywide	0.0255 MW in 2000	15 MW by 2015 and 30 MW by 2020
Total megawatts of photovoltaic systems installed by County government	0 MW in 2000	0.5 MW by 2010 and 1 MW by 2015
Regional fair share housing allocation	Met in 2000	Meet regional fair share allocation in 2010 and 2015
Jobs-housing balance countywide	1.22 workers per household in 2000	Reach and maintain a 1.3-employed-resident-workers-to-total-jobs ratio through 2015
Number of employees who live and work in Marin	61% in 2000	No decrease
Number of vehicles with a fuel economy of at least 45 miles per gallon countywide	362 in 2002	Increase the number of zero and partial zero emission vehicles with a fuel economy of at least 45 mpg through 2020
Vehicle miles traveled overall countywide (VMT)	2,764 million VMT in 2000	No or minimal increase through 2015
Miles of class I and II bicycle pathways in unincorporated areas	3.5 miles of class I in 2000 and 2.25 miles of class II in 2000	Increase to 4.5–10 miles by 2010 and 9–25 miles by 2015
Public transportation ridership share of modal split countywide	11% (bus and ferry) in 2000	Increase public transportation ridership by 2015, again by 2020
Per capita use of potable water	299 gallons daily per capita in 2000	No increase through 2020
Per capita use of non-potable water for appropriate end use	5 gallons daily per capita in 2000	Increase through 2020
Percent of solid waste diverted from landfills	Diversion rate was 65% in 2000	Increase diversion rate to 75% by 2010 and 80% by 2015

A more thorough evaluation process and potential amendment to the comprehensive plan should take place every 5 to 10 years. More probing questions will have to be answered during this reexamination like:

- Have there been any significant shifts in the data and trends that informed the original drafting of the plan?
- Have any new issues arisen in Hubbard Township that are not addressed in the plan?
- Have any new environmental challenges appeared?

Any amendments to the plan should not be taken lightly. The process to amend the plan should be similar to the process that led to its initial creation and adoption, including the community engagement. The Hubbard Township Trustees or the Zoning Commission can initiate any changes to the comprehensive plan.



# Chapter 10: Glossary





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## GLOSSARY

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**American Beat Police** - law enforcement publication for the public safety professional that is delivered to the leaders of all of the 23,000 plus town, city, county and state law enforcement agencies in the country.

**American Community Survey** – an ongoing statistical survey by the U.S. Census Bureau. It is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social, and economic data every year.

**Consent Decree** – an agreement, approved by the court, pursuant to which the defendant ceases activities alleged by the government to be illegal and the government's action is dropped, especially in antitrust and other regulatory matters.

**Decennial Census** – a procedure of systematically acquiring and recording information about the population. In the United States, a decennial census has been conducted in years ending in "0" since 1790, as required by the U.S. Constitution.

**Demographics** - the statistical data of a population, especially those showing average age, income, education, etc.

**Eastgate Regional Council of Governments** - a voluntary association of local governments in northeast Ohio. Members include Ashtabula County, Mahoning County, Trumbull County, and all cities, villages, and townships in the counties. Eastgate brings them together to create a unified voice in areas such as transportation, water and air quality, land use planning, and local infrastructure projects.

**Effluent** - liquid waste flowing out of a factory, farm, commercial establishment, or a household into a water body such as a river, lake, or lagoon, or a sewer system or reservoir.

**Electorate** - all the people in an area who are entitled to vote in an election.

**Geology** - the science that deals with nature and Earth history.

**Goal** – a long-term end toward which programs or activities are ultimately directed.

**Incorporated Area** - a region of land that is self-governed under the laws of the State of Ohio.

**Local School District** – school districts in Ohio are classified as either city school districts, exempted village school districts, or local school districts. City and exempted village school districts are exempted from county boards of education, while local school districts remain under county school board supervision.

**Metropolitan Planning Organization** – a federally mandated and federally funded transportation policy-making organization in the United States that is made up of representatives from local government and governmental transportation authorities.

**Non-point Source (NPS) Pollution** - pollution caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even our underground sources of drinking water.

**Objective** – a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**Ohio Revised Code (ORC)** – a collection of all current statutes of the Ohio General Assembly organized into provisions, titles, chapters and sections. The ORC is not officially printed but several unofficial but certified (by the Ohio Secretary of State) commercial publications exist.

**Ohio Facilities Construction Commission (OFCC)** - the OFCC began operations in September, 2012 with the merger of the former State Architect’s Office and the Ohio School Facilities Commission.

OFCC is responsible for guiding capital projects for state agencies, state-supported universities and community colleges, including Ohio’s comprehensive public K-12 school construction and renovation program. The Commission also manages the State’s cultural facilities and school security grant programs.

**Open Enrollment** – a school district that allows a student to attend school tuition-free in a district other than the district where his or her parents reside. Every spring, each school district in Ohio may choose whether or not to accept students through open enrollment for the next school year. If open enrollment is chosen, the district’s board has the option to accept students only from parents residing in adjacent school districts or any Ohio school district.

**Plat** - a survey map or drawing showing the divisions of a piece of land.

**Policy** – the way in which programs and activities are conducted to achieve an identified goal. A policy or similar statement often addresses how a goal or objective will be implemented.

**Potable Water** - water which is fit for consumption by humans and other animals. It is also called drinking water, in a reference to its intended use. Water may be naturally potable, as is the case with pristine springs, or it may need to be treated in order to be safe. In either instance, the safety of water is assessed with tests which look for potentially harmful contaminants.

**Replat** – a plat in which the boundary or property lines of any previously platted lot or subdivision are changed. It may include all or any part of a previous recorded subdivision or plat.

**Septic Tank** – a container that collects household wastewater. In the tank, heavy solids in the wastewater settle to the bottom forming a layer of sludge, and grease and light solids float to the top forming a layer of scum. The sludge and scum remain in the tank where naturally occurring bacteria work to break them down. The separated wastewater in the middle layer of the tank is pushed out into the leach field as more wastewater enters the septic tank from the house.

The bacteria cannot completely break down all of the sludge and scum so septic tanks need to be pumped periodically.

**Right of Way** - a strip of land occupied or intended to be occupied by transportation and public use facilities, such as roadways, railroads, and utility lines. The land is either owned outright or controlled by easement by the public agency.

**State Route (SR)** – a road (usually numbered) that is owned and maintained by the state, except in cities.

**Unincorporated Area** – a region of land that is not governed by its own local municipal corporation, but rather is administered as part of a larger administrative division, such as a township.

**Topography** - the shape or configuration of the land, represented on a map by contour lines, shading etc.

**Urban Sprawl** - the outward spreading of a city and its suburbs to low-density (and often auto-dependent) development on rural land.

**Wetland** - a land area that is saturated with water, either permanently or seasonally, such that it takes on the characteristics of a distinct ecosystem. Wetlands include swamps, marshes and bogs.

# Chapter 11: Appendix







# APPENDIX A: COMMUNITY SURVEY

## - COMMUNITY OUTREACH DATES TO REMEMBER -

**August 4, 2015** - National Night Out - Harding Park (Kyle Pavilion) 5:00pm - 8:00pm  
HT Survey Booth with additional surveys/ Q & A

**August 17, 2015** - Public Meeting - Hubbard Twp Admin Building 6:30pm  
Public forum Survey/Q & A additional surveys

**September 27, 2015** - Taste of Hubbard - Harding Park (Kyle Pavilion) 12:00pm (noon) - 3:00pm  
HT Survey Booth with additional surveys/ Q & A

**October 9, 2015** - Last day for surveys - Final day to complete on line surveys and mail paper copies!

### Tentative:

**November 16, 2015** - Public Meeting - Location/Time TBA  
Hubbard Township and Trumbull County representatives will discuss the survey results and vision.

Comprehensive Plan Survey  
Hubbard Township  
2600 Elmwood Drive  
Hubbard, Ohio 44425

Please  
place  
postage here

Comprehensive Plan Survey  
Hubbard Township  
2600 Elmwood Drive  
Hubbard, Ohio 44425

## Hubbard Township Comprehensive Plan Survey

Please take **15 minutes** to shape the future of Hubbard Township

**DUE by OCTOBER 9th, 2015**

It is time to update the Comprehensive Plan! The original document was developed in October 13th 2003 and describes the history, current state, and future vision for Hubbard Township. The Plan provides an opportunity for public input to create a road map for future growth and development in the service and land use areas of Hubbard Township. Take the survey on line, or return the paper copy, but please take 15 minutes to share your views.

**TOWNSHIP RESIDENTS ONLY - Your Input is vital to creating a successful Plan!**

### WHO SHOULD COMPLETE THE SURVEY:

EVERY Hubbard Township resident and/or property owner 18 or over;

### CONFIDENTIALITY:

All survey responses are confidential. Results are compiled into a public document of informational statistics used to develop the updated Comprehensive Plan.

### SUBMITTING THE SURVEY: ONLINE or PAPER

**ON-LINE** - Easy and fast. The website can be accessed multiple times to allow anyone 18 or over in your household to take the survey. Go to [www.hubbardtwpd.org](http://www.hubbardtwpd.org) click on Comprehensive Plan and follow the prompts. The results are recorded on line, no paper or mail is necessary.

**PAPER** - (photo copy or pick up additional copies from the Township Administration Bldg, police department, print the download on line for all adult members of your household).

**Mail or drop off the paper survey to:** Comprehensive Plan Survey, Hubbard Township, 2600 Elmwood Dr., Hubbard Ohio 44425. Hubbard Township Zoning office (open Monday through Friday, 9:00-12:00 pm), or Hubbard Township Police (open 8:30-4:30 pm). Fold on the dotted lines and tab or tape the 3 locations shown. ( )  
Please add postage if mailing.

### Questions?

**Email:** [HubTwpzoning@sbcglobal.net](mailto:HubTwpzoning@sbcglobal.net) • **Call:** 330-534-2161 option#5 from 9:00 a.m. until noon M-F

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### BEGIN SURVEY

Please answer all questions as completely as you can. Write comments and additional information in space provided or at the end of the survey. Please take the time to complete the entire survey.

### DEMOGRAPHICS:

1. ☐ Resident ☐ Non-resident land owner ☐ Business owner
2. How many people live in your household (total)? ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 or more
3. Current employment status: ☐ Full-time ☐ Part-time ☐ Self-employed ☐ Unemployed ☐ Retired ☐ College/university student
4. Your age bracket: ☐ 18-25 ☐ 26-44 ☐ 45-64 ☐ 65 or older
5. How many years have you lived in Hubbard Township?  
☐ less than a year ☐ 1-5 ☐ 6-10 ☐ 11-15 ☐ 16-20 ☐ 21-30 ☐ 31 or more
6. If you own land, how many acres?  
☐ none ☐ less than one 1 acre ☐ 1-4 acres ☐ 5-49 acres ☐ 50-99 acres ☐ More than 100 acres
7. In what type of dwelling do you reside?  
☐ Single-family home ☐ Multi-family house ☐ Apartment building ☐ Other
8. How do you use your home or property? (check all that apply)  
☐ Residence ☐ Business (non-agricultural) ☐ Business (agricultural) ☐ Rental  
☐ Other (please specify) \_\_\_\_\_
9. Household income:  
☐ Under \$25,999 ☐ \$26,000 to \$50,999 ☐ \$51,000 - 74,999 ☐ \$75,000-\$99,999 ☐ Over \$100,000
10. How would you prefer to get information about community news/events, Board meetings, etc.?  
Please number your top 3 preferences:  
☐ Hubbard Township web site (create a website) ☐ Direct paper mailings (delivered in your mailbox)  
☐ Hubbard Township e-mail list (e-mail blast) ☐ Hubbard Township newsletter (create an annual newsletter)  
☐ Newspaper (3 local Hubbard papers) ☐ Facebook (page for Township only)  
☐ Other (please specify) \_\_\_\_\_

Feel free to write additional comments below.

Thank you for your time and interest in your Community! We value your input.

### Comments:

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**SERVICES:**

On a scale of 1 thru 5, one being the worst and five being the best, how do you feel the township is doing on the services listed below  
Please check only one for each service.

EXISTING SERVICES	1	2	3	4	5	Net Score	Comments
Ambulance service							
Cemetery							
Community events							
Fire protection/rescue							
Parks and green spaces							
Pet control							
Police protection							
Public transportation							
Recycling							
Road maintenance							
Sanitary sewer services							
Services/activities for youth							
Services/activities for senior citizens							
Snow plowing							
Street lights							
Township representative availability							
Water services							
Wildlife management							
Zoning enforcement							
Other (please specify)							

**11. What are the things you like most about Hubbard Township?**

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**12. What is your largest concern about the future of Hubbard Township?**

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**13. What change(s) would you like to see in Hubbard Township?**

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**14. What funding mechanisms do your support for service and land use improvements?**

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On a scale of 1-5, do you believe Hubbard Township is changing for the better or worse?  
(circle only one number)

WORSE	1	2	3	4	5	BETTER

**LAND USAGE:**

Would you encourage or discourage the following land uses in Hubbard Township? Check one box for each item.

LAND USE	Encourage	Discourage	No Change	Comments
Agricultural guideline review for less than 5 acres				
Commercial development				
Conventional agriculture				
"Green" building construction				
High volume drilling for natural gas (fracking)				
Hiking trails/ bike paths				
Large-scale solar installation (commercial)				
Mobile home parks				
Organic agriculture				
Pedestrian/ bike lanes				
Protection of air, soil and water (streams and groundwater) quality				
Protection of natural areas/ open space				
Public green space				
Recreational vehicles riding areas				
Residential development: apartments				
Residential development: multi-family				
Residential development: single family				
Senior/assisted living				
Sidewalks				
Townhouses/condominiums				
Township park for recreation				
Wind Farm				
Other (please specify)				

**BUSINESS/SERVICE DEVELOPMENT:**

What type of business/service development would you like to encourage or discourage in Hubbard Township?  
Check one for each item.

TYPE OF DEVELOPMENT:	Encourage	Discourage	No Change	Comments
Availability of public buildings for public use				
Businesses centered on tourism (e.g. bed & breakfasts, restaurants, gift shops, ecotourism)				
Business offering "green" energy services (weatherization, solar, wind, geothermal)				
Churches and non-profit organizations				
Community center				
Conventional farming				
Day Care				
Elder Care				
Farmers market				
Gas station/convenience store				
Grocery/retail stores				
Home-based businesses				
Library				
Light industrial/manufacturing				
Organic farming				
Professional offices				
Property maintenance enforcement				
Public recreational opportunities				
Road side leaf removal				
Waste removal service				
Other (please specify)				

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## Appendix B: Hubbard Township Community Vision

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### **1. Promote economic health with diversified development.**

Hubbard Township has great road connectivity to support economic development. The challenge is to concentrate it for the greatest return on everyone's investment. Corridor districts leading into and out of the community are another way to enhance the impact of economic vitality. In addition, strategic sewer and water expansion could enhance these and other corridors.

### **2. Encourage a clean, safe and orderly community with high quality public services.**

Hubbard Township is serious about tackling the issues of blight and nuisances. Effective property maintenance and zoning enforcement are key issues to address. The township will tackle these issues through a wide variety of funding options and alternative methods, as well as more defined regulations such as property maintenance guidelines.

### **3. Expand parks and other recreational opportunities.**

Harding Park is a crown jewel for the township and city, alike. Current land use patterns offer opportunities to create additional parks and other points of interest throughout the community, including a hike and bike trail system.

### **4. Maintain semi-rural character while introducing housing options to encourage lifelong residency.**

Hubbard Township's mix of low and higher density residential units need to offer options for varying lifestyles – singles, families and empty-nesters – to attract a diverse, sustainable population for future generations. Special attention will focus on providing varied living arrangements such as senior and assisted-living housing.

### **5. Support agricultural and environmental stewardship to benefit public health, well-being and prosperity.**

A number of natural features traverse Hubbard Township and help create a peaceful backdrop for residents. Continued preservation and expansion of agricultural land uses (which account for half of the land coverage in the township), maintaining the protection of air, soil and water quality will be a continued focus.

### **6. Collaborate with the City of Hubbard to attract and retain residents and businesses.**

Hubbard Township and the City of Hubbard share too many community assets to compete against one another. Union Cemetery, Hubbard Community Pool, Eagle Joint Fire District and the Joint Economic Development District (JEDD) are some good examples of how both communities are already collaborating with one another. To ensure continued growth in both the township and city, relationship strengthening between government, business and community leaders will be fostered.