

Stonelick

Township

**Growth Management Plan
Review**

ADDENDUM
03 October 2007



ADOPTED BY RESOLUTION
(#013- 07)

Addendum Acknowledgements

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2007 Addendum Introduction

The residents of Stonelick Township take great pride in the rural character and scenic beauty which are now present in the Township and would like to retain those features to the greatest degree possible. The **Growth Management Plan and Addendum** are designed to provide strategies, with recommendations, which will allow growth to occur in a rational and reasonable manner while protecting the interests of the Township residents, minimizing the service burden and ensuring the preservation of agriculture, historic and rural character.

When the original 2002 Growth Management Plan (GMP) was formulated and adopted, the consulting firm officiating made a recommendation to the Stonelick Township Trustees for the need to review the conditions of Stonelick Township after a 5-year or more period of time. The GMP had been in effect for a 5-year period. Upon the direction of the Trustees, the Zoning Commission members began that review in the fall of 2006. This **Addendum** was added after the completion of this review process. Most of the suggested goals and objectives from the initial GMP have been implemented and a review of the Township's current status has been assessed. **All statements, tables and figures in the Addendum**, which was adopted by the Stonelick Township Trustees by **Resolution #013-07 on October 3, 2007, should be considered an official, active part and addition to the official existing 2002 Growth Management Plan.** The official **Zoning Resolution of Stonelick Township** was revised and changed, where necessary, to bring the Resolution into compliance with the recommendations of the GMP and was officially adopted by the Stonelick Township Trustees on **14th of October, 2004.**

A **change to Policy Areas 1 and 2 on the Figure 6 Policy Area Map**, page 28 of the GMP, was made by recommendation of the Zoning Commission and adopted by motion of the Stonelick Township Trustees on **March 7, 2007.** A new map has been included in the Addendum and **replaces** the Figure 6 Policy Area Map of page 28.

The official **Zoning Map of Stonelick Township** was changed and reprinted in **June, 2007**, after the Trustees re-instated an "Agricultural District" and conducted the process by which resident landowners could request re-instatement of their properties into the "Agricultural District". Zoning case #750 was completed and adopted by **Resolution #011-07.** Forty-five parcels containing 1215 acres were re-instated.

As of the adoption of this Addendum, no source of administration and funding has become available within Clermont County or Stonelick Township for Transfer of Development Rights. The concept is still believed to be a good strategy which the Township wishes to keep for use when and if the proper administration and funding become available. Transfer of Development Rights would allow agricultural land and environmentally sensitive areas to be preserved while allowing growth to occur in areas of the Township which currently provide infrastructure and public utilities.

During the many discussions which took place through the process of revising the Zoning Resolution, it became evident the Neo-Traditional aspect of the GMP should not be a recommendation or requirement for future development. Future development plans should, however, provide homes that are similar and compatible with neighboring structures, the Urban Village Infill concept.

Addendum Review of Existing Conditions

Conditions in Stonelick Township were reviewed to provide an updated summary of new statistics and conditions from March, 2002, to the adoption date of this Addendum. The Addendum should provide a review of actual growth patterns and conditions which have occurred and will allow comparison to the projected patterns of the 2002 GMP.

Existing Land Use

Table 1 – Stonelick Township Existing Land Use Composition

The information listed in Table 1, page 3 of the GMP remains as printed in 2002.

Figure 1 – Existing Land Use Map

Page 4 of GMP remains as printed in 2002.

Figure 2 – Environmental Constraints

Page 6 of GMP remains as printed in 2002.

Figure 3 – Public Water Line Map

Page 8 of GMP remains as printed in 2002.

Figure 3A – Public Water 5 Year Capital Improvement Plan

Page 9 of GMP remains as printed in 2002.

Addendum –Water & Sewer District 5 Year Waterworks Capital Improvement Plan 2007-2011 <http://www.oeq.net/watersewer/pdf/waterworks.pdf>

- Baas & Brath Road Water Petition (#621-0025)
- Bergen/Belfast Owensville Water (#621-0983)
- Booster 4 tank removal (#621-)
- SR 132/SR131 Transmission Main (#621-)
- Stonelick Williams Corner Transmission Main (#621-unassigned)
- Goshen Road Assessment (#621-0021)

Figure 4 – Public Sewer Line Map

Page 10 of GMP remains as printed in 2002.

Figure 4A – Public Sewer 5 Year Capital Improvement Plan

Page 11 of GMP remains as printed in 2002. The proposed Sewer Lines highlighted on this map were completed as anticipated.

Table 2 – Development Capacity under Current Zoning

Page 12 of GMP remains as printed in 2002.

Addendum Table 2 – Acreage under Current Zoning Districts

**Addendum Table 2
Stonelick Township Zoning**

Zoning District	Area in Acres	Percent of Township
A - Agricultural	1,215	6.44%
E - Estate Residence	15,768	83.64%
S - Suburban	1,151	6.10%
U - Urban Residence	404	2.14%
B – Community Business	217	1.15%
BB – Planned Community Business	0	0.00%
I - Industrial	97	0.52%
II – Planned Industrial	0	0.00%
PUD - Planned Unit Development	0	0.00%
Total	18,852	

Source: Clermont County Dept. of Community Planning & Development, July 10, 2007

Clarification is necessary to give the reader of this Growth Management Plan a true picture of the **current land use** in Stonelick Township. The Township contains 18,852 acres of which 9,685 acres are enrolled in the Current Agricultural Use Valuation (CAUV) program through the Clermont County Auditor’s office. Although only 1,215 acres are actually zoned “Agricultural” it is important to realize agriculture is an allowable use in each of the zoned “Districts”. Farm pasturelands, woodlands, croplands and other agricultural uses within all zoned “Districts” account for 51.37 % of land use in Stonelick Township.

	No. Parcels	Area in Acres	Percent of Township
C.A.U.V.	364	9,685	51.37%

Source: Clermont County Auditor’s Office, Linda L. Fraley, August 3, 2007

Figure 5 – Existing Zoned Areas with Potential Development

Page 13 of GMP remains as printed in 2002.

Table 3 – Projected Population Growth of Clermont County 1990 – 2015

Page 14 of GMP remains as printed in 2002.

Addendum Table 3 – Projected Population Growth of Clermont County 2000 – 2030

**Addendum Table 3
Projected Population Growth
Clermont County 2000 – 2030**

	2000*	2005	2010	2015	2020	2025	2030
Population	177,977	190,231	202,829	213,806	225,342	234,830	245,003
Percent Change	-	6.89%	6.62%	5.41%	5.40%	4.21%	4.33%
Avg. Annual Growth Rate	-	1.38%	1.32%	1.08%	1.08%	0.84%	0.87%

* indicates actual U.S. Census population count.

Sources: U.S. Census, Ohio State Data Center

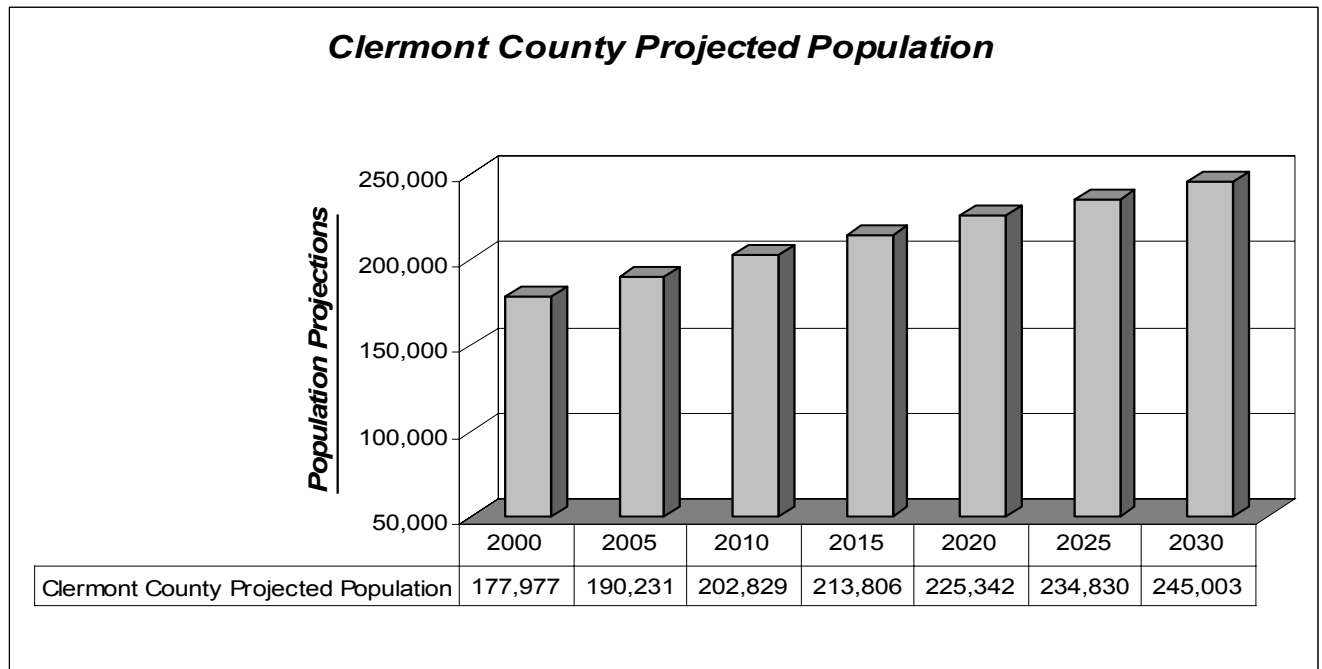


Table 4 – Population Growth of Clermont County Townships 1990 – 2000

Page 15 of GMP remains as printed in 2002.

Addendum Table 4 – Actual Population Growth of Clermont County Townships 2000 – 2005

**Addendum Table 4
Population Growth
Clermont County Townships 2000 – 2005**

Township	April 1, 2000 Census	July 1, 2001	July 1, 2002	July 1, 2003	July 1, 2004	July 1, 2005
Batavia Township	17,503	18,076	18,569	19,086	19,267	19,988
Franklin Township	4,348	4,456	4,555	4,582	4,744	4,790
Goshen Township	13,663	14,068	14,466	14,969	15,546	15,896
Jackson Township	2,576	2,629	2,683	2,742	2,802	2,835
Miami Township	36,632	37,278	37,658	38,174	38,867	39,279
Monroe Township	8,236	8,386	8,511	8,632	8,775	8,870
Ohio Township	5,245	5,273	5,315	5,340	5,409	5,553
Pierce Township	12,226	12,402	12,721	13,024	13,132	13,220
Stonelick Township	5,816	5,849	5,876	5,882	6,012	6,081
Percent Change	-	0.57%	0.46%	0.10%	2.21%	1.15%
Tate Township	8,935	8,974	9,022	9,071	9,279	9,344
Union Township	42,332	42,362	42,583	42,752	42,948	43,262
Washington Township	2,351	2,384	2,408	2,411	2,559	2,597
Wayne Township	5,025	5,054	5,102	5,179	5,320	5,377
Williamsburg Township	5,005	5,042	5,058	5,127	5,256	5,360

Source: U.S. Census

Source: US Census Bureau, Population Estimates Program
More Tables and Information: <http://www.census.gov/popest/>

NOTE: The April 1, 2000 Estimates Base reflects modifications to the Census 2000 population as documented in the Count Question Resolution program, updates from the Boundary and Annexation Survey, and geographic program revisions. An "(X)" for the Census 2000 value indicates a locality that was formed or incorporated after Census 2000 or was erroneously omitted from Census 2000. See http://www.census.gov/popest/geographic/boundary_changes/ for additional information on these localities.

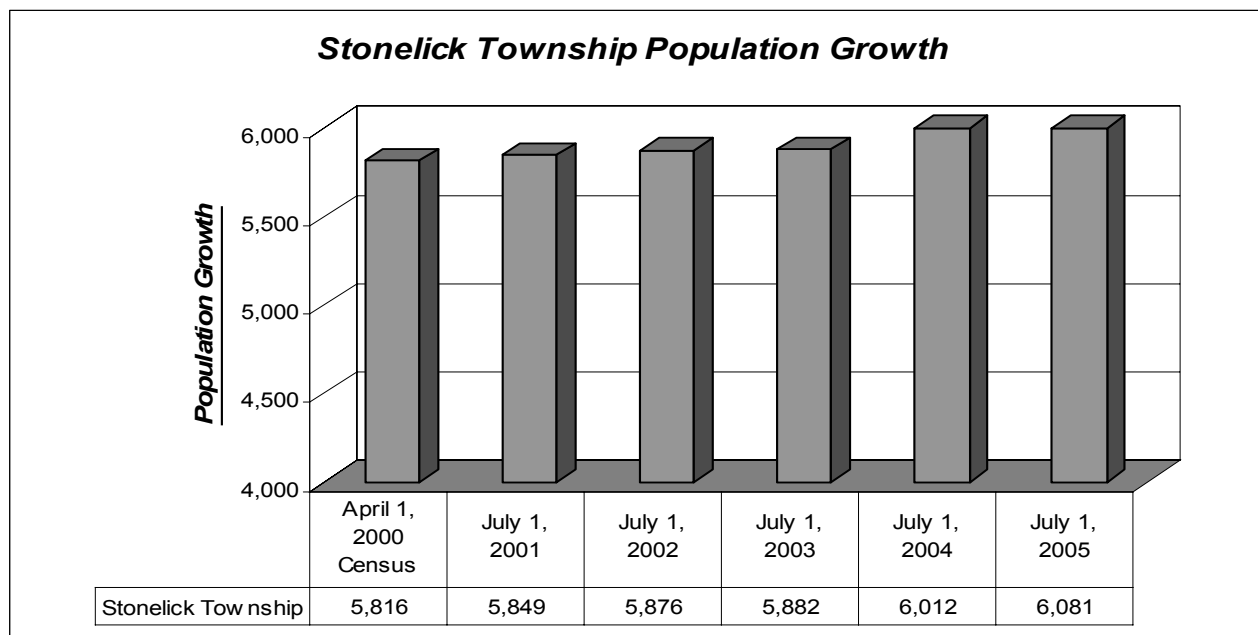


Table 5 – Population Growth of Clermont County Municipalities 1990-2000

Page 16 of GMP remains as printed in 2002.

Addendum Table 5 – Actual Population Growth of Clermont County Municipalities 2000 – 2005

**Addendum Table 5
Population Growth
Clermont County Municipalities 2000 – 2005**

Municipality	April 1, 2000 Census	July 1, 2001	July 1, 2002	July 1, 2003	July 1, 2004	July 1, 2005
Amelia Village	2,752	2,923	3,126	3,294	3,305	3,481
Batavia Village	1,617	1,630	1,641	1,649	1,657	1,669
Bethel Village	2,637	2,603	2,587	2,564	2,575	2,590
Chilo Village	97	98	99	100	101	102
Felicity Village	922	914	914	909	911	915
Loveland City	1,835	1,847	1,834	1,825	1,837	1,850
Milford City	6,249	6,284	6,351	6,342	6,309	6,287
Moscow Village	244	239	238	236	237	239
Neville Village	127	130	132	134	135	137
New Richmond Village	2,219	2,247	2,308	2,344	2,367	2,463
Newtonsville Village	492	517	520	522	524	527
Owensville Village	816	837	836	830	833	830
Williamsburg Village	2,358	2,330	2,317	2,305	2,316	2,332

Source: U.S. Census

Source: US Census Bureau, Population Estimates Program
More Tables and Information: <http://www.census.gov/popest/>

NOTE: The April 1, 2000 Estimates Base reflects modifications to the Census 2000 population as documented in the Count Question Resolution program, updates from the Boundary and Annexation Survey, and geographic program revisions. An "(X)" for the Census 2000 value indicates a locality that was formed or incorporated after Census 2000 or was erroneously omitted from Census 2000. See http://www.census.gov/popest/geographic/boundary_changes/ for additional information on these localities.

Table 6 – Residential Building Permits Clermont County 1990 – 1999

Page 16 of GMP remains as printed in 2002.

**Addendum Table 6 – Residential Building Permits
Clermont County 2000-2006**

**Addendum Table 6
Residential Building Permits
Clermont County 2000 - 2006**

	2000 (July thru Dec)	2001	2002	2003	2004	2005	2006
Single Family	478	1316	1203	1228	1205	1197	783
Two-Family	0	1	1	4	5	3	8
Three-Family	3	3	1	1	1	5	1
Four-Family	0	0	6	17	14	10	6
Multi-Family	0	2	19	17	6	29	16

Source: <http://www.co.clermont.oh.us/building/default.php?section=buildactivity>

Table 7 – Residential Zoning Permits Stonelick Township 1990-1999
Page 16 of GMP remains as printed in 2002.

**Addendum Table 7 – Residential Zoning Permits
Stonelick Township 2000 – 2006**

**Addendum Table 7
Residential Zoning Permits
Stonelick Township 2001 - 2006**

2001	2002	2003	2004	2005	2006
42	21	28	43	25	26

The 2002 Growth Management Plan Goals and Objectives can be found on pages 19 through 22.

Table 8 – Plan Implementation Tools

Page 21 of GMP remains the same as printed in 2002.

Addendum Plan Goals and Objectives Accomplished

Goal 1. Preserve the rural character of the Township

Implemented:

- The Stonelick Township Zoning Resolution was revised in its entirety. This revision included increasing acreage and lot sizes in each of the Residential Districts which will encourage the preservation of the rural character and atmosphere.
- A Planned Unit Development Overlay District was created to encourage Open Space/Cluster Development.
- A Bufferyard and Landscape Requirements section was added to the Resolution.
- Guidelines for protecting the 100-year floodplain and riparian areas have been added to the Resolution in the PUD Overlay District.
- A Policy Area Plan has been revised and adopted, and is contained within the Growth Management Plan Addendum.

Goal 2. Ensure high quality development that meets or exceeds the standards established by the official Zoning Resolution, and which does not require significant additional public investment to correct problems created by such development.

Implemented:

- Performance Standards have been instituted into the Resolution for all Districts.
- A Planned Unit Development Overlay District was established in the revised Resolution.

Goal 3. Provide for existing and future transportation needs of the Township.

Implemented:

- Twenty-seven miles of Township roads are well maintained by the Stonelick Township Service Department.
- Clermont County Engineer's Department, Clermont County Building Department and Ohio Department of Transportation are the official parties responsible for future transportation needs of the Township.

Goal 4. Retain viable agriculture within the Township in areas where appropriate.

Implemented:

- An “Agricultural District” was re-instated into the official Resolution. Township residents were given the opportunity to place their land into the “Agricultural District” free of the usual required zoning change fee. Written letters of notice went out to multiple residents, legal notices were run in the local papers and a public hearing was conducted on April 4, 2007. Agricultural Zoning Case #750 was approved by the Trustee’s Resolution #011-07 with 45 parcels containing 1215 acres being placed into the “Agricultural District”.
- Any Stonelick Township landowner of 5 acres or more can obtain an application for requesting a change to “Agricultural District” at any time. A two-hundred fifty dollar (\$250.00) application fee will be collected and a hearing date will be scheduled with the Zoning Commission for consideration of all such applications.

Goal 5. Establish Township-level procedures for evaluation and approval/denial of future infrastructure improvements in the Township.

Implemented:

- The Stonelick Township Zoning Resolution was revised in its entirety and adopted by the Stonelick Township Trustees on the 14th of October, 2004.
- Revision of the Resolution will allow the Zoning Commission to consider the impact to residents of the Township and the fiscal impact on the Township resources prior to recommendation of a proposed development under the Planned Unit Development Overlay District.

Growth Management Plan Review

Policy Area Plan (Amended)

Figure 6 Addendum illustrates the recommended Policy Area Plan for Stonelick Township.

The original Figure 6 was amended and the newly designed Figure 6 Addendum was adopted by the Stonelick Township Trustees on March 7, 2007, by motion of unanimous consent, and is the official functioning Policy Area Plan. This re-designed Figure 6 Addendum became necessary as the Resolution and Official Zoning map were revised and brought into conformity with the Growth Management Plan. The Plan divides the Township into eight basic Policy Areas. The appropriate policy for each Area is described below. **The Policy Areas contained in this Addendum have also been revised** to correspond with the recommendations of the official 2002 Growth Management Plan (see pages 27-32).

The consistent application of these policies over time will result in a cohesive and effective Land Use Plan for the Township. The Zoning Commission will continue to monitor land use changes and review the Zoning Map and Policy Area Plan for any deviations from policy and recommend any necessary changes.

Policy Area 1

Policy Area 1 is **contiguous** to the corporation limits of the Village of Owensville. It is expected any development in this Area will take place in conjunction with the provision of a full range of public utilities, i.e. sanitary sewer and public water. It is recommended any development in this Area be for residential uses. The Plan recommends Policy Area 1 be developed in a fashion and keeping with the village atmosphere of Owensville. This would assume development at a density in the range of 2 units per acre. This concept promotes homes set close to the street, streets which are interconnected and narrow in scale to allow traffic circulation while suppressing vehicle speeds (cul-de-sacs discouraged), and provision of sidewalks for pedestrian circulation. Front porches are encouraged and an overall quality of village atmosphere and walk ability is desired. Dwelling unit density could be varied in these neighborhoods.

In part, the strategy of allowing a higher density in Policy Area 1 is tied to the strategy for other Areas of the Township. Full utility services are available, basic network of streets are beginning to emerge, and retail services are available. Fire, police and emergency services can also be provided efficiently.

The overall significant benefits of more direct focusing of development is offset by the increased possibility of traffic congestion. Close attention will be given to implementation of a grid street pattern. The Township and the Village of Owensville will work with Clermont County to improve regional traffic by adding capacity to the roadway system when and wherever possible. Policy Area 1 could be treated as a “receiving” area in the Transfer of Development rights should this become available in the future of Stonelick Township.

Policy Area 2

Policy Area 2 is located in the vicinity of the Village of Owensville and surrounds Policy Area 1. It is recommended development in this Area be for residential use and no commercial or retail use be permitted. Recommended residential development densities in Policy Area 2 are 1 unit per 2 acres in the absence of public utilities and 1 unit per acre with public utilities.

The expansion of the existing Pattison and Gauche Parks in this Policy Area are encouraged. Policy Area 2 could also be treated as a “receiving area” within the Transfer of Development Rights concept.

There will be some potential for development of highway retail and service uses along U.S. 50 in Policy Area 2. These uses will be in conflict with the overall Plan, however, there may be some merit in the specific use or service since U.S. 50 will continue to carry high volumes of traffic. Each proposed commercial use must be carefully examined and evaluated in terms of traffic impact, access management and, most importantly, its effect on the surrounding residential uses.

Policy Area 3

Policy Area 3 is located to the west of the Village of Owensville along U.S. 50. This Area could conceivably be serviced with public sewers in the near term future. Policy Area 3 contains a substantial amount of developable land that is not constrained by environmental factors. Thus, it is reasonable to expect development pressure will increase in this Area. The use of Open Space/Cluster Development should be seen as the preferred development pattern in this Policy Area. It is recommended land use in this Area be restricted to residential use of 1 unit per acre if public utilities/sewer are available and 1 unit per 2 ½ acres in areas without public utilities. This Area contains a school and the expansion of this facility is in keeping with the spirit of this Plan.

The Township Zoning Resolution has been modified to provide incentive for the use of the Open Space/Cluster Development concept. This concept is illustrated in the Appendix of the 2002 Growth Management Plan, page A-1, and should be seen as the preferred development pattern in Policy Area 3.

There will be some potential for development of highway retail and service uses along U.S. 50 in Policy Area 3. These uses will be in conflict with the overall Plan, however, there may be some merit in the specific use or service since U.S. 50 will continue to carry high volumes of traffic. Each proposed commercial use must be carefully examined and evaluated in terms of traffic impact, access management and, most importantly, its effect on the surrounding residential uses.

Policy Area 4

Policy Area 4 is located to the east of the Village of Owensville. It contains a substantial amount of developable land but is not likely to receive sanitary sewer service in the near future. Policy Area 4 should be reserved for residential use with a density of 1 unit per 2 ½ acres. The use of Open Space/Cluster Development should be seen as the preferred development pattern in this Policy Area. In the event sewers are extended into this Area, the appropriate density should never be less than 1 unit per acre. Commercial development along the frontage of U.S. 50 should be carefully evaluated so as not to create a commercial strip.

There will be some potential for development of highway retail and service uses along U.S. 50 in Policy Area 4. These uses will be in conflict with the overall Plan, however, there may be some merit in the specific use or service since U.S. 50 will continue to carry high volumes of traffic. Each proposed commercial use must be carefully examined and evaluated in terms of traffic impact, access management and, most importantly, its effect on the surrounding residential uses.

Policy Area 5

Policy Area 5 is split into four sections located in the central and northern Areas of the Township. These are the more rural Areas of the Township located outside the major transportation corridors and also outside the Stonelick Creek Valley. Narrow, curving, and often hilly roads, substantial agricultural uses, and significant woodlot areas characterize these Areas. Land uses in these Areas should be confined to agricultural and low-density residential uses.

One strategy has been implemented through the Zoning Resolution requiring 2 ½ acres for a residential lot under “Estate” zoning and 5 acres for a residential lot under “Agricultural” zoning. A second strategy possible is installation of a traffic shed system which will regulate development densities based on the existing capacity of the road system ability to handle traffic. The development of a traffic shed system will require additional analysis and research. However, it does have the advantage of linking permitted development levels directly to the capacity of the roadway system to support it.

The use of Open Space/Cluster Development should be encouraged in this Policy Area to provide for long term protection of open space. Using Transfer of Development Rights would allow Policy Area 5 to become a “sending area”.

Policy Area 6

This Area is comprised of the State Route 131 corridor extending east/west across the northern portion of the Township. Due to its regional connectivity, it also will experience development pressure in the coming years. There is no expectation of sewer being extended into this Area in the foreseeable future, although it does contain two subdivisions where homes have been constructed on small lots using septic systems. Development in this Area should be restricted to residential uses at a density of one unit per 2 ½ acres.

Commercial development should be confined to carefully constricted locations at the major intersections. The Open Space/Cluster Development should be encouraged in this area.

Policy Area 7

Policy Area 7 is made up of the Stonelick Creek Valley and its tributaries in the Township. In contrast to the other Policy Areas, the boundaries of Policy Area 7 follow the elevation lines associated with the Stonelick Creek Valley. This Area is the Township's greatest asset in terms of its rural and scenic character and should be rigorously protected. This may be accomplished in several ways. First, filling in of and construction in the 100-year floodplain areas should be discouraged. Second, developable land in this Area should be a primary candidate for purchase of development rights through a Transfer of Development Rights system. Thirdly, any development, subdivision or Planned Unit Development should be reviewed very carefully at a County and Township level in order to preserve the character of the land, including but not limited to an increase in lot size beyond requirements of the Resolution.

Although not within the Township jurisdiction, if sanitary sewers were extended into this Area in the future to correct problems with on-site sanitary systems, any such extensions should be sized only to support existing housing and not up-sized for future development, if possible. Consideration should also be given to creating an Overlay Zone in the Resolution which provides enhanced protection to the riparian corridors along the Stonelick creek and its tributaries in each of the zoned "Districts" for the purpose of protecting water quality and erosion.

Policy Area 8

Policy Area 8 is actually made up of locations within the Township which are indicated as neighborhood community business districts. The newly adopted Figure 6 Addendum has been amended to show these Areas as they are currently zoned in the Official Zoning Map of Stonelick Township. They are located at several points along State Route 131 and U.S. 50. These locations are at the intersections of the primary roads and reflect current zoning patterns. The intention of the Plan is to prevent an extension of commercial uses along the full lengths of these two highways which would result in the creation of an unsightly strip development, significant traffic congestion and safety hazards.

Well known and proven commercial land development principles are available as a guide for these Areas. Access management, set backs, buffering, signage, and landscaping are among the elements to be considered. These principles have been included in the revised Resolution allowing the Zoning Commission and Zoning Inspector to have the necessary tools for evaluation of the proposed land use changes as the private market will dictate when and where the potential for non-residential development could occur.

The Stonelick Township Zoning Resolution has been reviewed and amended to provide requirements pertaining to signage, landscape and buffer requirements, off street parking and "conditions" to be placed on commercial development. Approval for development will be through the Zoning Commission and the Board of Zoning Appeals as poorly planned and executed commercial development has the potential to become a liability for the Township in the long run. Every effort should be made by all governing authorities, County and Township, to ensure this does not happen.

Addendum Table 9 is a brief summary of Policy Area Plan elements, which will help to understand the relationship of policy to implementation. This Addendum Table 9 corresponds with the revised Zoning Resolution and voids the functionality of the 2002 Growth Management Plan Table 9 Policy Area Elements found on page 32.

**Addendum Table 9
Policy Area Elements**

Policy Area	District	Density Without Public Utilities	Density With Public Utilities	Subdivision Type
1	Urban	N/A	2 units on 1 acre	Single or Multi Family
2	Suburban	1 unit on 2 acres	1 unit on 1 acre	Open Space
	Estate	1 unit on 2 ½ acres	1 unit on 2 ½ acres	Open Space
3 thru 7	Estate	1 unit on 2 ½ acres	1 unit on 2 ½ acres	Open Space
	Agricultural	1 unit on 5 acres	1 unit on 5 acres	Open Space
8	N/A	N/A	N/A	N/A

* N/A denotes "Not Applicable"

Figure 6 – Policy Area Plan

Page 28 of GMP was amended and a new Figure 6 Addendum was adopted by the Stonelick Township Trustees on March 7, 2007.

Figure 6 Addendum – Policy Area Plan

See page 15 of this Addendum 2007