

# **Comprehensive Land Use Plan** ***Executive Summary***

August 2006

Prepared for:

**Coshocton County Commissioners**

Prepared By:

**The Comprehensive Land Use Plan Committee**

With assistance from

**Ohio State University Extension – Coshocton County**

And support from

 5533 Fair Lane  
Cincinnati, Ohio 45227  
513.272.5533 – Voice  
513.272.5522 – Fax  
[www.ekcorp.com](http://www.ekcorp.com)

# *Comprehensive Land Use Plan Coshocton County, Ohio*

---

## **Introduction**

The Coshocton County Comprehensive Land Use Plan (CCLUP) was developed to provide a broad strategic framework for the development and conservation of Coshocton County's land resources. It is a generalized long-range policy guide that provides the basis for future decisions on the physical, social, and economic development of Coshocton County and attempts to include the diversified interests of all citizens. This document is the final product from the efforts of this process. It represents a public vision statement of the most desirable uses of land for the next 5 to 50 years and is an all-inclusive approach at addressing the issue of the future growth of the community.

It is extremely important to maintain a clear distinction between the Comprehensive Plan itself and potential implementing measures. This Plan should not be construed as an attempt to create a regulatory document. Implementing measures include such regulatory controls as zoning and subdivision codes, public land acquisition, taxation policies and public improvements. These measures are specific actions and are the work of public policy and decision makers. The Comprehensive Plan establishes a guide for future decisions regarding land use within the community.

In the spring of 2002, The Coshocton County Board of Coshocton County Commissioners enlisted the aid of The Ohio State University Extension (OSUE), Coshocton County, to shape an educational process in an effort to enhance the local citizens understanding of land use planning and to prepare the community to respond to future land use decisions in an efficient and informed manner. OSUE was charged by the Board of Commissioners with ensuring that there was a legitimate process that engaged and informed the community during all phases and development of the plan process. An initial public meeting of over 120 individuals was held to ascertain the public's desires, views and commitment to the land use planning process. A post-meeting survey instrument was used to solicit and measure the citizen's input and establish goals and objectives for this undertaking. Additionally, those in attendance were asked if they would volunteer their time to serve during the proposed 18 to 24 month endeavor. This citizen-based process encouraged the involvement of a number of Coshocton County citizens in an effort to reflect the consensus of the participants. The intent was to create a broad base of support and "stakeholders" in the plan.

To accomplish this, the Coshocton County Commissioners appointed a 24-member Steering Committee to oversee this plan's development. The membership of this committee represents a diverse background of both private and public interests in Coshocton County. Commissioners used selection criteria based on demographics, bipartisanship, and leadership and declined to appoint elected or public office holders in attempt to create a neutral and unbiased environment.

This Executive Summary is designed to introduce readers to the Plan and its recommendations. The Plan contains a large amount of supporting information that will be highly valuable to anyone interested in particular recommendations.

The following sections present the Goals and Strategies of each of the Land Use Plan committees. The Plan recommendations are further identified on the map at the end of this Summary.

# *Comprehensive Land Use Plan Coshocton County, Ohio*

---

## **Mission Statement**

(As developed by the Coshocton County Commissioners- 2002)

Use a citizen-based approach and educational process to develop a Comprehensive Land Use Plan for Coshocton County. By encouraging the involvement of Coshocton County citizens, the plan reflects a cross-section of ideas and values. The desired outcome is to have a planning document that reflects the consensus of the participants for future land use decisions.

## **Coshocton Land Use Committee Vision Statement**

(As developed by the Coshocton County Land Use Committee, February 2003)

Coshocton County will be comprised of vibrant communities, productive farms, and valuable natural and cultural resources and a well maintained land use pattern that will:

- Be an appealing place to live, work, and visit.
- Create and maintain an environment that acknowledges and respects age and cultural diversities.
- Enhance and maintain farms and forests as working resources. Preserve and enhance open spaces, natural areas, streams, rivers, and cultural resources.
- Foster, encourage and oversee structured growth within identified areas of infrastructure.
- Offer a range of economic opportunities, together with a viable travel and tourism industry, a healthy environment and effective public services for all citizens.

## **Agriculture**

### **Goal 1: Coordinated Development in Coshocton County**

- Facilitate cooperation with the local Soil and Water Conservation District to provide soil and water evaluations of proposed developments.
- Protection and preservation of prime land for agricultural production is greatly facilitated by encouraging and maintaining cooperation and coordination among political subdivisions.
- Avoid extending water and sewer lines into areas of prime agricultural land unless non-agricultural future land uses have been identified for that area on Figure 3.
- Develop residential building standards that discourage excessive lot sizes.
- Clustered development for residential housing deserves serious consideration.

### **Goal 2: Green Space Protection**

- Prime land for agricultural production should be preserved and protected to the maximum extent by utilizing all possible and applicable incentives.
- Encourage landowners to enroll in the Ohio Agricultural District designation.
- Work to establish a reclamation plan for former gravel and mining areas to create recreational areas for hunting, fishing and other recreational opportunities.

## **Economic Development**

### **Goal 1: Maintenance of a strong agricultural economy**

- Protect areas designated as Prime Farmland on the Land Use Plan Map for agricultural land uses, with the exception of prime farmland designated for future development.
- Continue to promote and support agriculture as an important part of the economy and economic development.
- Encourage local farmers to place their land in Agricultural Districts in order to preserve the county's farms and farmlands.
- Promote public and private programs to aid the agricultural economy.

### **Goal 2: Diversification of the economic base of communities.**

- Coordinate with the city of Coshocton and the villages of West Lafayette, Warsaw and to some extent Newcomerstown to prepare and maintain an inventory of buildable commercial lands.
- Work with business owners and operators and community groups to formulate re-development plans for existing commercial areas in the county.
- Facilitate secondary centers of economic activity near the villages of West Lafayette and Warsaw.
- The county should recognize and encourage small scale industries as viable alternatives to larger, conventional enterprises.

### **Goal 3: Provision of sufficient areas for future industrial land use**

- Concentrate intensive commercial and industrial development around the City of Coshocton.
- Support land use regulations to protect lands designated for industrial or commercial use from being compromised by the encroachment of incompatible uses.

### **Goal 4: Development of a strong tourist economy in appropriate areas**

Tourism is a vital aspect of Coshocton County's economy that is addressed in great detail in the Tourism chapter of this Comprehensive Plan. This Goal is intended to support the recommendations of Tourism Chapter and the area Economy.

### **Goal 5: Achievement of a natural resource use pattern that provides for today's and tomorrow's needs and the protection of the environment.**

Natural Resources are also a vital aspect of Coshocton County's economy that is addressed in great deal in the Natural Resources chapter of this Comprehensive Plan. This Goal is intended to support the recommendations of the Environmental Resources Chapter and the area Economy.

## **Residential and Housing**

### **Goal 1: Increase the County's infrastructure capacity for residential development in appropriate areas.**

- Encourage expansion of sanitary sewer and water infrastructure served by West Lafayette, City of Coshocton, and the Village of Warsaw.
- Establish a County Water/Sewer District to facilitate coordination between the various agencies that provide water and sewer.
- Improve traffic flow over highway, particularly between West Lafayette and Coshocton.

### **Goal 2: Increase the County's capacity for residential development in appropriate areas by establishing regulations to prevent negative impacts.**

- Support the implementation of building codes/regulations for the unincorporated areas of the county.
- Coordinate residential development and consider increasing permit fees so as to have a desired control over development.
- Review proposed developments in the vicinity of the Airport in conjunction with Airport officials to identify any concerns relating to Federal Aviation Administration (FAA) restrictions on land development in flight paths

## **Environmental Resources**

**Goal 1: To efficiently utilize the water resources of and for Coshocton County while maintaining good quality water for public water supplies, propagation of wildlife, fish and aquatic life, and for domestic, agricultural, industrial, commercial, municipal, recreation and other beneficial uses.**

1. The County should consider the physical capacity of the land and water to accommodate land uses when planning for the location, type and density of rural development.
2. Maintain rural densities of 1 to 3 acres per dwelling in rural residential areas to minimize potential groundwater pollution from septic tank use.
3. In areas experiencing proven water pollution from septic tanks or inadequate water supply, encourage the provision of alternative individual treatment system or water systems.
4. Minimize soil erosion and sedimentation by encouraging soil conservation techniques.
5. The County Health Department should sustain sanitary surveys in areas of concentrated rural development.
6. Residential, commercial and industrial development should be encouraged to be designed or located in a manner to maintain an acceptable impact on water quality.
7. Coshocton County should continue to support watershed management practices that protect and enhance water quality and quantity.
8. Water resources used as municipal water supplies should be protected by encouraging strict enforcement by the Ohio Environmental Protection Agency and Ohio Department of Health Standards.
9. Small watersheds that are current or potential water sources for municipalities should be identified, and coordination requirements defined.
10. Encourage water quality testing of rural residential wells through a public information and educational program.
11. Improve maintenance and use of residential and industrial septic systems by:
  - a. encouraging proper operation and maintenance of septic systems.
  - b. encouraging water conservation to reduce waste loading,
  - c. educating users about detrimental chemical additives, particularly those containing chlorinated organic solvents that are sold to improve septic system and drain field operation.
12. Coshocton County should recognize the risk to maintenance of good quality groundwater from improperly abandoned wells and encourages proper abandonment of unused wells.
13. Participate in cooperative water quality planning through regional and state agencies.
14. Encourage water providers to share delivery systems and supply sources within populated growth boundaries.
15. Encourage construction of wells for municipal water use only within populated growth boundaries to minimize impacts of wellhead protection areas on other land uses.

**Goal 2: To ensure all standards and regulations applicable to waters in Coshocton County are coordinated.**

1. Coshocton County should coordinate with state and federal agencies to help ensure the waters of the county comply with applicable state and federal water quality standards.
2. Coshocton County should support water quality or quality management plans and programs of federal, state and regional agencies.
3. The County should encourage conservation of water resources, improved treatment of point sources of pollution and the control of non-point sources of pollution.
4. Coshocton County should cooperate with municipal and other public water service providers in development and implementation of wellhead protection programs.
5. The Strategies of this Comprehensive Plan should provide a framework to protect the groundwater resources of these and other aquifers from unsustainable levels of use.

**Goal 3: To strive for an adequate quantity of water for beneficial uses in the County.**

1. Evaluation of demand for water should include, but not be limited to, the following potential beneficial uses in no particular order: domestic, municipal, agriculture, stream flow, industrial, commercial, livestock, mining, and recreation.
2. Identify and designate areas of the county that lack sufficient water as "Groundwater Limited Areas."
3. A separate Water Management Plan should be developed and adopted as part of the county comprehensive land use plan for reference.



**Goal 4: To educate property owners about the importance of the use of their property to water quality and quantity.**

1. The Coshocton County Regional Planning Commission should develop and maintain a source of information regarding water conservation, water quality protection, and water laws for public use.
2. The Coshocton County Regional Planning Commission should refer land use applicants to sources of information regarding water conservation, water quality protection, and water rights early in the development review process.
3. Encourage individual water conservation practices to hold water demands to a minimum through a public information program.
4. Help ensure that adequate information is submitted by developers seeking new groundwater rights to determine whether the proposed consumption will exceed the sustainable yield of the aquifer or interfere with other wells in the area.

**Goal 5: To plan for and protect mineral and aggregate resources for future use.**

1. Applications for new or expanded resource sites should be in accordance with state regulatory policies and guidelines.
2. Look for state and federal funding to conduct periodic resource use and inventory reviews.

**Goal 6: Protect and maintain our forest resource.**

1. Support a woodland protection program in Coshocton County to limit the uses of identified woodlands to timber production, farming, watershed, wildlife habitat, recreation and other compatible uses. Designate appropriate areas for continued forest activities.
2. Develop a timber conservation zone and apply it to those areas best suited to woodland uses.
3. On lands that contain a mixture of agricultural and forest uses, a Farm/Timber zone should be applied to protect these resources uses from incompatible uses.
4. Forest management and harvesting activities in Coshocton County should be conducted according to the Best Management Practices (BMP's) for erosion control.
5. Strive to conserve woodlands and mixed farm/timber lands by maintaining a mixed forest and agricultural base and to protect the county's forest and farm economies.
6. Discourage subdivision development and other land divisions creating new dwelling sites that are not compatible with the protection and efficient management of forestry and woodlands.

**Goal 7: Anticipate and plan for potential impacts of soil types.**

1. Encourage the continued use of the Soil Survey for Coshocton County and the continuing development and enhancement of the GIS formatting of this data for easier and more frequent web-based use by the public.

**Goal 8: Protect fish and wildlife habitat, maintain optimal ecological balance and protect endangered species.**

1. New roads requiring County approval should be located to avoid identified habitat areas whenever possible. Bridges, roads and access rights-of-ways should be designed to avoid restriction of channel capacity and minimize removal of shoreline vegetation.
2. Developments should retain vegetation along streams, lakes, reservoirs, and fencerows to provide for shelter, shade, food and nesting.
3. To maintain stream quality and protect sensitive waterfowl areas, land uses that require drainage, excessive removal of riparian vegetation, alteration of stream banks and filling shall be discouraged in these locations.
4. Conflicts with wildlife should be considered in land development.
5. Development density should be controlled so that significant wildlife habitat will not be adversely affected.
6. Coshocton County should cooperate with local, state and federal agencies to identify, conserve and protect fish and wildlife habitat and in implementation measures for the protection of such areas.
7. Native plant species, wetlands and stream bank vegetation on managed public lands should be protected.
8. Continue current efforts funded by the Ohio Department of Natural Resources and the U.S. Fish and Wildlife Service to protect the environment of the endangered purple cat's paw mussel.

**Goal 8: Meet the needs for safe, efficient, and sanitary storage, collection, transportation, and disposal of solid waste, and to increase, to the maximum, salvage reclamation and reuse of materials from solid waste.**

- Specific OEPA site criteria for any new facility should be clearly understood and become part of the County's Land Use Plan.

**Goal 9: Manage sewage sludge disposal to the benefit of all County residents.**

- Encourage the beneficial agricultural application of sewage sludge in limited amounts according to OEPA standards.

## **Parks and Open Space**

### **Goal 1: Coordinate administration of park and recreational resources between the State, County and various local park and recreational facility providers.**

The Woodbury Wildlife Area is owned and under the control of the State of Ohio. The Wills Creek area is under the control of the Muskingum Watershed Conservancy District. The County has little jurisdiction over those lands, however, local governments are urged to keep abreast of the care of and plans for these lands. County government and various forms of local government such as township trustees, the Coshocton Park District, village councils, etc. do have jurisdiction over the majority of the local parks, swimming pools, and ball fields. All forms of local government are urged to work together for the betterment of these areas. In the case of the Coshocton County Park District, the County and City governments are encouraged to cooperate to ensure stable funding for the District. This local park district is important to the residents of the County and is very important in attracting both permanent residents and tourists. In the same way it is crucial that Burt Park and Riverview Park receive funding from appropriate community resources to remain viable recreation areas.

### **Goal 2: Build upon Coshocton County's existing park and recreational resources.**

1. The Coshocton Park District should work with the Ohio Department of Natural Resources to acquire the area known as Wild Turkey Locks.
2. County and local governments should support the extension of the Ohio to Erie Bike Trail, Panhandle Route, through Coshocton County.
3. If substantial residential growth should occur in any township in the County that does not have a park and/or playground, subdivision regulations should ensure that parks, playgrounds, and green spaces are constructed.
4. The wetlands area located adjacent to Ridgewood High School should be preserved. Interested parties are encouraged to seek state funding to insure that this ecologically fragile area be saved for future generations.

## Tourism

### *Near-Term Goals (5-10 year time span with immediate planning)*

**Goal 1: The County will take a position to protect, preserve and/or restore publicly or privately recognized historic sites, landmarks and structures.**

- Designate a land border that will be maintained in the land surrounding the restored section of the canal in Lake Park. An ample stretch of land and sufficient tree line should be maintained in the land adjacent to the canal to preserve the aesthetic beauty of the view and the quiet nature of the ride.
- Preserve the property surrounding the Old Stone Fort along Route 36 as it continues to develop.
- Support the development of a plan for the preservation of the Triple Locks. As clearly a one-of-a-kind venue, this unique example of the canal heritage could be further restored as a Park attraction and/or as a very significant teaching tool.

**Goal 2: Encourage officials to initiate and enforce appropriate legislation that reduces visual and noise pollution that detracts from Coshocton County's scenic landscape.**

- Land along highways and waterways should be free from accumulations of unsightly debris including billboards, salvage yards, etc.
- Land should be used to create inviting entrances and exits to municipalities. Create areas of pocket landscaping near signage
- Uniformity of signage with the creation of a Coshocton County Logo that depicts/supports the historical/cultural philosophy.

***Long-Term Goals (20+ years with short-term planning)***

**Goal 1: Encourage the development of a county multi-purpose exhibition center**

- Develop a multi-purpose complex that would place emphasis on Coshocton County's agricultural culture while providing space for other events. Location in the North Corridor would provide easy access from US 36, SR 16, SR 93, SR 83, I-77 and Richard Downing Airport.

***Goal 2: Encourage tourism resources development close to municipalities to take advantage of existing and planned infrastructure.***

- Guide the development of a technology plan for the county that supports the various technological standards that business travelers and convention planners expect in their host communities. Special attention must be paid to implementing the best possible technological enhancements without infringing on the aesthetic appeal of the county.
- Identify areas that have ample water/sewer access to accommodate hotels, restaurants, campgrounds, etc. The intersection at SR93 and US36 could serve as the eastern gateway to Coshocton County and northward to Amish Country.
- When the four-lane SR16 West is constructed toward Columbus, the municipality of Conesville will be the site of enhanced commercial tourist opportunities. The issues of sewer/water and infrastructure enhancements in that area will be critical to the development of tourism.

**Goal 3: Develop, maintain and improve the quality of surface water resources, utilizing them for recreational sites, where appropriate.**

- Encourage ecologically friendly development of the rivers for recreational use.
- Take an active role in the encouragement of the Muskingum Watershed Conservancy District's efforts to enhance recreational development on MWCD land
- Encourage development of the Wills Creek area as a recreational asset through cooperation with the Muskingum Watershed Conservancy District.

**Goal 4: Encourage conservation of environmentally sensitive areas and promote preservation of natural resources**

- Promote the development of cabins, lodges and vacation homes around lakes, parks and natural wildlife to attract vacation tourism and lodging.
- Analyze the areas in the southern part of the county (those near Wills Creek or adjacent to Woodbury) for potential campground facilities. With the popularity of the Lake Park camping facilities, it would seem that Coshocton County could use more campgrounds. One of these alternate sites would be a nice addition to the park system.

**Goal 5: Encourage development of cultural/entertainment venues in geographic areas where existing & planned infrastructure permits**

- Encourage completion of the Coshocton Performing Arts Center complex with construction of parking facility near or adjacent to the venue.
- Utilizing the natural hill terrain, develop an outdoor amphitheater for plays, concerts, and festivals in a geographically feasible location.

**Goal 6: Guide tourism growth throughout the county in a way that such growth does not have a negative impact on local municipalities, communities or residents of the county**

- Encourage the establishment of a task force of individuals, under the direction of the Convention and Visitor's Bureau who would act as consultants for incoming attractions, hotels, etc. hence encouraging coordinated land development.
- As new venues approach the municipalities for approvals, etc., they will be encouraged to share their plans with other tourism entities in the county to optimize all partnering efforts. As a group, there will be a stronger force to suggest optimum uses of land for tourism.

**Goal 7: Encourage development of wildlife sportsmanship outdoor & recreational opportunities in compatible geographic areas**

- Utilizing hill terrain, encourage entrepreneurial development of recreational activities that promote cold weather usage.
- Encourage development of abandoned strip mine areas for moto-cross (extreme sport) attractions where appropriate.
- In addition to existing sites, development of remote land to accommodate shooting sports (Sporting Clay Academy).
- Conversion of abandoned railroad beds to tie-into Rails to Trails.
- Expansion of Horseback Riding Trails in the Conesville area and development of new trails in areas where the terrain is appropriate.
- Continue the development of bicycle and walking trails for access to tourist attractions including historic sites, parks and recreation venues.

## **Technology and Communications**

### **1. Establish provisions for a countywide technology advisory committee.**

- This advisory committee would be responsible for keeping the commissioners and other governing bodies appraised and educated about new telecommunication and technological advances. The committee should serve in advisory capacity to the Coshocton County Commissioners as well as for other public entities that so choose to utilize the committee's services. The committee would also serve to ensure appropriate coordination of projects and events involving technology with other projects of similar interests.

### **2. Advise concerning best practices for use of public right-of-ways and public spaces for technology and communications applications.**

- A goal of the comprehensive land-use plan is to insure fair and proper use of public rights-of-way (ROW) to promote and enhance the county's technology infrastructure, capability, and availability. Access to ROW should be extended to all telecommunications providers, as long as they receive authorization from the appropriate unit of government and abide by Best Management Practices (BMP).

### **3. Establish the importance of technology awareness and education to foster community development.**

- Develop a countywide resource of current technology services to simplify the process of connecting and ensure competition.
- Develop business and education/assistance/incentive programs to encourage technology use.
- Promote and further develop current access points where individuals can attend technology classes and receive information about services available online.
- Identify, develop and promote communication/ media / technology education to prepare our youth for future opportunities.
- Secure Coshocton County representation on regional and state boards and committees associated with technology expansion and education to act as advocates for the development of technology opportunities in our county.

## Transportation

### Goal 1: Ensure County benefit from widening of State Route 16.

- Ensure that Coshocton County and other potentially impacted governments continue to participate in the ODOT Project Development Process (PDP) to the greatest extent possible.
- Encourage Virginia & Franklin Twp to improve Township Road 287. This will improve access to AEP Company Power Plant and would need to be coordinated with the Village of Conesville.
- The current State Route 16 from the county line on the south county line to the existing four lane highway may become a County road.
- The upgrade of SR 16 to limited access will necessitate the improvement of some county and township roads to maintain access for local traffic. The possible roads affected are County Road 6, Township Roads 282, 283, and 306.
- Any access roads will need to be established and maintained to allow our citizens to travel to state highways, keeping in mind the Ohio Department of Transportation (ODOT) has very detailed and prescribed method of roadway improvements.
- State Route 621 should be widened to allow for more traffic traveling to the North as residential and future commercial density increases.

### Goal 2: Support improvements to other State highways.

- US 36 may need to be improved to 4 lanes from the Village of Warsaw to the intersection of State Route 16 and US 36. All remaining state highways should have adequate capacity to serve the county citizens for the next 20 years.
- Encourage ODOT to continue their program of spot safety improvements to reduce hazard areas.
- Encourage ODOT to improve all State Route Bridges to the legal load limits.

### Goal 3: Support improvements to County roads and bridges.

- Support repaving and roadway reconstruction efforts designed to provide minimum state standards of paved surface on all County roads where sufficient right of way exists or can be acquired at reasonable cost.
- Support efforts to resurface all County roads at least every 10 years.
- Support efforts to upgrade all bridges to legal load limit and state minimum widths.



## **Goal 4: Support improvements to Township roads.**

- The township trustees should be encouraged to widen and improve the roads under their jurisdictions, as funds become available, in order of most to least accessed.
- Platted-but-never-built roads and road that were built but later abandoned should be reviewed and possibly vacated to avoid future conflicts.

## **Goal 5: Support improvements to City and Village streets within Coshocton County as suggested by the Transportation Task Force**

- The Transportation Task Force suggests that the City of Coshocton establish access management regulations to address traffic impacts of new development or redevelopment.
- The Transportation Task Force suggests that City of Coshocton consider the construction an overpass from Bank Street west over the Ohio Central Railroad and connect into Second Street.
- The Transportation Task Force recommends that the City of Coshocton evaluate the need for a gated railroad crossing should be at Pine Street in the City of Coshocton.
- The Transportation Task Force suggests that the City of Coshocton evaluate how Third Street could be extended to the stop light that is located at the vacated Wal-Mart/Big Bear building area in order to facilitate the redevelopment of one of the area's few large developable sites.
- The Transportation Task Force recommends that Skyline Heights in the City of Coshocton be extended to meet Hillcrest Drive. This will alleviate the problem of having only one access to Hillcrest and Ridgewood Drives.
- The Transportation Task Force suggests that all municipalities and villages consider upgrading all sidewalks to be handicapped accessible. Funding may also be available from the State or Federal governments.

## **Goal 6: Support improvements to Coshocton County's Railroad system**

- Funding will need to be pursued to improve the grade railroad crossings in the county, including the installation of additional gated crossings for safety issues.
- The County should encourage the Ohio Central Railroad or other owners of Coshocton County line to maintain the current right-of-way for double track.

**Goal 7: Support improvements to Coshocton County's Airport**

- A new access road to the facility is recommended by the construction of a two-lane county road from CR 193. The new road should be considered due to potential business development around the Canal Lewisville area.
- The Coshocton County Regional Airport Authority should evaluate the costs and benefits of installing additional hangars. Several Coshocton area pilots are currently storing airplanes at other airports outside of Coshocton County.

## **Water and Sanitary Sewer**

**Goal: Strategically expand Coshocton County’s water and sewer resources in a manner that will create the greatest possible impact on Coshocton County’s environmental health and economic development opportunity.**

- Water and sewer lines should be extended the entire length of the existing four-lane “State Route 36 corridor” northeasterly to county line, to tie in with existing lines running from SR 36 to West Lafayette.
- Water and sewer lines should be extended
  - East and west from West Lafayette along County Road 16;
  - North and South from West Lafayette;
  - South from the City of Coshocton into the proposed industrial development area;
  - east from the Village of Warsaw into the proposed development area, and south across river past the treatment plant.
  - North west from the vicinity of the North Corridor to State Route 83 north and south.
  - Anticipate mandated EPA requirement North from West Lafayette to Fresno along SR 93.
- A countywide advisory committee should be formed to aggressively research, apply for and garner grants and alternative financing.

## **Law Enforcement and Safety Services**

### **Goal 1: Support expansion of County water systems and concentration of development in areas that can be served by adequate public water pressure for fire protection.**

Population centers, industrial and commercial areas should be located in areas that can be well served with systems that incorporate the existing capabilities of Coshocton, West Lafayette & Warsaw. New water systems, storage tanks should take into consideration the need of adequate capacity to handle fire flows for hydrants, sprinkler system needs and growth in area served.

### **Goal 2: Support development of a New County Jail**

New public safety facilities should be located on a site that can be protected from fire, weather, and civil unrest without presenting a threat to the general population.

### **Goal 3: Support construction of new fire stations &/or upgrade old buildings**

As of this report, several of the County's firehouses are approaching 50 years old. Some of these buildings are old structures that were not intended to house fire equipment and will require replacement in the near future. New structures should allow for expansion, have drive-through bays and accommodate larger equipment as it evolves.

### **Goal 4: Establish a County wide radio communications system**

Emergency services must be able to communicate among each other as well as with neighboring counties that provide services within Coshocton County through mutual aid agreements.

### **Goal 5: Improve Emergency Services training for all County first responders**

All emergency services would benefit from qualified instruction being available within the county. Activities such as moto-cross (extreme-sports), water recreation activities and expansion of horseback riding trails will also have an impact on equipment & training required to respond to emergencies.

### **Goal 6: Design new roadway elements to ensure emergency access.**

Roadways, driveways, bridges, and culverts either new or upgrading old shall be able to accommodate emergency equipment safely. Existing roadways shall be free of obstructions, such as limbs, structures, poles, wires & etc.

*Comprehensive Land Use Plan  
Coshocton County, Ohio*

---

INSERT FIGURE 3