



# The SHORELINE

Volume V Issue II

January 1, 2007

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## Buckeye Lake Planning & Information Exchange

With the explosive growth that is being discussed around the lake, it has become increasingly important to have a better method of planning for the proposed increase in population.

This past summer, a presentation was made to political leaders from around the lake, which highlighted some of the concerns that we have with the proposed growth in our community.

Further discussions with local leaders led to the suggestion that a group of planning and zoning personnel from each of the surrounding communities get together to share information. This would enable everyone to be better informed about the planned development outside of their respective neighborhoods.

The first meeting focused on the location of the proposed developments and the impact they will make on the current infrastructure, including the local school systems. Special aerial drawings were used to better illus-

trate the enormity of the challenges that we will face in the not to distant future.

The next meeting focused on the impact that growth could have on the wetlands around the lake. These natural filtration systems could be ruined without a recognition of the critical role they play in maintaining the water quality in Buckeye Lake. Proper planning and adherence to zoning resolutions can permit new development and still preserve the natural ecosystems around the lake.

Other topics for future meetings include financial contributions, also known as impact fees, that developers can make to the community, to offset expenses that otherwise must be absorbed through increased taxes from existing residents.

Watershed and shoreline management will also be a topic for discussion with this group. With proper planning and oversight, the overall environment that we all enjoy can be

preserved.

The impact on the highway system will also be included in future programs. The increased traffic on many of our narrow roadways will strain them way beyond the limits for which they were originally designed.

The communities participating in the planning and information exchange include the Villages of Buckeye Lake, Hebron, Millersport and Thornville. Also included are the Townships of Licking, Thorn, Union and Walnut. As a co-owner of the shoreline, the Department of Natural Resources will also be actively involved in these discussions.

As most of you are aware, the great majority of these people are volunteers and could really use your support and active participation. You can do your part by attending and participating in your local Township Trustee or Village Council meetings.

## Zoning Upheld - Challenges Remain

The ballot issue to repeal the zoning resolutions in Thorn Township failed this past November, however, the challenges that created the need to consider repealing the resolutions remain. Most of us recognize the need for zoning, but there are times when we disagree with the way the resolutions are written and question the need for the restrictions, especially when it affects us personally.

New York City adopted the first zoning regulations in 1916, as a reaction to construction of the Equitable Building on Broadway. The building was much higher than others and cast long shadows that diminished the quality of life for people in the affected area. By the late 1920s, most of the nation had followed New York City and developed a set of zoning regulations to meet the needs of their communities.

Zoning laws affect land use, lot size, building heights, density, setbacks and other aspects of property use.

Being a predominantly rural community, there was little need for zoning regulations in the Townships around Buckeye Lake. As Columbus and all of central Ohio expands, and they discover our little piece of heaven, the need for zoning has become a way of life in recent years.

While the intentions of the zoning resolutions are made with the best interest of the community and its residents as the guiding principle, the final outcome is not always exactly what was planned.

Conditions change and amendments are added to the resolutions, but there are always situations that don't fit the normal guidelines, and those require variance and non-conforming use requests.

The manner in which our community will accept new development will be dependent on the zoning resolutions that are in place. They will be determined by one of three methods; a small zoning commit-

tee, a developer or through a joint interaction between the citizens of the community, their elected officials and those who would like to build new developments.

It seems to me that the best approach in determining the type of development we want in our neighborhoods is through a participative process that includes active citizen involvement. That means that each of us should be involved in the zoning process, otherwise, we risk having zoning resolutions that are not reflective of the needs of our neighborhoods.

Getting the zoning resolutions right is hard work and requires the dedication and commitment of those who serve on the zoning boards as well as the residents who will be impacted by the resolutions.

Thank You to all of those in zoning who volunteer their time to make our community better and to those residents who make time to get involved and help with the zoning process.

## Here We Go Again

When the phone rang, it was not really a surprise. The caller was asking for the names of individuals to participate in small group discussions regarding the Buckeye Lake Dam.

Its been about a year since we have heard anything about the dam. When Steve Manilla accepted a new position in Texas, it created a temporary void at ODNR and the Dam discussions were put on hold.

Fortunately for us, over the past couple of years, we have formed positive relationships with the

West Bank Homeowners Association as well as the Dedicated Area Members group. These relationships have helped us to better understand the wants and needs of the residents who share ownership of the dam with the State of Ohio. We have also strengthened the Civic Association by electing Trustees who actually live on the Dam and truly understand the challenges that any change to the current Dam will create.

During that same period, we have also had the opportunity to strengthen a working relationship with several divisions within the

Department of Natural Resources.

Participation in the Value Engineering Study gave us a better understanding of the shortcomings of the current structure as well as the new requirements of ODNR.

It will take the best efforts of all involved to reach agreement on the best way to meet the needs of the residents, the community and the State of Ohio. We will need your full support and assistance.

We will keep you informed of any new developments.

## Introducing Tony Spring

The newest member to be elected to our Board is our new secretary, Tony Spring.

Tony graduated from Liberty High School and spent the summer months with his grandparents, Grover and Fran Jones, who owned a home on the North Bank. His memories of Buckeye Lake brought him back to the shoreline

of Maple Bay 3 years ago, at the same time that he opened his financial planning business in Millersport.

Following Tony's graduation from Wright State University, he became a high school teacher of Economics and Government for 4 years.

He enjoys fishing, hunting, golfing and running. Tony is still trying to convince his girlfriend that living on the lake is a wonderful way of life ( that should have taken about 10 minutes ).

We wish Tony all of the best in his new role with the Civic Association and encourage you to meet him at our spring dinner meeting.

## New Legislators going to Columbus

We had the opportunity to meet them at the September 20th dinner meeting and now they are heading to Columbus to represent us.

Tim Schaffer has been representing Fairfield County for the past 6 years and will now represent all of us as our new State Senator. We have had many opportunities to work with Mr. Schaffer and have found him to be extremely supportive of the Civic Association

and the residents who make their homes around Buckeye Lake. We have every confidence that his positive support will continue in his new position.

Replacing Tim as the Representative for Fairfield County will be Jerry Stebelton. Mr. Stebelton graduated from Lancaster High School and spent the majority of his working career as a private practice attorney in Lancaster. He should be well qualified to represent his constituents.

Dan Dodd will represent Licking and Perry Counties. Mr. Dodd lives on the shoreline of Buckeye Lake in Harbor Hills and is keenly aware of the special challenges we face around the lake. He was born and raised in New Lexington, where he has also been a private practice attorney.

We congratulate each on their election victories and look forward to working with them on the issues impacting the lake.

## Boating Safety

According to the Division of Watercraft, we, as residents around the lake, could do a better job with boating safety.

When asked about the stops that they make on the lake, they volunteered that one of the most common violations for local residents, is the lack of sufficient life jackets on board their boat. With the cost of Personal Flotation Devices (PFD) available for less than \$10.00, there is no reason that one should have less than the required number on board at all times.

The required number, as stated in Ohio law for boats in excess of

16 feet in length, is "...one type I, II or III wearable PFD per person plus one type IV throwable PFD."

It should go without saying, if you have children on board, you should have a size appropriate life jacket for each child on board. If your boat is less than 18 feet in length, children under the age of 10 are required to wear their PFD at all times.

The other area of concern, especially for those involved in tours around the lake is overloading.

Each boat should have a capacity plate, stating the maximum number of persons or pounds permit-

ted on the boat. With our "growing" population, the most important figure on the capacity plate is the weight limit rather than the number of persons. If your boat is rated for 12 persons or 1700 pounds, that suggests an average weight of less than 142 pounds each and does not include the weight of the motor and gear, which must also be included in the total weight calculation.

Boating safety just makes sense, so make sure you have the required number of life jackets on board and be certain that you are not overloading your boat. Your family deserves a safe summer on the lake, so take the extra steps to assure their well being.

**BUCKEYE LAKE AREA CIVIC ASSOCIATION**

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The Shoreline is published and distributed quarterly to members of the Buckeye Lake Area Civic Association and elected public officials with an interest in the general welfare of the resident districts around Buckeye Lake in Fairfield, Licking and Perry Counties.



Please complete  
the enclosed  
Survey.

# Planning Calendar for 2007

## January

17 - Trustee Meeting

## February

21 - Trustee Meeting

## March

21 - Trustee Meeting

## April

17 - VIP Day Volunteer In the Park

18 - Dinner / Meeting

27 - Full Pool Breakfast

## May

16 - Trustee Meeting

17 - Reverse Raffle

19 - VIP Day

## June

19 - VIP Day

20 - Trustee Meeting

21 - Leaders on the Lake

## July

4 - Boat Parade

17 - VIP Day

18 - Picnic / Meeting

## August

12 - Tour of Homes

15 - Trustee Meeting

## September

19 - Dinner / Meeting

## October

17 - Trustee Meeting

## November

21 - Trustee Meeting

## December

19 - Trustee Meeting



## Free Membership Offer Continues for 2007

Once again, we are offering a free membership to one of your friends or neighbors. The free membership application is a part of your renewal invoice for 2007 and we encourage you to take advantage of this offer.

Over the course of the past 4 years, we have increased our membership, as a direct result of this special offer, by over 100 new paid members. Once people become a part of the Civic Association and see the impact that is being made around the lake, they are likely to become active members.

It is a real pleasure to see so many new faces at our spring and fall dinner meetings and to have several new people volunteering to assist with the various projects and activities around the lake.

Do your part—it is painless and the cost is nothing.

**Thank You for your Continued Support**



## New Membership Application

NAME \_\_\_\_\_ SPOUSE \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

PHONE # \_\_\_\_\_ E-MAIL \_\_\_\_\_

FAMILY MEMBERSHIP (\$10.00) \_\_\_\_\_ BUSINESS MEMBERSHIP (\$25.00) \_\_\_\_\_