

## **Appendix A**



Department of Political Science

Polimetrics Laboratory for Political and Social Research  
2049 Derby Hall  
154 North Oval Mall  
Columbus, Ohio 43210

November 8, 1994

Dear Russell Township Resident:

Russell Township is updating its Land Use Guide Plan. The purpose of this updated plan is to guide land usage in the township for the next 20 years. As the new plan is prepared, it is important that the opinions of township citizens are given careful consideration.

We at Ohio State have been retained by the township trustees and the zoning commission to assess residents' attitudes toward important land-use issues facing Russell Township now and in the future. This assessment will provide valuable information as the trustees and Land Use Guide Plan Committee work on the plan. As part of this assessment, the enclosed survey is being sent to all households in the township.

For the assessment to represent citizens' views fairly, as many households as possible must participate. We ask, therefore, that you take the time to:

1. Read this letter carefully.
2. Follow the directions given below as to whom in the household answers the questionnaire.
3. Complete the questionnaire and mail it back to us in the enclosed postage-paid envelope by November 25, 1994.

**If only one adult lives in this household:** If you are the only adult in your household, you are the one who should answer the survey questionnaire.

**If more than one adult lives in this household:** We recommend that the questionnaire be answered by **the adult who has the very next birthday**. In this way, we can assure that all age groups as well as both genders are fairly represented. **We define an adult as anyone 18 years of age or older.**

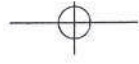
All respondents will remain anonymous, as there are no identifying numbers or names on the questionnaires. Only the aggregate results and final analysis will be given to Russell Township. Therefore, please answer all the questions as openly and honestly as you can. Thank you for your time.

Sincerely,

Karen Crauder Snyder, Ph.D.  
Project Director

Kathleen Carr, Ph.D.  
Project Data Manager

P.S. Remember, your household's participation is essential. Please return your questionnaire in the postage-paid envelope by November 25, 1994.



*Polimetrics Laboratory for Political and Social Research  
The Ohio State University, Department of Political Science  
2049 Derby Hall, 154 North Oval Mall, Columbus, Ohio 43210*

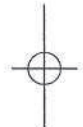


## Russell Township Land Use Survey

Russell Township is updating its Land Use Guide Plan. The purpose of this updated plan is to guide land usage in the township for the next 20 years. As the new plan is being prepared, it is important that the opinions of township citizens are given careful consideration. This survey, which has been sent to all households in Russell Township, will help provide that information. Please complete it to the best of your ability and return it to The Ohio State University in the envelope provided by November 25, 1994.

### DIRECTIONS

- Answer all of the questions that apply to you. If you prefer not to answer a particular question, just leave it blank. Doing so will not invalidate your questionnaire.
- Unless otherwise stated, select one answer for each question and indicate it by circling the number beside your answer.
- If you wish to comment on any of the questions or qualify your answers, use the space in the margins or on the back cover. We'll read all of your comments and take them into account.



If you have any questions, please call Dr. Karen C. Snyder, (614) 222-2548 or Dr. Kathleen Carr, (614) 292-1061.

1. In general, what do you like most about living in Russell Township?

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2. In your opinion, what is the most important land use issue facing Russell Township?

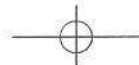
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3. On a scale of 0 to 10 where 0 means very poor and 10 means very good, how would you rate each of the following aspects about Russell Township? (Write in the appropriate number beside each attribute below. You may use 0, 10 or any number in between for each response. Use this scale for reference.)

Very poor										Very good
1	2	3	4	5	6	7	8	9	10	

- \_\_\_ Parks
- \_\_\_ Recreational facilities
- \_\_\_ Availability of open or green spaces
- \_\_\_ Air quality
- \_\_\_ Water quality
- \_\_\_ Proximity of shopping for basic household needs (i.e., groceries and such)
- \_\_\_ Proximity of basic professional services (i.e., physicians, dentists, etc.)
- \_\_\_ Appearance or overall "look" of Russell Township
- \_\_\_ Quality of street and road surfaces
- \_\_\_ The flow of traffic — that is, your ability to get from one place to another without undue delay or congestion
- \_\_\_ Overall quality of life in Russell Township



4. When you compare Russell Township to other places in Geauga County, is the overall quality of life worse than, about the same as or better than in those other places?

1. Worse
2. About the same
3. Better
4. Don't know

5. Is the current overall quality of life in Russell Township worse than, about the same as or better than when you first moved here?

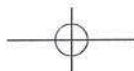
1. Worse
2. About the same
3. Better
4. Don't know
5. Does not apply to me — I have always lived in Russell Township





Following are opinions some Russell Township residents have expressed about land use issues here. Please indicate how strongly you agree or disagree with each of these opinions by circling the appropriate number for each statement.

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
6. We need affordable housing in Russell Township. Many young families, including some of our children's families, may never be able to afford to live here the way things are now.	1	2	3	4	5
7. We don't need any additional public open spaces and recreational areas in Russell Township. We have enough now.	1	2	3	4	5
8. Whether or not Russell Township grows and changes is not important — it's how well we manage that growth and change that counts.	1	2	3	4	5
9. Twenty years from now, I hope Russell Township looks just like it does today.	1	2	3	4	5
10. New people moving into Russell Township just don't understand the Russell Township lifestyle.	1	2	3	4	5
11. The character of Russell Township will be ruined if residential development continues.	1	2	3	4	5
12. In Russell Township, we really need the stronger tax base that comes with more commercial development.	1	2	3	4	5
13. It's difficult for some of our elderly residents to maintain a typical Russell Township residence. We need housing options here that are more suitable for them.	1	2	3	4	5
14. People who own large parcels of land in Russell Township have a right to develop it for profit as they see fit.	1	2	3	4	5
15. We don't need more housing options here in Russell Township. The type of housing we have now is the only type we need — the single family home on a large lot.	1	2	3	4	5
16. There are not enough shopping facilities and professional services here in Russell Township. As it is, we must drive too far to get what we need.	1	2	3	4	5





17. The existing Russell Township Land Use Guide Plan makes recommendations based upon the environmental capabilities of the land alone — for example, availability of ground water supply and ability of the land to support septic systems. Below is a list of things that could be taken into consideration as the new land use guide plan is developed. (Read list then answer the questions below.)

1. Recommendations of the Ohio Environmental Protection Agency (OEPA)
2. Desires of commercial interest groups, such as developers of shopping facilities or office buildings
3. State and county rules and regulations
4. Desires of special interest groups, such as developers of communities or clubs
5. Environmental capabilities of the land (i.e., availability of ground water and ability of land to support septic systems)
6. Desires of the majority of Russell Township residents
7. Recommendations of the Ohio Department of Transportation (ODOT)
8. Desires of owners of large tracts of land in Russell Township
9. Other Specify: \_\_\_\_\_

Of the items listed above, which do you feel are most important to take into consideration as the new land use guide plan is developed? (Put number of appropriate item beside each statement below.)

- \_\_\_ Most important of all
- \_\_\_ Second most important
- \_\_\_ Third most important

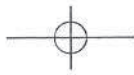
Of the same items listed above, which do you feel are least important to take into consideration as the new land use guide plan is developed? (Put number of appropriate item beside each statement below.)

- \_\_\_ Least important of all
- \_\_\_ Second least important

As a condition for development, should the new land use guide plan recommend:

18. That additional park land, recreational areas, open or green spaces be set aside and maintained for use by township residents?

1. Yes
2. No
3. Depends/don't know





19. That additional trails for bikes, horses and other uses be developed and maintained for use by township residents?

- 1. Yes
- 2. No
- 3. Depends/don't know

20. Which of the following types of residential development should be recommended by the new land use guide plan? (Circle all that apply.)

- 1. Apartments
- 2. Condominiums
- 3. Duplex (or twin single) homes
- 4. Retirement communities
- 5. Single family homes
- 6. Other Specify: \_\_\_\_\_

21. Below is a list of reasons for which the new land use guide plan could recommend minimum lot sizes for residential development. (Read list then answer the questions below.)

- 1. Minimum lot size needed to ensure adequate ground water supply and room for septic systems.
- 2. Minimum lot size needed to preserve the character of Russell Township.
- 3. Minimum lot size needed to control noise levels in neighborhoods.
- 4. Minimum lot size needed to control traffic levels in neighborhoods.
- 5. Other Specify: \_\_\_\_\_



Of the items listed above, which do you feel are most important to take into consideration as the new land use guide plan is developed? (Put number of appropriate item beside each statement below.)

- \_\_\_\_\_ Most important of all
- \_\_\_\_\_ Second most important

22. With regard to commercial development in Russell Township, which recommendation do you prefer?

- 1. No additional commercial development.
- 2. A slight increase in commercial development.
- 3. A moderate increase in commercial development
- 4. Much more commercial development.





**If Russell Township should allow more commercial development:**

23. How much should the type or kind of commercial development be regulated?

- 1. Not at all
- 2. A little
- 3. Somewhat
- 4. A lot

24. How much should the location of commercial development be regulated?

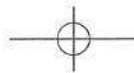
- 1. Not at all
- 2. A little
- 3. Somewhat
- 4. A lot

25. Some residents say they would be likely to support increasing their township taxes permanently or temporarily for some land use purposes. (We define temporary as five years or less.) Others say they wouldn't. How about you? Would you be likely to support a tax increase...  
(Circle one answer only for each item.)

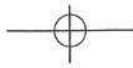
	Yes, permanent	Yes, temporary	No	Don't know
To purchase additional land for public parks?	1	2	3	4
To purchase additional land for recreational areas?	1	2	3	4
To purchase additional land for open and green spaces?	1	2	3	4
To purchase land and pay for the development of more trails for bikes, horses and multiple uses?	1	2	3	4
To help keep Russell Township rural — that is, to allow us to continue to have large lots and low population density?	1	2	3	4

26. Some Russell Township residents say they would be likely to support land use changes that they believe would reduce our real estate taxes by increasing the township's tax base in other ways. Others say they wouldn't. How about you? Would you be likely to support...

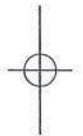
	Yes	No	Don't know
Increasing the size of the commercial district if it would reduce or limit the tax demand on residential property?	1	2	3
Increasing residential density (i.e., smaller lot sizes) if it would reduce or limit the tax demand on each residence?	1	2	3

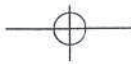






27. With regard to quantity of water used for drinking and household purposes, which of the following categories best describes the situation in your household?
1. Adequate supply of water all of the time
  2. Adequate supply of water most of the time
  3. Occasional shortages of water
  4. Frequent shortages of water
  5. Other Specify: \_\_\_\_\_
  6. Don't know
28. With regard to quality of water used for drinking and household purposes, which of the following categories best describes the situation in your household?
1. Very satisfied with water quality
  2. Somewhat satisfied with water quality
  3. Somewhat dissatisfied with water quality
  4. Very dissatisfied with water quality
  5. Other Specify: \_\_\_\_\_
  6. Don't know
29. Which of the following categories best describes the current condition of your household's septic system?
1. Good condition (*Go to Question 31*)
  2. Fair condition (*Go to Question 31*)
  3. Poor condition (*Continue*)
  4. Needs repair (*Continue*)
  5. Don't know (*Go to Question 31*)
30. Which of the following problems are you currently having with your septic system? (*Circle all that apply.*)
1. Odors
  2. System backs up
  3. Problems during heavy rains
  4. Wet areas in leach or drainage fields
  5. Other Specify: \_\_\_\_\_
31. Some citizens favor the installation of such things as city water and a sewer system in Russell Township in the next 20 years because they feel that these things would eliminate problems with wells, water supplies, septic systems and leach fields. Others oppose city water and a sewer system because they feel that these things are unnecessary or too costly to install due to the large lot sizes in Russell Township. How about you?
- Do you favor or oppose the installation of a sewer system in Russell Township within the next 20 years?
1. Favor
  2. Oppose
  3. Don't know





- 32. Do you favor or oppose the installation of city water in Russell Township within the next 20 years?
  - 1. Favor
  - 2. Oppose
  - 3. Don't know
  
- 33. At your home, are you bothered by noise from external sources such as neighbors, traffic or commercial areas?
  - 1. Yes, frequently bothered by noise *(Continue)*
  - 2. Yes, infrequently bothered by noise *(Continue)*
  - 3. No, not bothered by noise *(Go to Question 35)*
  
- 34. What is/are the source(s) of that noise? *(Circle all that apply.)*
  - 1. Neighbors
  - 2. Traffic
  - 3. Commercial areas
  - 4. Other Specify: \_\_\_\_\_
  
- 35. How frequently do you and members of your household use Russell Township's parks, recreational, green and open areas?
  - 1. At least once a week *(Continue)*
  - 2. At least once a month *(Continue)*
  - 3. A few times a year *(Continue)*
  - 4. Almost never *(Continue)*
  - 5. Never *(Go to Question 37)*
  
- 36. Which of the following activities do you and members of your household do in these parks, recreational, green and open areas? *(Circle all that apply.)*
  - 1. Picnicking
  - 2. Cycling
  - 3. Walking or hiking
  - 4. Jogging
  - 5. Horseback riding
  - 6. Cross-country skiing
  - 7. Ballfield
  - 8. Other Specify: \_\_\_\_\_





For demographic purposes, please answer the following questions about yourself and those in your household. Remember that all responses are anonymous. After sending your survey directly to The Ohio State University, Drs. Snyder and Carr compile all answers from all of the township's residents. Only these compiled results are sent back to Russell Township. No Russell Township residents or officials will ever see the actual completed questionnaires. Therefore, you may answer all the following personal questions with complete assurance of anonymity.

37. How many years total have you personally lived in Russell Township?

\_\_\_\_\_ (Write in number of years)

38. Where did you live before moving to Russell Township?

- 1. Have lived in Russell Township all my life (Go to Question 41)
- 2. Moved to Russell Township from another county in Ohio (Continue)  
Specify county: \_\_\_\_\_
- 3. Moved to Russell Township from someplace outside Ohio (Continue)

39. How would you describe the place from which you moved to Russell Township?

- 1. Urban
- 2. Suburban
- 3. Rural

40. People are motivated to move to Russell Township for different reasons:

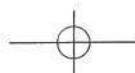
- 1. To access better schools
- 2. For the rural/country atmosphere
- 3. To escape the traffic and crime problems of the big city
- 4. To get a bigger house and lot
- 5. For job or business reasons
- 6. Other Specify: \_\_\_\_\_

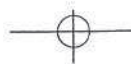
Which of the above reasons was most important to you? (Put number of reason beside each statement.)

- \_\_\_\_\_ Most important
- \_\_\_\_\_ Second most important
- \_\_\_\_\_ Third most important

41. As of now, do you plan to remain a resident of Russell Township for at least the next five years?

- 1. Yes (Go to Question 43)
- 2. No (Continue)
- 3. Don't know (Continue)





42. People move away from Russell Township for different reasons:

- 1. New job or job relocation
- 2. Better access to employment
- 3. Better schools
- 4. Change in marital status
- 5. Bigger house/lot
- 6. More affordable housing
- 7. Retirement
- 8. Other Specify: \_\_\_\_\_

If you move away from Russell within the next five years, which of the above reasons is most likely to apply to you?  
(Put number of reason beside each statement.)

- \_\_\_\_\_ Most likely reason for move
- \_\_\_\_\_ Second most likely reason for move

43. Please tell us the number of adults and the number and ages of children who currently live in this household.

- \_\_\_\_\_ (Write in number of adults)
- \_\_\_\_\_ (Write in number of children)
- \_\_\_\_\_ (Write in ages of children)

44. Do you own or rent your home?

- 1. Own
- 2. Rent
- 3. Other Specify: \_\_\_\_\_

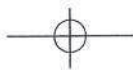
45. In approximately what year was your home built?

\_\_\_\_\_ (Write in year)

46. How large is the property on which your home is located?

- 1. 1/2 acre or less
- 2. More than 1/2 acre but not more than 1 1/2 acre
- 3. More than 1 1/2 acre but not more than 3 acres
- 4. More than 3 acres but not more than 5 acres
- 5. More than 5 acres but not more than 10 acres
- 6. More than 10 acres
- 7. Don't know





47. Is your home located on a major road, a minor road (side street) or in a development?

1. Major road
2. Minor road (side street)
3. Development
4. Other Specify: \_\_\_\_\_

48. In what year were you born?

\_\_\_\_\_ (Write in year of birth)

49. What is your highest level of education?

1. High school graduate or less
2. Some college
3. College graduate
4. Some graduate school
5. Graduate degree Specify: \_\_\_\_\_

50. What is your current marital status?

1. Married
2. Not married

51. What is your sex?

1. Female
2. Male

52. How many people in this household are employed full time? (We define "full time" as working 30 or more hours a week.)

\_\_\_\_\_ (Write in number of people employed full time.)

53. How many people in this household are employed part time? (We define "part time" as working fewer than 30 hours a week.)

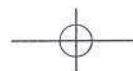
\_\_\_\_\_ (Write in number people employed part time.)

54. What is your current employment status?

1. Employed full time (30 or more hours a week) (Continue)
2. Employed part time (fewer than 30 hours a week) (Continue)
3. Homemaker (Go to Question 56)
4. Temporarily unemployed (Go to Question 56)
5. Retired (Go to Question 56)
6. Disabled (Go to Question 56)

55. Approximately how many miles do you drive one way to work each day?

\_\_\_\_\_ (Write in number of miles one way)

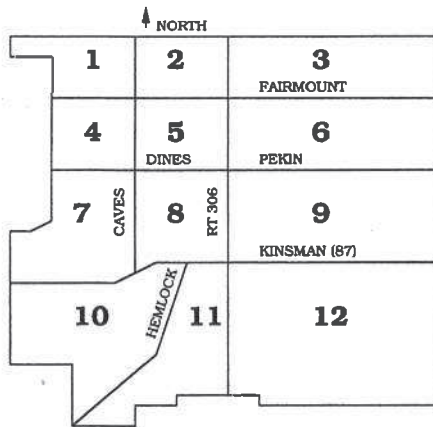




56. Which income category below best describes the combined income of all members of your household living with you in 1993 before taxes? This figure should include salaries, wages, pensions, dividends, interest and all other income.

1. Less than \$19,999
2. \$20,000 to \$39,999
3. \$40,000 to \$59,999
4. \$60,000 to \$89,999
5. \$90,000 to \$124,999
6. \$125,000 or over
7. Don't know

57. Please refer to the map below. In which section of Russell Township do you live? Please write the number of that section in the space provided. (Please note: We want your identity to remain anonymous, but we'd like to know the general area in which your residence is located. Your answer to this question accomplishes that purpose. Do not answer it if you feel it compromises your anonymity.)



\_\_\_\_\_ (Write in the number of the section in which your residence is located.)

Please use this space for any additional comments you may have. All comments will be read and taken into account.

Thank you for your help. Please mail this questionnaire in the enclosed business reply envelope. No postage is necessary.



## **Appendix B**

1990 Census Data for Unincorporated Russell Township

	Number	Percent		
<b>Total persons</b>	<b>5614</b>	<b>100%</b>		
<b>Total households</b>	<b>1977</b>	<b>100%</b>		
<b>Gender (18 &amp; over)</b>				
Males	2100	49%		
Females	2151	51%		
<b>Totals</b>	<b>4251</b>	<b>100%</b>		
<b>Age</b>				
18-44	1870	44%		
45-54	1034	24%		
55-64	655	15%		
65+	692	16%		
<b>Totals</b>	<b>4251</b>	<b>100%</b>		
<b>Education (25 &amp; over)</b>				
High school grad or less	1203	31%		
Some college, assoc. degree	883	23%		
College degree	1128	29%		
Graduate degree	636	17%		
<b>Totals</b>	<b>3850</b>	<b>100%</b>		
<b>Employment status</b>				
Employed full time	2199	48%	35 hours/week, > 14 weeks/year	
employed part time	765	17%	<35 hours/week, at least 14 weeks/year	
Unemployed	74	2%		
Homemaker	975	21%	Females not in labor force	
Retired	564	12%	Not in labor force, >64 years	
Disabled	20	0%		
<b>Totals</b>	<b>4597</b>	<b>100%</b>		
Note: 23 persons 16-19 & not in school included in employment figures.				
<b>Marital status (&gt;15 yrs. old)</b>				
Married	3119	69%		
Not married	1412	31%		
<b>Totals</b>	<b>4531</b>	<b>100%</b>		
<b>Household income</b>				
<\$20,000	143	7%		
\$20,000 - \$39,999	470	24%		
\$40,000 - \$59,999	355	18%		
\$60,000 - \$99,999	531	27%		
\$100,000 - 124,999	163	8%		
\$125,000+	272	14%		
<b>Totals</b>	<b>1934</b>	<b>100%</b>		
<b>Own or rent</b>				
Own	1859	94%		
Rent	118	6%		
<b>Totals</b>	<b>1977</b>	<b>100%</b>		
<b>Mean adults per household</b>	<b>1.9</b>			
<b>Mean children per household</b>	<b>0.7</b>			
<b>Mean travel time to work</b>	<b>27 minutes</b>			