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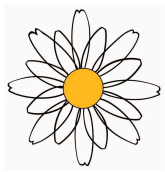
Proposal For Zoning Code Update and Comprehensive Land Use Plan

Submitted by: Eighth Generation Consulting

Jose P, President

Admin@gmail.com

618-434-5684



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Zoning Code Update and Comprehensive Land Use Plan

Submitted to:

Submitted by:

09/16/2025

Dear Town Board and Planning Commission,

On behalf of Eighth Generation Consulting, we are pleased to submit our proposal to partner with Town of Amherst on the development of a Comprehensive Land Use Plan and a complete Zoning Code Update. We recognize that this is a once-in-a-generation opportunity to modernize the Township's planning framework, protect its rural and agricultural character, and create a legally defensible, community-driven vision for the next 10–20 years.

Our team brings extensive experience in rural township planning, zoning modernization, and community engagement, having successfully completed similar projects for small communities across the US. We understand the unique needs of Richfield Township: balancing growth pressures with preservation of farmland and residential quality of life.

We are committed to delivering a clear, implementable plan, a user-friendly zoning code, and strong engagement with your residents, Trustees, and Planning Commission.

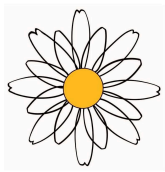
We appreciate your consideration and look forward to working together.

Sincerely,

Name, President
email@gmail.com
111-222-33

Firm Qualifications and Experience

Eighth Generation Consulting is a consultancy established in 2022, with a staff of 5 professionals specializing in land use planning, zoning, and public engagement. Our leadership team has over 75 years

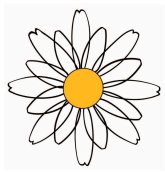


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of combined experience supporting municipalities, tribal governments, and both non-profit and for-profit organizations to integrate economic and environmental development with community engagement and regulatory compliance requirements. We've earned numerous awards and recognitions for these efforts:

- 2022: Honored by the United Nations at the Biodiversity COP15 for pioneering zoning, land use, and stakeholder collaboration through the City of Carbondale's Sustainability Plan.
- 2024: Grand Prize winners through an NREL sponsored prize on community integration of infrastructure and workforce development in land use issues.
- 2024: MIT Solver - Indigenous Communities Fellowship Class of 2024 for work on developing systems of collaboration between local, state, tribal, and federal entities around energy and responsible land use issues.
- 2025: American Made Challenge Current Semifinalist, U.S. Department of Energy.
- 2025: Verizon Disaster Resilience Prize Current Semifinalist for oneNode, a solar microgrid technology to restore connectivity, monitor hazards, and coordinate response in disaster zones.
- 2025: Shortlisted as an MIT Solver semifinalist for a second time focusing on responsible land use, zoning, and privacy concerns for data center development.
- 2025: Awarded Preferred Provider by the Alliance for Tribal Clean Energy.
- Our core services include: Comprehensive Planning, Zoning Ordinance Updates, Rural & Agricultural Preservation, Public Facilitation, and Legal/Statutory Compliance Reviews.



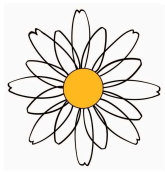
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Relevant Comprehensive Planning & Rural Community Experience

Eighth Generation Consulting's staff have contributed to and led multiple comprehensive planning and sustainability initiatives in complex municipal areas, including:

- **Carbondale's Sustainability Action Plan**
 - Emphasized cross-sector collaboration, brownfield field development policy, and climate resiliency measures, adopted via a 5-0 City Council vote. Incorporated robust stakeholder engagement strategies that effectively included rural and agricultural stakeholders. Reviewed all current Zoning Land Use and restrictions, requirements, and assumptions.
- **Osage Nation planning and development support**
 - Led multiple community-based planning efforts emphasizing coordination between local groups like the Chamber of Commerce, tribal stakeholders in the Osage Nation, as well as county and state representatives. Integrated local concerns around land use, infrastructure planning, and economic development. Wrote 12 grant applications serving as subject matter experts on energy and land usage.
- **Tribal and Municipal Environmental Permitting & Siting Projects**
 - Partnered with the Upper Mattaponi Tribe of Virginia, the Rappahannock Tribe in collaboration with U.S. Fish and Wildlife, Virginia's Piedmont Environmental Council, and the City of Tacoma's Environmental Services Department to deliver GIS-driven siting, feasibility analysis, and permitting strategies for projects exceeding \$400,000 in combined value. Developed community-informed engagement frameworks, coordinated with Authorities Having Jurisdiction (AHJs), and designed compliance pathways aligned with federal, state, and local regulations.



Key Personnel

Saxon Metzger, MBA - Project Manager

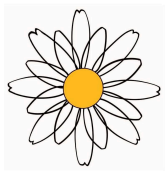
- As Director of the Solarize Southern Illinois non profit, created digital communication strategies (social media, newsletters, targeted outreach) that effectively unified a coalition of diverse members under consistent, core messages.
- Leveraged circular economy success stories and data points to highlight how collective action can reduce waste and promote economic growth.
- Founder of Eighth Generation Consulting with 75+ years of experience in cross sector collaboration on large scale projects within a variety of organizational and institutional contexts, with a focus on strategic and business development for sustainability focused organizations.
- Has taught graduate courses in sustainable business and economics at Wilmington University.

Cale Cornelison, Chief of Staff - Senior Planner

- As Chief of Staff of Eighth Generation Consulting, lead successful voucher projects for the US Department of Energy in conjunction with the City of Tacoma, Piedmont Environmental Council, and both the Rappahannock and Upper Mattaponi Tribes.
- Managed permitting and land use interactivity amongst a regional cohort of North Carolina cities and townships for utility scale planning efforts.
- Contributor on award-winning projects with Eighth Generation Consulting: Community Energy Innovation Prize - IMPACT, *Renewable Rebirth: Implementing Indigenous Stewardship in Solar & Storage Recycling*, U.S. Department of Energy
- Co-taught: *Indigenous Environmental Planning* (Masters of Urban Planning Course 11.171/11.172) - Spring 2025
- Conceived, built, and managed multiple for-profit and nonprofit businesses.
- Pursuing MBA with a focus in Economics

Ayda Donne, MLS - Engagement Specialist

- Expertise in research, review, documentation, and organization.
- Doctoral Candidate at NYU (McCracken Fellowship) and Grants & Technical Research Lead for Eighth Generation Consulting.
- Non-Profit President and Founder, Osage Earth and Education Collective
- Former Chief Librarian, International Center for MultiGenerational Legacies of Trauma

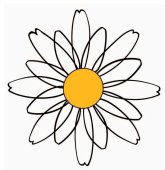


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Wesley Ladd, MBA - GIS/Mapping Analyst

- Holds an MBA with a specialization in Internal Audit.
- 10+ years of experience in auditing and consulting, serving a clientele from Fortune 500 companies to startups and non-profits.
- Developed significant expertise during tenure at globally recognized public accounting firms, including RSM and EY.
- Specializes in servicing clients in highly regulated industries, notably within the financial services sector.
- Participated in and documented formal qualitative risk assessments with university system executives
- Performed comparative analysis of design specifications for flood mitigation equipment
- M365 Security Administrator Associate
- Certified Information Systems Security Professional (CISSP)
- Certified Information System Auditor (CISA)



Project Understanding and Approach

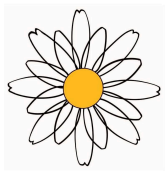
Richfield Township is at a pivotal juncture in its development. With a population of approximately 1,575 and a landscape characterized by predominantly residential and agricultural uses, the Township faces both opportunities and pressures that require a forward-looking land use plan and zoning framework. The Township's leadership has recognized the importance of acting now to ensure that growth, investment, and community priorities are managed intentionally rather than reactively.

The Township's most valuable assets: its rural character, farmland, and strong sense of community must be protected and enhanced even as population and development pressures increase. Without careful planning, incremental changes could erode these qualities and leave the Township vulnerable to land use conflicts, fragmented growth patterns, and legal challenges tied to outdated zoning provisions.

A modern Comprehensive Land Use Plan and updated zoning code will serve as the roadmap for balancing preservation and progress. This plan must proactively manage growth by establishing clear policies for housing, infrastructure, and open space, while also identifying strategies to sustain agricultural land uses and conserve natural resources. It must create opportunities for orderly residential development where appropriate, while preventing incompatible land use patterns that could undermine community character.

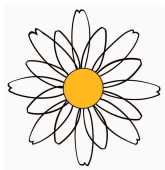
Equally important is ensuring that all updates comply with the Ohio Revised Code and relevant federal requirements. By grounding the Township's framework in statutory compliance, the resulting plan and code will not only reflect the community's vision but will also be defensible, enforceable, and positioned to withstand future challenges.

In short, Richfield Township needs a framework that preserves what makes it unique while enabling thoughtful adaptation to emerging demographic, economic, and environmental trends. Our approach is to build that framework collaboratively: through data-driven analysis, robust community engagement, and careful alignment with state and federal law, so that the Township has a clear, resilient, and implementable path forward.



Methodology (By Phase)

| Phase | Deliverables |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Phase 1: Initiation & Data Collection | <ol style="list-style-type: none">1. Kickoff meeting with Trustees and Planning Commission2. Review existing ordinance3. Gather demographic, land use, infrastructure, and environmental data |
| Phase 2: Community Engagement & Visioning | <ol style="list-style-type: none">1. Public workshops (2–3 sessions)2. Online resident survey + social media outreach3. Focus groups with farmers, homeowners, and business interests |
| Phase 3: Land Use Plan Development | <ol style="list-style-type: none">1. Existing Conditions Report2. Vision, Goals, and Objectives3. Future Land Use Map4. Implementation Action Plan |
| Phase 4: Zoning Code Review & Rewrite | <ol style="list-style-type: none">1. Full diagnostic of current ordinance (outdated, gaps, inconsistencies)2. Drafting of modern, user-friendly code:3. Zoning districts + use table4. Dimensional standards (lot sizes, setbacks, heights)5. Development standards (signage, landscaping, parking)6. Procedures (special uses, PUDs, variances, enforcement)7. Conservation + farmland protection provisions |
| Phase 5: Adoption & Implementation Support | <ol style="list-style-type: none">1. Presentations to Trustees and Planning Commission2. Public hearings (as required by ORC)3. Staff and Commission training on new code |



Project Schedule

We anticipate a 12 month timeline, which allows for thorough public engagement, careful drafting, and structured review, while maintaining momentum and efficiency. Our schedule is designed to balance input with technical precision.

Months 1-2: Kickoff & Data Collection

During the initiation period, our team will conduct a kickoff meeting with the Township Trustees and Planning Commission to confirm scope, expectations, and communication protocols. We will review all existing ordinances and planning documents, and begin assembling demographic, land use, infrastructure, and environmental data. This phase lays the foundation for the entire process, ensuring that decisions are rooted in accurate, up-to-date information.

Months 3–4: Community Engagement & Visioning

Engagement will begin early, with two to three public workshops, an online resident survey, and targeted outreach through Township communication channels and social media. We will also facilitate focus groups with farmers, homeowners, and local businesses to capture diverse perspectives. The goal is to articulate a shared vision and set of priorities that reflect the community's values while addressing emerging challenges.

Months 5–7: Draft Land Use Plan

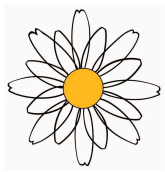
Using the data collected and the input gathered, we will develop an Existing Conditions Report, establish community-driven goals and objectives, and prepare a Future Land Use Map. This map will clearly designate agricultural, rural residential, single-family residential, conservation, and limited commercial areas as appropriate. An Implementation Action Plan will accompany the map to provide specific strategies and timelines for achieving the vision.

Months 8–10: Draft Zoning Code

This phase will involve a full diagnostic of the current zoning ordinance to identify gaps, inconsistencies, and outdated provisions. Our team will then prepare a modern, user-friendly zoning code that includes updated zoning districts and use tables, dimensional standards, development standards (such as signage, landscaping, and parking), procedural guidance (special uses, PUDs, variances, enforcement), and conservation and farmland protection provisions. Drafts will be circulated for review and discussion with Township leadership and key stakeholders.

Months 11-12: Review, Hearings, and Adoption

We will support the Township through formal review processes, including presentations to Trustees and the Planning Commission, as well as public hearings. This period ensures transparency and compliance while giving residents the opportunity to weigh in on final drafts. The goal is to secure adoption of both the Comprehensive Land Use Plan and the Zoning Code Update in a legally defensible and community-backed manner. Following adoption, our team will provide training sessions for Township staff and Planning Commission members to administer and interpret the new code, ensuring that the Township can apply its updated framework with confidence from day one.



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References

We are pleased to provide the following experience from organizations with comparable scopes of work.

Rend Lake Conservancy District (2022-2025)

Contact: Gary Williams, MPA, General Manager (CEO) of the Rend Lake Conservancy District
Former City Manager - City of Carbondale

Email: gm@rendlake.org

Phone: (618) 439-4321

Scope of Work: Received honors for work as Primary Author of the City of Carbondale's Sustainability Plan, earning international recognition from the United Nations at the 2022 Biodiversity COP 15.

Worked with the City of Carbondale to establish their RFP for responsible land use and solar development projects to offset more electricity than any other conservancy district in the region.

City of Tacoma (2024-Current)

Contact: Max Drathman, Project Manager - Environmental Services, City of Tacoma

Email: gmail.com

Phone: 111-22-44

Scope of Work: Conducted a feasibility and permitting strategy for waste-to-fuel conversion technology with comprehensive zoning, siting, and environmental analysis.

The Rappahannock Tribe of Virginia (2024-Current)

Contact: Brian McCann, Director: Economic Development

Email: gmail.com

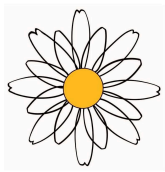
Phone: 111-22-44

Scope of Work: Collaborated on site selection, permitting strategy, and Department of Energy voucher implementation for the Rappahannock Tribe, while also co-authoring numerous grant proposals through GRID Alternatives.

The Upper Mattaponi Tribe of Virginia (2024-Current)

Contact: Nina Brundle, GIS and Mapping Specialist

Email: gmail.com | Phone: 111-22-44



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Scope of Work: Collaboration under a Department of Energy initiative, providing land use, siting, permitting, and development guidance

Budget - \$4, 920

All in NTE Price Inclusive of All Fees

| Phase | Role | Hourly Rate | Hours | Cost (\$) |
|-------------------------------------------|------------------------|-------------|--------------|----------------|
| Phase 1: Initiation & Data Collection | Project Manager | \$5 | 140 | \$7,70 |
| | Senior Planner | \$6 | 120 | \$7,20 |
| | Engagement Specialist | \$5 | 70 | \$3,50 |
| | GIS Mapping Specialist | \$6 | 40 | \$2,40 |
| | Subtotal Phase 1 | | | \$20,80 |
| Phase 2: Community Engagement & Visioning | Project Manager | \$5 | 160 | \$8,80 |
| | Senior Planner | \$6 | 140 | \$8,40 |
| | Engagement Specialist | \$5 | 140 | \$7,00 |
| | GIS Mapping Specialist | \$6 | 48 | \$2,88 |
| Subtotal Phase 2 | | | | \$27,08 |
| | | | TOTAL | \$4,080 |