



# 2024 CENTRAL OHIO APA PLANNING & ZONING WORKSHOP

FRIDAY, OCTOBER 11 2024 | 65 S SANDUSKY STREET | OHIO WESLEYAN UNIVERSITY, DELAWARE



# CONVENTIONAL

CRAFTING INNOVATIVE SOLUTIONS FOR REGIONAL CHALLENGES

7:45 - 8:45

## Registration & Continental Breakfast | First Floor Lobby

8:45 - 9:45

### Hazard Mitigation Planning and Integration Planning Mechanisms | Room 202

SR1

The session will focus on Natural Hazard Mitigation Planning and its role in building resilient and sustainable communities. While Hazard Mitigation Plans are traditionally a mechanism conducted by local emergency management offices, community planners have a responsibility in building safer communities which includes natural disaster-resilient development. The session will discuss the basic process of hazard mitigation planning: 1. Planning Process, 2. Risk Assessment, 3. Mitigation Strategy, and a particular emphasis on 4. Plan Maintenance/implementation.

**Luan Nguyen** | Ohio Emergency Management Agency  
**Steve Ferryman** | Ohio Emergency Management Agency  
**Jacob Hoover, AICP** | Ohio Emergency Management Agency

### Regional Collaboration around Shared Micromobility Solutions | Room 203

CM1

Cuyahoga County, the City of Cleveland, and Bike Cleveland recently collaborated on a successful application for state funding to enhance the region's shared micromobility (bikes & scooters) offerings through provision of a network of stations or "hubs" throughout the county that would both organize the system and offer an opportunity for more equitable distribution of vehicles throughout the region. With the support of the Northeast Ohio Areawide Coordinating Agency (NOACA) and a consulting team, these agencies worked with several participating municipalities throughout the county to identify priorities for the expansion and organization of the shared micromobility network. This included the development of a "station typology" that could be applied across all cities, featuring site layouts, parking equipment, and informational resources.

**Chris Bongorno** | Bongorno Consulting LLC  
**Calley Mersmann** | City of Cleveland  
**Jalen Miller** | Toole Design Group

### Community Effects of Short-Term Rentals | Room 204

CM1

Short-term rentals, also known eponymously as AirBnBs, are housing units which are rented for short durations, typically less than 30 days. They are used primarily by vacationers as an alternative to traditional hotels. Advocates cite their utility in helping homeowners make extra income while giving travelers additional accommodation choices as holistic societal benefits. Detractors point to their negative effects on local housing markets and neighborhoods as reasons to restrict or ban their use. The true impacts, however, are much more nuanced.

**Darryll Wolnik** | CT Consultants

10:00 - 11:00

### Affordable Housing 101 | Room 202

EQ

"Affordable Housing" is an issue that faces nearly every community in America, but it is often poorly understood by elected leaders and community members. This presentation will provide answers to the questions of what affordable housing is and how affordable housing is produced and financed. After attending this presentation, all attendees will be better equipped to engage in housing policy discussions in their communities. Attendees will learn: - How the federal Low Income Housing Tax Credit (LIHTC) works; - What a Housing Choice Vouchers is and how they are used; - What a Project Based Voucher is and how they are used; - Why there always seems to be a gap in financing affordable housing deals; - The importance of State and Local sources of funding for affordable housing; - and much more!

**Geoff Milz, AICP, LEED-AP** | Pennrose

### Designing for Cultural Tourism | Room 203

CM1

This session will delve into the growing trend of communities utilizing cultural tourism as a powerful economic development tool. By investing in public art, cultural experiences, and high-quality urban design, these communities are fostering vibrant, attractive destinations that draw visitors and stimulate local economies. Numerous case studies will be presented including parks, museums, theaters, urban corridors, and permanent and temporary public art installations. Vibrant imagery will be used to showcase projects in Ohio and across the Midwest, Southeast, and Mountain West.

**Josh Lapp** | Designing Local  
**Matt Leasure** | Designing Local  
**Meredith Reed** | Designing Local

### Comprehensive Planning: Is Something Really Better Than Nothing? | Room 204

CM1

Anything goes in Ohio when it comes to comprehensive planning. Ohio Revised Code does not set standards for what must—or even should—be included in a comprehensive plan. The result: comprehensive plans across the state are far from equal in quality and impact. At one end of the spectrum, several judicial cases have determined that the preparation of a zoning map constitutes the preparation of a comprehensive plan. At the other end, robust comprehensive plans have helped some communities to dramatically alter or improve their futures.

**Sarah Kelly, AICP** | Planning NEXT  
**Christine Dersi Davis, AICP** | APA Ohio

<p>11:15 - 12:15</p>	<p><b>The Road to AICP - Process, Preparation, and Passing   Room 201</b> <span style="float: right; background-color: #008080; color: white; padding: 2px 5px;">CM1</span></p> <p>Taking the AICP (American Institute of Certified Planners) exam is the first step to become a certified planner. To qualify, one must be a current APA National member, pass an examination, and submit an online application meeting certain education and experience criteria. This session will cover the basics of the AICP application process, offer tips to help you can prepare for the AICP examination, and we'll discuss how to maintain your credential after becoming certified. AICP's will also offer their experiences prepping for and taking the exam.</p> <p><b>Christine Dersi Davis, AICP   APA Ohio</b> <b>Eric Anderson, AICP   KZF Design</b></p>	<p><b>Sign Law Update   Room 202</b> <span style="float: right; background-color: #008080; color: white; padding: 2px 5px;">L</span></p> <p>We are nearing a decade since the 2015 Reed v. Town of Gilbert Supreme Court case that created problems for every community that had a sign ordinance. That court case appeared to mandate content-neutrality but still left some gray areas regarding to what extent. In 2022, we have some answers from a more recent SCOTUS case out of Austin, Texas, but it still seems like a challenge to address critical issues such as murals, flags, and temporary signs. The purpose of this session is to provide an update on the legal cases that have come along since Reed and look at how communities are rethinking their sign regulations.</p> <p><b>Wendy E. Moller, FAICP   Compass Point Planning</b></p>	<p><b>Urban Rural Interface Planning for Transition   Room 203</b> <span style="float: right; background-color: #008080; color: white; padding: 2px 5px;">CM1</span></p> <p>Central Ohio is experiencing significant growth, leading to development pressures in communities across the region. To some, especially those in the urban/rural interface, these pressures and the resulting transition are a new challenge. The dynamic changes occurring in urban/rural interface communities highlight the critical role of planning in maintaining a sense of place and community.</p> <p><b>Bailey Morlan   Planning Next</b> <b>Keith Conroy   Milcreek Township</b> <b>Bill Bogantz   Liberty Township</b></p>	<p><b>f(z): Functional Zoning - a New Zoning Paradigm   Room 204</b> <span style="float: right; background-color: #008080; color: white; padding: 2px 5px;">CM1</span></p> <p>Functional Zoning is A proposal for a new zoning paradigm that regulates the rate of growth or change rather than the fixed limits of traditional zoning: Functional zoning is a new theory for land use that gives us a way out of the zoning of the last 100 years and better aligns land use with contemporary values. A city needs to be regulated according to its nature as a complex, self-organizing system -- to do this, we need operating principles for regulating land use rather than fixed limits.</p> <p><b>Sky Tallman   Urban Atelier</b></p>
<p>12:15 - 1:45</p>	<p><b>Keynote Panel and Luncheon   Room 301</b></p> <p><b>Housing in Ohio: A Panel Discussion  </b> Join us as we welcome the <b>City of Springfield, Ohio's</b> Steve Thompson and Vaidehe Agwan to discuss the growing housing crisis in their community. Joining them is Sean Suder, Esq. (ZoneCo), consultant on the City's zoning code update. Moderating the discussion is Geoff Milz, AICP (Pennrose), with introductions by Christine Dersi Davis, AICP (APA Ohio).</p>			
<p>2:00 - 3:00</p>	<p><b>Public Health and the Built Environment   Room 202</b> <span style="float: right; background-color: #008080; color: white; padding: 2px 5px;">CM1</span></p> <p>The characteristics of our everyday built environment can enable or limit our access to basic necessities. In this session, our speakers will discuss these impacts as they relate to public health, but also how the transportation and land use policies developed over decades have shaped these environments, and how we can all work together to re-shape them for our communities. The speakers will also highlight an ongoing effort and unique partnerships in the Central Ohio region to collaborate across the disciplines of transportation planning and engineering and public health to make some key improvements in this realm. The Mid-Ohio Regional Planning Commission and Delaware County Public Health Department will highlight a joint initiative with Ohio Wesleyan University to teach public health students about how policies and practices shape the places we live. Students then lead local agency staff and stakeholders in walk audits to identify opportunities for improvement.</p> <p><b>Lauren Cardoni   Mid-Ohio Regional Planning Commission</b> <b>Josie Bonnette, MPH   Delaware Public Health District</b> <b>Christopher Fink, PhD   Ohio Wesleyan University</b></p>	<p><b>Beyond Maps &amp; Signs: A Wayfinding Strategy Guide for the Central Ohio Greenways  Room 203</b> <span style="float: right; background-color: #008080; color: white; padding: 2px 5px;">CM1</span></p> <p>The Mid-Ohio Regional Planning Commission sought an expansive wayfinding strategy that would improve users' ability to navigate its regional trail network. The LA therefore employed a wayfinding definition that acknowledged both the cognitive and the social and corporeal processes people use to find their way. From this, five strategies—trailheads, maps &amp; signs, technology, public art &amp; other creative elements, and Trail Ambassadors &amp; Trail Towns—were developed to help trail users feel secure, exploratory, and inspired on their journeys.</p> <p><b>Melinda Vonstein   Mid-Ohio Regional Planning Commission</b> <b>Matt Leasure   Designing Local</b> <b>Meredith Reed   Designing Local</b></p>	<p><b>So We're Growing, Now What?   Room 204</b> <span style="float: right; background-color: #008080; color: white; padding: 2px 5px;">CM1</span></p> <p>This session will be a panel discussion covering zoning, transportation and housing initiatives in one of the fastest growing counties in Central Ohio. Delaware County municipalities, agencies and nonprofit organizations have had to get creative in how they support their growing service populations amid an ever-changing regional development landscape, housing shortage, and that pesky pandemic. In this panel, representatives from the City of Delaware, United Way of Delaware County, and Delaware County Transit will discuss some of the innovative code updates, programming shifts and housing solutions they are using to guide development policies and serve new and existing residents.</p> <p><b>Anna Kelsey, AICP   City of Delaware</b> <b>Kelsey Fox   United Way of Delaware County</b> <b>Andy Volenik   Delaware County Transit</b></p>	



### Ohio Ethics Update | Room 202

E

Anyone who has ever worked in a public job, served on a board, or interacted with a community has probably experienced or at least heard about issues where there was a question of what the ethical approach to the situation was. This session will highlight key rules you need to be aware of and identify strategies to address any situation in an ethical manner.

Susan Willeke | Ohio Ethics Commission

3:15 - 4:15

### In the "Path of Progress": Planning for the Future in Johnstown | Room 203

CM1

When Intel announced the largest economic development win in the history of the state of Ohio, its chip manufacturing facility landed less than a mile south of Johnstown's border. In this session, panelists discuss the steps taken by the city to empower the community and give them better control over their city's future. They will discuss the municipal tools used to enhance governance and economic development, the many partnerships with local and regional entities necessary for long-term success, and the countless lessons learned along the way. Finally, this session explores what's next for Licking County in the midst of regional population growth, housing scarcity, increasing utility demands, and new data centers.

Kyle May, AICP | MKSK  
Sean Staneart | City of Johnstown  
Chris Hermann, FAICP | MKSK  
Donald Barnard | City of Johnstown

### In Pursuit of Economic and Environmental Resilience: Transforming Worthington's Outdated Industrial Corridor to an Eco Innovation District | Room 204

CM1

Worthington, a land-locked community with few options for new development, was faced with regional growth pressures, unprecedented demand for housing, zoning code that goes back to the 1970s. An obvious path to continued economic growth is redevelopment of the existing industrial Northeast Area, which represents 13% of the land of the City and enjoys a low vacancy rate. However, the City's dependence on payroll (income) taxes has grown to 75% of all City revenues, increasing the need to keep and attract businesses to the area. Worthington is also in a highly competitive market for office, commercial, and industrial users and the Northeast Area boasts a near hundred percent occupancy. But because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. City leadership realized the time to reinvent, recalibrate, and reposition this outdated industrial area is now.

Megha Sinha | nbbj  
R. Lee Brown | City of Worthington  
David McCorkle | City of Worthington  
Sayee Mudholkar | nbbj

4:30 - 5:30

### Happy Hour | First Floor Lobby

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