

- 10.1 Sponsoring a workshop for local government officials on Comprehensive Plan recommendations relative to zoning and development standards.
- 10.2 Providing technical assistance and guidance to communities as zoning codes are updated.
- 10.3 Providing County funding assistance to cities, villages and townships to fund code updates.

Objective 11. Funding - Create a county-level funding source to guide growth through financial incentives and to encourage local actions that implement the Comprehensive Plan, by:

- 11.1 Structuring a funding program that provides loans or matching funds to assist local governments in funding infrastructure improvements that comply with the Plan, encouraging development of affordable housing, acquiring farmland or open space conservation easements, purchasing open space as public parkland and other appropriate activities.
- 11.2 Coordinating the program through the County Planning Commission and staffed by the Planning Department.

Land Use Plan

Overview

The philosophy behind the Land Use Plan is to redirect future development to cities, villages and hamlets where such growth should be concentrated, thereby protecting farmland and open space. The result should be less sprawl throughout Wayne County and more highly developed (and healthy) cities, villages and hamlets. Agriculture is to be protected and greenspace conserved.

Managing development in Wayne County requires an approach that is cross-jurisdictional and which doesn't rely upon zoning as a short-term implementation tool. The Land Use Plan is defined by a series of **Resource Management Areas** which divide the County into a series of units based on land use recommendations and their unique functional nature. In this way the County can approach growth management in a comprehensive and coherent manner. The key RMAs are:

- **Growth Areas** - Cities, villages and hamlets where future development should be directed.
- **Future Expansion Areas** - Locations where sanitary sewer service is available outside corporate boundaries and within which longer-term development may occur.
- **Transitional Areas** - Locations outside cities, villages and hamlets within which low-density (single-family) residential development is to be encouraged, but not commercial and industrial development in most cases.
- **Conservation Areas** - A majority of the County where agriculture and natural resources should be conserved, and development generally discouraged.

Secondary areas of important include major corridors, industrial clusters and rural subdivisions.

Development standards are provided to further define each RMA in terms of consistent characteristics, which serve as targets for directing future development. Likewise a series of implementation policies are provided which are intended to guide each community's implementation of a specific area.

The following would be the results of a fully implemented Land Use Plan by 2010:

- About 124,000 persons could be supported, which reflects an annual growth rate of about 2.0 percent (comparable to recent residential development activity since 1990).
- The urbanized portion of Wayne County would increase to 14.4 percent - a small increase over the 1990 ratio of 13 percent.
- Developed land use would increase by about 5,000 acres (the industrial portion matches forecasts in the **Strategic Economic Development Plan**).
- Agricultural land use would decline by about 3,600 acres - as opposed to 15,000 acres under the trends forecast.
- Natural resources would decline by about 1,200 acres - as opposed to 5,000 acres under the trends forecast.

A Land Use Plan Map illustrates the location of each RMA and a series of planning area maps further refine the Land Use Plan Map by summarizing land use recommendations. The following is a narrative for each Resource Management Area.

Growth Areas

- **Purpose** - To accommodate the majority of future development that will occur in Wayne County through 2010.
- **Characteristics** - Growth Areas are the highest priority for future development and are located within corporate boundaries of cities and villages, and the general boundaries of unincorporated villages and hamlets, where water and sewer services are currently available or are planned to be made available. Future development should occur at higher densities to better focus development and reduce public infrastructure costs. Residential, commercial and industrial development should be encouraged. Infill commercial development in central business districts should be a very high priority. Annexation is expected to occur as boundaries are expanded within Growth Areas.

Cities are recommended as the highest priority because they offer the infrastructure necessary to support growth and have the tools in place to manage change, such as zoning and subdivision regulations. The following cities are designated as Growth Areas: Wooster, Orrville and Rittman.

Villages are recommended as the second highest priority in Growth Areas because villages are traditionally smaller population centers, many of which offer the infrastructure necessary to support future growth (or are considering system additions). Villages, however, typically require some improvement in growth management tools (or adoption thereof). The following villages are designated as Growth Areas: Apple Creek, Burbank, Congress, Creston, Dalton, Doylestown, Fredericksburg, Marshallville, Mt. Eaton, Shreve, Smithville and West Salem.

Hamlets are recommended as the third highest priority in Growth Areas because they are the smallest population centers, usually lack the utilities necessary for supporting development, are not expected to make such improvements within the planning period and lack zoning. The following hamlets are designated as Growth Areas: Blachleyville, Burton City, Canaan, Craigton, Easton, Funk, Guerne, Jackson, Jefferson, Kidron, Lattasburg, Maysville, Millbrook, Moreland, New Pittsburg, Pleasant Home, Reedsburg, Riceland, Springville, Sterling, Weilersville and West Canaan.

- **Recommended Development Standards** - Average gross residential density should be between 4.0 to 6.0 dwelling units per acre, while average net residential density should be between 6.0 to 8.0 dwelling units per acre (5,445 to 7,260 square-foot lot). Average commercial/industrial floor area ratio (FAR) should be between 0.25 to 0.50 (10,890 to 21,780 gross square feet per acre). Engineering standards for public improvements should be typical urban standards.

Future Expansion Areas

- **Purpose** - To encourage longer-term development in appropriate locations where utility service can be provided, outside Growth Areas.
- **Characteristics** - Future Expansion Areas are those locations outside Growth Areas which could potentially accommodate future development as Growth Areas (or portions thereof) reach build-out. These locations should contain utility service or can be serviced through utility expansions beyond the planning period (2010-2015), when development would expect to occur. Densities should be comparable to Growth Areas. Future development is expected to be comparable in character and density as adjacent Growth Areas. Annexation is expected. Commercial and industrial development should be discouraged in Future Expansion Areas during the planning period. Protection of prime farmland in Future Expansion Areas may not be feasible given the investment in utility infrastructure.
- **Recommended Development Standards** - Average gross residential density should be between 2.0 to 4.0 dwelling units per acre and average net residential density should be between 4.0 to 6.0 dwelling units per acre (7,260 to 10,890 square-foot lot). Average commercial/industrial FAR should be between 0.25 to 0.40 (10,890 to 17,424 gross square feet per acre). Engineering standards for public improvements should be typical urban standards.

Transitional Areas

- **Purpose** - To create a transition between more developed cities and villages, and the less developed countryside by encouraging lower-density single-family residential development and discouraging nonresidential development.
- **Characteristics** - Transitional Areas serve as a predominately low-density residential area between the densely built-up areas of Wayne County and the rural portions within Conservation Areas. Densities should be a transition between Growth and Conservation Areas. Utilities should be provided on-site. Water and sanitary sewer services should not be extended or expanded. Alternative technologies and joint

easements for leach fields should be promoted by the Wayne County Health Board (through code revisions) to encourage open-space subdivisions. Commercial development should be limited to neighborhood-level retail supporting existing and nearby residential concentrations. Protection of prime farmland in Transitional Areas may be feasible through Purchase of Development Rights programs, but not necessarily recommended in Transitional Areas.

- **Recommended Development Standards** - Average gross residential density should be between 1.0 to 2.0 dwelling units per acre and average net residential density should be between 2.0 to 4.0 dwelling units per acre (10,890 to 21,780 square-foot lot). Average commercial/industrial FAR should be between 0.25 to 0.35 (10,890 to 15,246 gross square feet per acre). Engineering standards for public improvements should be typical urban standards.

Conservation Areas

- **Purpose** - Agricultural preservation and natural resource conservation are the priorities for Conservation Areas, and very low density single-family development is appropriate - including farmsteads, but higher density residential and nonresidential development should be discouraged.
- **Characteristics** - Conservation Areas are designated for more than half of Wayne County, areas that are principally rural in nature. Agriculture should be preserved where prime agricultural soils are located and generally conserved for future generations elsewhere. Natural resources should be conserved through fee-simple purchase, donation or easement, or through the use of recommended management practices by property owners.

Development in the Conservation Area is generally discouraged unless located adjacent to existing clusters - new areas should not be opened. The County Health Code should be strengthened to ensure development is compatible with natural constraints, especially septic system limitations and groundwater availability. Open-space subdivisions should be encouraged to protect unique natural features. Utilities should not be extended into this area. Appropriate tools include subdivision regulations and Purchase of Development Rights programs.

- **Recommended Development Standards** - Average gross residential density should be between 0.25 to 1.0 dwelling units per acre and average net residential density should be between 0.5 to 2.0 dwelling units per acre (21,780 to 87,120 square-foot lot). Average commercial/industrial FAR should be between 0.10 to 0.25 (4,356 to 10,890 gross square feet per acre). Engineering standards for public improvements should be typical rural standards.

Major Corridors

- **Purpose** - To manage land use changes in major corridors to minimize impacts, protect traffic flow and safety, and enhance Wayne County's economic base and quality of life.
- **Characteristics** - Several major corridors are identified in the Land Use Plan because they serve multiple functions (i.e., transportation and development areas) and are under regular pressure to accommodate

new growth. Corridors are unique planning areas because they can encourage sprawl if not carefully managed (i.e., US 30 east of Wooster) and because access management is important to ensuring proper traffic flow. New development should be located adjacent to existing, similar development where access is appropriate, where utilities are present and with the intention of encouraging the creation of nodes of activity that can be properly managed. Wherever feasible joint access should be required, with cross-access easements to ensure adjacent properties can link with existing driveways. Residential development should not be encouraged fronting onto major corridors. Signs for commercial and industrial development should be subdued in design, such as monument-style signs designed to complement the primary structure and externally illuminated.

Industrial Clusters

- **Purpose** - To focus industrial development in key locations.
- **Characteristics** - Existing and proposed industrial clusters are indicated on the Land Use Plan. Existing clusters are locations where industry is currently present. Proposed clusters are locations where efforts are in 1996-97 underway to expand the industrial base. Additional proposed clusters may be identified as future industrial parks as an outgrowth of the **Strategic Economic Development Plan**. Industrial clusters should be supported by public actions to ensure their long-term viability, by ensuring adequate utilities, roads, access, rail and services are available, directing conflicting land uses away from clusters and undertaking an aggressive business retention and expansion program.

Rural Subdivisions

- **Purpose** - To recognize existing rural residential concentrations.
- **Characteristics** - Numerous locations throughout Wayne County contain concentrations of rural residential housing, sometimes as platted subdivisions or where farms have been subdivided into large lots (five-acres or greater in size). These rural subdivisions are generally indicated on the Land Use Plan in recognition of their existence and to provide guidance in terms of future development in the Conservation Area.

Rural subdivisions are existing residential neighborhoods and should be supported to ensure their viability. However, new rural subdivisions and expansion of existing subdivisions should be discouraged. Such development pressure should be directed to Growth Areas. Where a subdivision is to be developed, open-space subdivision design should be encouraged and such open-space reserves should be linked with adjacent development to create open-space networks. Development regulations should be strengthened to ensure development is compatible with natural constraints.

Case Study

Overview

To illustrate a practical application of the Land Use Plan, a case study was prepared by applying the Resource Management Area approach to an existing village in Wayne County. The concept was to depict development of an area adjacent to a

population center that would provide a transition to a less developed area (Conservation Area). The goals of the case study were:

- To incorporate and apply the Growth, Transitional and Conservation Areas of the Plan.
- To encourage concentrated development that protects farmland and greenspace.
- To set aside significant greenspace while accommodating a development that would meet the intentions of the Plan and provide for a financially successful investment.
- To minimize public infrastructure investment, maintenance and operation costs.
- To create a unique community asset and establish a new direction in subdivision layout for Wayne County.

A traditional subdivision was also prepared for comparison purposes.

The case study was based upon the following program:

- A portion which reflects the existing development pattern in the village, matching lot size and street grid.
- A less dense portion which begins to transition towards an open-space subdivision portion.
- An open-space subdivision portion that preserves a great deal of greenspace and transitions to the adjacent rural areas.
- A neighborhood center that provides an identity for the development and serves local retail needs.

The case study was applied to the southeast side of Fredericksburg following a discussion with the County Planning Department concerning an appropriate study location. Current site conditions do not necessarily support the case study because a portion has already been developed. But the intent was not to provide a real development proposal, but an exercise to depict the Plan's intentions. Site plans and a rendering of the preferred approach are enclosed.

Description

The site totals 261 acres. The site is bisected by a stream system, includes a heavily wooded area, rolling terrain and a working farm. The size of the site provided for a sufficiently large area to accommodate the case study's program. Two schemes were presented: a traditional subdivision and the preferred approach which combined a range of lot sizes into an integrated neighborhood (both approaches were designed with a combination of central utilities and on-site systems).

- **Traditional Approach** - The traditional approach provides a typical subdivision design with one-acre lots. Minimal greenspace is protected in areas with significant slopes. The traditional subdivision results in 417 total lots (303 at 6.0 units/acre and 114 at 1.0 units/acre), 42 acres of improved roads and 55 acres of greenspace. The gross density is 1.6 units per acre.
- **Preferred Approach** - The preferred approach provides a transition from higher densities near the village center to an open-space subdivision design with significant greenspaces protected within the

development. A neighborhood center is also provided to give the development an identity and provide services within walking distance of homes distant from the village center.

The preferred approach results in 321 lots (196 at 6.0 units/acre, 95 at 3.0 units/acre and 32 at 2.0 units per acre), five acres of commercial development, three acres of public development (such as a library or church), 32 acres in roadways and 141 acres in greenspace. The gross density is 1.2 dwelling units per acre.

By comparison, **the preferred approach results in a more populated development, but one-half the density of the traditional subdivision and nearly three times the amount of permanently protected greenspace.** Also, the preferred approach is better integrated into the existing adjacent village and provides a nice transition to nearby rural areas. Roadway improvements are minimized, and sanitary sewer investments are balanced with combined leach systems.

Implementation

The Implementation section addresses several key strategies previously addressed in this element. This narrative provides additional guidance and direction to the County in undertaking the long-term implementation of the Land Use Plan. Recommended actions, responsible parties and timeframes are provided at the end of this section for each strategy.

Funding

Funding many of the recommendations of the **Comprehensive Plan** will require the identification of special funds. In some cases the County and individual communities will be able to tap state and federal grants to fund certain recommended actions. In other cases annual appropriations (general funds) and capital improvement funds may be reallocated to implement Plan recommendations.

But it appears that a dedicated, reliable source of public funding will be necessary to either directly pay for certain recommendations or to provide financial incentives to encourage non-county organizations and individuals to implement portions of the Plan. Clearly the County will be in a stronger position to implement this Plan if it can provide some funding to assist local partners in positively managing Wayne County's development.

The funding issue should be considered as a major source of public funds dedicated solely to implement various recommendations of the County's **Comprehensive Plan**. Funding could be from a variety of taxes, such as sales tax, sin tax or conveyance tax. The issue would be put to a vote of the public. If approved the fund would be established by the County Commissioners and implemented by the Planning Commission with staff support from the Planning Department.

The fund could be used for a variety of activities directly related to and compatible with the Comprehensive Plan:

- Matching funds for capital improvements.
- Greenspace or prime agricultural soil protection (fee simple ownership or conservation easements).
- Matching funds for parkland acquisition or facility construction.
- Incentives for business expansion or relocation, such as low interest loans.

- Historic preservation loans.

The fund should be capitalized at a minimum of \$3 million, a substantial portion of which should be earmarked for loans to ensure the fund is self-supporting. Guidelines would be prepared by the Planning Commission and adopted by the County Commissioners. An annual application deadline and monitoring by the Planning Department would create additional mechanisms to ensure a fair and well-run program.

County Development Regulations

The County's development regulations (subdivision, engineering, health) serve as a major tool for implementing the Comprehensive Plan, particularly related to the technical aspects of land development. Under the Ohio Revised Code the County has authority to review and approve major and minor subdivisions, and the Health Department has authority to permit on-site wastewater treatment and disposal facilities for residential development. The County Engineer has authority to review and approve public improvements related to subdivisions. Together the County has a strong tool for guiding future development.

The regulations should be updated in 1997 to respond to several recommendations in the Comprehensive Plan. Specifically:

- Promote the use of open-space subdivision design.
- Strengthen environmental assessment and mitigation requirements.
- Minimize number of minor subdivisions.
- Strengthen access management provisions.
- Increase lot frontage requirements.
- Adopt soil erosion and sedimentation controls.
- Encourage creative site planning.
- Preservation of abandoned railroad right-of-way.
- Require "urban" engineering standards for public improvements in all subdivisions except "open-space" subdivisions.
- Strengthen health code to require more stringent approval standards for on-site wastewater treatment and disposal systems, taking into account soil conditions.

County departments are expected to initiate this task following adoption of the Plan, with the expectation that new regulations would be adopted before the end of 1997.

Open-Space Subdivisions

Encouraging sensitive subdivision design is a major recommendation of the Comprehensive Plan. The goal is to better protect and conserve natural resources, while accommodating the need for housing. To do this the County will encourage subdividers to use creative site design approaches that cluster housing and protect greenspace. These developments are commonly called "open-space subdivisions."

Wayne County has approved one such development (The Woods at Wulamo) and is expecting to approve another in the first half of 1997. These two developments, along with the case study presented in this Element, provide benchmarks of success to encourage other developers. As the market absorbs these lots, additional demand

should create a very favorable climate for additional subdivisions. Likewise the Subdivision Regulations will be rewritten to encourage this approach through the use of incentives.

Why should the development community embrace these subdivisions? The reasons include a lower upfront investment in infrastructure, increased value of individual building sites and aesthetically pleasing developments that have public support. Subdivision changes are proposed to create additional incentives.

Model Township Zoning Resolution

As recommended in this element of the Plan, a model township zoning resolution should be prepared by the Planning Department and circulated among Wayne County's townships, their elected and appointed officials, and the general public. The following goals support preparing and promulgating a township model:

- To encourage and facilitate local decisionmaking relative to adopting township-based zoning.
- To encourage consistency among various township resolutions.
- To promote state-of-the-art approaches to growth management at the township level.

The model resolution can be prepared by Staff with professional assistance. Depending on the level of commitment the model can provide a single approach to specific issues or a range of options that can be selected by individual townships.

The following key issues should be addressed by the model:

- Consistent zoning districts that provide standards and guidelines for residential, commercial, office, industrial, public and semipublic uses.
- Consistent development standards for each zoning district, including minimum lot size, setbacks, building height, lot coverage, etc.
- Consistent off-street parking, signage, landscaping and buffering requirements.
- Alternatives to promote sensitive development practices, such as open-space subdivisions, clustering and agricultural zoning (to protect agricultural operations).

If the County desires a proactive approach, a working group of township officials, property owners and residents could be formed to serve in an advisory capacity. This could create additional stakeholders in the community, wider public input and a stronger potential for implementation. Additional public participation of this nature would increase the project budget by 10 to 20 percent.

Agricultural Preservation

The implementation of agricultural preservation recommendations will depend upon individual and joint efforts of a variety of parties, including the County Commissioners and Planning Department, Wayne Development Council, OSU Extension, US Natural Resources Conservation Service and Wayne Farm Bureau, as well as individual property owners and the development community.

Clearly success has occurred, but much work lies ahead. The Plan provides a host of recommendations that can lead to substantial preservation accomplishments. Some activities will occur on a farm by farm basis, such as CAUV and agricultural districts.

Others will require public action and funds, such as a PDR Program and revisions to the Subdivision Regulations.

But there are clear financial incentives for landowners to preserve their farmland. Conservation easements can be sold or donated with tax benefits. Estate planning holds a number of options for saving tax dollars and securing a farm for future generations. A PDR Program provides immediate cash benefits as well.

Combined these various tools will have a marked success in reaching the goal and objectives. But it also must be recognized that the bottomline for preservation efforts is ensuring farming remain an economically viable enterprise. Over one-third of farmers in Wayne County have a primary occupation other than farming. Success must be measured in dollars in family income, as well as acres preserved.

Rural Character

Rural character has been a major area of concern throughout the preparation of this Plan. The issues have focused on preserving the best of the County's historic rural character, without constraining property owners' activities. Modern farm practices can result in drastic changes to rural character, which are recognized as sometimes necessary to ensuring profitable farming operations. The following defines rural character:

- **Development Patterns** - The development pattern of the rural countryside is typified by low-density, large-lot single-family residences, scattered commercial uses, farming, farmsteads and greenspace. As the development pattern shifts with increasing numbers of single-family homes, the character becomes more suburban in perception. Conversely, attempts to insure low-density development results in greater losses of agricultural land and greenspace.
- **Buildings and Structures** - A variety of buildings and structures define rural character, with the most aesthetically pleasing incorporating wooden barns and outbuildings, as well as windmills and fences. Many of these structures are historic and reflect various design practices, some of which reflect the heritage of early homesteaders. Of late farm buildings have begun to incorporate more modern materials, such as metal siding, which is changing the character of individual farmsteads in response to economic considerations.
- **Landscape Features** - Rural landscape features include stream corridors, woodlands, ponds and lakes, and open fields and meadows. These features define components of the rural landscape, define and enclose spaces and are remnants of the natural landscape that once covered Ohio. Fencerows are natural features that developed along property lines, but which now serve as wildlife habitat. Together with the other rural character types, the landscape rounds out the picture that defines rural character.
- **Views** - One of the key features that define rural character are the views visible as people travel the County's byways - whether in a car, on foot or in a buggy. These views, which can be defined in geographic terms as "viewsheds", combine many of the other features previously identified into a complete portrait of Wayne County. Views can be harmed by intrusive objects, such as billboards, poorly

maintained property or structures lacking character fitting with the view (such as a modern gasoline station).

To encourage the preservation of rural character, the following actions are addressed in the **Actions** section of this chapter:

- Clustering future development to conserve greenspace.
- Establishing a Purchase of Development Rights (PDR) Program.
- Establishing a non-profit land trust to conserve greenspace.
- Amending Subdivision Regulations to strengthen environmental assessment requirements.
- Adopting a Transfer of Development Rights (TDR) Program.
- Inventorying agricultural structures and encourage preservation.
- Creating a Barn-Again Program.
- Encouraging preservation of fencerows and vegetative stream corridors.
- Adopting agricultural zoning.

Minimizing the **visual impact** of new development to protect views and viewsheds can involve several approaches, either optionally by conscientious property owners or through building permit approvals.

- This could occur by locating structures adjacent to tree lines and wooded field edges and not in fields.
- Tree lines should be preserved in subdivisions.
- Roads should follow existing contours.
- Relative to stream corridors, structures should be placed a minimum of 100 feet from streams regardless of floodplain boundaries. Stream vegetation should not be removed and should be maintained.
- Relative to wooded slopes, structures should not be placed on ridges and trees should be preserved on all ridges. Minimal woods should be removed.

The proposed **US 30 realignment** east of Wooster is of special concern in terms of how this improvement is viewed from existing US 30 and nearby roads and properties, as well as the view from the new alignment. ODOT should utilize ISTE A enhancement funds to design and install landscaping that softens the road and provides a year-round green transition between the facility and the adjacent countryside.

Development Plans

The **Comprehensive Plan** provides general land use guidelines in this Element. But several target areas within the County should be addressed through a detailed follow-up plan that focuses on land use at the parcel level, infrastructure planning and other services, access management and the road network. These plans should be prepared under the direction of the Planning Department with support from each jurisdiction in the planning area. Development plans should be prepared for:

- **US 30 Corridor** - The US 30 corridor between the City of Wooster and Riceland is facing significant growth pressure with the realignment of US

30. Issues that should be addressed include land use, infrastructure and access requirements at the proposed interchanges, land use patterns along the corridor and redevelopment opportunities along the old US 30 alignment. This project could be a joint effort of the County, City of Wooster and East Union Township.

- **Wayne County Airport** - A master plan has been prepared for the airport. But development in the vicinity of the airport and related infrastructure planning should be undertaken. The airport has long been considered a potential industrial area. This project could be a joint effort of the County, City of Wooster, Wayne Development Council, Village of Smithville and Wayne Township.
- **SR 57 Corridor** - This corridor is impacted by significant truck traffic and industrial development has extended north of Orrville. The Riceland intersection at US 30 will be further impacted by the 30 realignment. A joint project between the County and City of Orrville could address land use, infrastructure, service and access issues along the entire corridor.

Comprehensive Plans

Several communities in Wayne County have prepared comprehensive plans. Most of these are somewhat outdated and should be revisited in light of the County's updated plan.

- Specifically, Wooster, Orrville and Rittman should undertake an update of their existing plans in the next few years.
- Chippewa Township should complete its plan and Doylestown should continue to cooperate in that effort.
- Congress Township should prepare and adopt a land use plan and West Salem should cooperate in that effort.
- Smithville should consider preparing a land use and infrastructure plan.

Building Permits

An issue of discussion that should be revisited in the future is the use of building permit ceilings to limit residential development. The Plan currently does not recommend this tool as a means of implementing these recommendations. But the Plan does recommend that the County at some point in the future revisit this issue to determine its legality under the Ohio Revised Code and to consider whether it is a tool that should be used, especially if other strategies in this Plan prove ineffective over the long-term.

Planning Commission Training

Wayne County should continually strive to maintain a well-informed and educated Planning Commission that can continue to play a leading role in managing growth and development. Key to supporting the Commission is adequate and ongoing training. This can take several forms:

- Ohio Department of Natural Resources offers twice annually the Jennifer McSweeney Land Use Planning Course, which provides a good background on a variety of planning and regulatory issues.
- Ohio Planning Conference, a chapter of the American Planning Association, sponsors an annual conference and cosponsors a regional conference in alternating years. A host of sessions are usually provided covering a range of interests.
- Personalized training is available from several sources across the state, in particular the University of Cincinnati. These sessions can be tailored to address Wayne County-specific issues, as well as provide a broad background of material.

Actions

A detailed set of recommended actions follows which provide direction relative to the strategies presented earlier in this chapter. Actions are intended to be very defined steps that are necessary to implement individual strategies. Parties are identified that are responsible for implementing individual actions. Recommended timeframes are also provided as a measure of success. A summary of all actions presented in the **Comprehensive Plan** is provided in the Implementation Chapter.