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celebrating our past, planning our future

Wayne County Comprehensive Plan

November 2019

A MESSAGE TO THE COMMUNITY

The Wayne County Commissioners, Wayne County Planning Department and Wayne Onward Steering Committee are pleased to present ideas, plans, and recommendations for the future of Wayne County. This document incorporates input from many different sources, including the public, County and local government staff, and Steering Committee members, as well as technical analysis on a range of topics. The result is a collective set of recommendations for the future that will allow the County to continue to manage growth and change while retaining what makes it unique and special.

The 2019 Comprehensive Plan Update is both aspirational and practical. It is grounded in the same values that drove the 1997 plan and 2007 audit, but it recognizes that new conditions and trends, as well as current planning issues, require new strategies to maximize benefits for the community.

The plan will serve as a guide for the next decade by providing the framework for a community that preserves and celebrates its rural character, small-town lifestyle, focused economic development and community values. Guided by this plan, Wayne County will also be able to better direct new and revitalizing development with access to multiple modes of transportation. This will help to ensure that the community remains a great place to live, where large and small businesses can thrive, agricultural uses are protected and residents enjoy recreational opportunities, parks, natural spaces, affordable and high-quality housing options and a range of amenities and services.

We want to thank the hundreds of Wayne County citizens who offered their time and ideas to Wayne Onward. Their efforts are contributing to Wayne County's vision for a thriving and prosperous future.

STEERING COMMITTEE

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planning NEXT

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EXECUTIVE SUMMARY

PLANNING PROCESS

Wayne Onward was a year long process launched in the early fall of 2018 to update Wayne County's comprehensive plan. At the core of the planning work was a robust public engagement process that addressed community needs, values, and aspirations. Three phases of public engagement (face-to-face and online) and eight Steering Committee meetings informed the plan's contents.

STEERING COMMITTEE

A citizen Steering Committee has guided the public process and helped to shape the plan's recommendations. Members were selected to represent the County's diverse interests.

FOCUS ON THE FUTURE

A series of workshops at the beginning of the process focused on "big picture" ideas and insight.

OPPORTUNITIES WORKSHOPS

A series of workshops in the middle of the process focused on preliminary goals, opportunities mapping, and key questions to guide the plan's recommendations.

OPEN HOUSE

Toward the end of the process, draft plan recommendations were unveiled and shared for additional comment.

ONLINE ENGAGEMENT

Throughout the process, online activities mimicked in person engagement activities.

PROCESS TIMELINE

2018 **2019**

PHASE 1	PHASE 2	PHASE 3
Preparation	**Analysis**	**Plan Development**
Getting oriented and setting a foundation.	Analyzing public input and conducting technical research.	Drafting the plan and developing an implementation strategy.

Public Engagement

November 13, 15 2018
Focus on the Future workshops

March 5, 7 2019
Opportunities workshops

June 25 2019
Open House

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VISION AND GOALS

The desired end result of the Wayne Onward process was to create clear and compelling recommendations that align with community-supported ideas and values. A vision affirmed and five goals were created through the public process. These goals organize 149 actions to be implemented.

VISION

Well-planned and managed development, abundant farmland and greenspaces, a full-range of housing opportunities and economic prosperity are the combined vision of the Comprehensive Plan.

The vision statement captures the broadest aspirations for Wayne County. The vision statement from the 1997 Plan was tested and validated by Steering Committee members and the public and has been carried forward in this plan document.

GOALS

A. LAND USE AND DEVELOPMENT

> Manage growth and change to balance agricultural, residential, commercial and industrial needs and provide a strong quality of place.

B. PRESERVATION

> Promote, protect and celebrate the County's rich heritage, culture and natural resources.

C. ECONOMY

> Support a strong, resilient and diversified local economy to provide opportunity for all members of the community.

D. TRANSPORTATION

> Improve safety, efficiency and condition of transportation infrastructure.

E. QUALITY OF LIFE

> Enhance the quality of life for those who live and work in the County.

PRIORITY THEMES AND ACTIONS

Four key themes emerged through the planning work and of the 149 actions proposed through the plan, 15 have been identified as top priorities. For a description of themes, see Section 2, Introduction and for the full set of actions see Section 7, Goals and Actions (references are shown in parentheses).

PRIORITY THEMES

- Balancing rural character and growth
- Improving land use tools
- Providing housing options
- Supporting parks and trailways

PRIORITY ACTIONS

- Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map. (A.1.1 | A.3.1)

- Develop a strategy to designate Community Reinvestment Areas in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment. (A.1.6 | A.11.3)

- Review and consider adjustments to the Three Mile Limit consultation process in collaboration with local city governments. (A.2.3 | A.11.1)

- Coordinate throughout the County to identify opportunities for land banking properties. (A.2.4)

- Encourage participation in the Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas, to reduce tax burdens and preserve land for farming. (A.3.3)

- Conduct a campaign to distribute and share information about the Comprehensive Plan. (A.5.2)

- Establish an exploratory committee of representatives from County departments, townships, interest groups and others to explore new or updated regulatory tools. (A.9.1)

- Review potential to modify subdivision regulations to encourage or require Open Space subdivisions and address irregular lots. (A.9.3)

- Identify new opportunities to support "family farms," including an awareness campaign about their changing nature (C.4.1)

- Encourage the targeting of government programs (such as Community Reinvestment Acts or CRAs) to stressed neighborhoods. (C.6.2)

- Create policies that encourage the assemblage of property in cities and villages to support new infill housing in existing municipalities. (E.2.2)

- Conduct a Residential Market Analysis to identify future housing type needs, preferences and opportunities to retain and attract residents. (E.2.4)

- Conduct an integrated strategic plan between entities that own, maintain and/or plan for parks, open space and trailways in the County, including benchmarking with other counties. (E.1.1)

- Support dedicated funding for the Wayne County Park District, which may include public funding and require a coordinated strategy between relevant organizations. (E.1.2)

- Continue to support connecting the County through its trailway system (including ODOT State & U.S. Bike Route System) and work closely with partners to identify new trailway opportunities. (E.1.3)

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MAPPING THE FUTURE

The plan includes several maps that have been created in order to help inform land use and development decisions. The maps are inter-related and both support and are reinforced by the plan's recommendations.

OPPORTUNITIES MAP

Developed with a combination of public input, Steering Committee insight, and staff knowledge, the Opportunities Map illustrates where and how the County should use its resources to guide future physical investment and change. The concepts illustrated on the map provide overarching guidance that helped to inform the Character and Land Use Plan.

RESOURCE MANAGEMENT AREA MAP

The Land Use Plan is defined by a series of Resource Management Areas (RMAs), which are used by Planning Staff to consider and to guide development throughout the County. The RMA map will also inform the County's 208 plan. The Clean Water Act requires 208 plans for wastewater management planning. This is one of the few tools that staff has to limit greenfield development and focus development in areas served by infrastructure.

CHARACTER AND LAND USE PLAN

The plan also includes a Character and Land Use Plan. This plan is structured around a map that shows desired future character throughout the County. The plan is not intended to guide development parcel-by-parcel, but rather communicate the overarching built form for Character Areas.

IMPLEMENTATION

The implementation strategy for the plan is critical for ensuring that its recommendations are pursued over the short and long terms. The 38 objectives and 149 actions that make up the plan will require sustained commitment and involvement from a range of entities with a variety of focus areas, organizational structures and operations. While many recommendations would be pursued primarily by the Wayne County Planning Department, others will require partnership or leadership by different entities. The plan serves a general guide for the future that must be carefully coordinated with current planning efforts in incorporated areas. Also of critical importance is recognizing that funding for all recommendations is not in place, and some recommendations may not be prioritized unless funding becomes available.

STRATEGIES FOR IMPLEMENTATION

This plan identifies a number of key ways in which implementation can be integrated into the operations of relevant departments and organizations.

TRACKING WORKSHEET

The plan's tracking worksheet provides an at-a-glance view of the steps proposed for each action in the plan. It identifies timeframes for completion and primary responsible entities for each action that can be used to measure and evaluate success over time. The worksheet can also be the foundation for a "checklist" that can be used periodically (e.g. on an annual basis) to assess progress.

The worksheet identifies top priorities followed by a complete list of all recommendations.

TRACKING WORKSHEET

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
GOAL A. LAND USE AND DEVELOPMENT			
OBJECTIVE 1. ENCOURAGE THE EFFICIENT USE OF LAND AND FOCUS DEVELOPMENT IN AREAS ALREADY SERVED BY UTILITIES.			
A.1.1	Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.2	Encourage the conservation of existing natural and agricultural areas.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.3	Encourage infill development in areas with infrastructure.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.4	Cluster future development adjacent to similar development.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.5	Encourage a higher-density development pattern through zoning bonuses in locations with adopted zoning codes.	O	Cities, Villages and Townships with adopted zoning codes
A.1.6	Develop a strategy to designate Community Reinvestment Areas in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment.	S	Wayne County Planning Department / Cities and Villages
OBJECTIVE 2. ENCOURAGE COOPERATION IN LAND USE PLANNING AMONG LOCAL UNITS OF GOVERNMENT.			
A.2.1	Prepare and issue a countywide Annual Growth Report about development, population change and implementation of the Comprehensive Plan.	S	Wayne County Planning Department / Wayne Economic Development Council
A.2.2	Coordinate efforts to address tax delinquent properties throughout the County, including advocating for uniformity when tax foreclosure is commenced.	S	Wayne County Planning Department / Cities, Villages and Townships
A.2.3	Review and consider adjustments to the Three Mile Limit consultation process in collaboration with local city governments.	S	Wayne County Planning Department / Cities

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INTRODUCTION

INTRODUCTION

The Wayne Onward process was a special opportunity to chart a course for Wayne County for many years to come. This plan was updated from its 1997 and 2007 versions through a deliberately collaborative and open process. It was informed by technical expertise that was strategic in nature, focusing on the most critical issues for the County. This chapter provides some context about the work that was undertaken.

BACKGROUND

With a gradually growing population of approximately 116,000, Wayne County is predominately agricultural and has a rich history. It also boasts a strong local economy and high quality of life. In 1997, the County adopted a comprehensive plan to establish a policy framework to guide public decisions regarding development and growth management, while preserving what makes the County unique.

The County audited the plan in 2007 to ensure that the vision and goals were consistent and viable after a decade, and to address emerging planning issues. With the accomplishment of many of the initiatives laid out in the first update, this 2019 edition of the plan aims to ensure that it remains an actively used and relevant document.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a long-term guide that expresses the values and aspirations of a community. It is the broadest public policy document a community can create for its future physical development. It considers the input of residents, workers, and other stakeholders. The plan helps the County respond to change and acts as a guidebook for decision-makers. It provides a framework for future decision-making that provides predictability, while maintaining flexibility.

HOW THIS PLAN IS ORGANIZED

This plan is organized into chapters by topic:

1. Executive Summary
2. Introduction
3. Process
4. Existing Conditions and Trends
5. Planning Framework
6. Character and Land Use
7. Goals, Objectives and Strategies
8. Implementation Plan
9. Appendices

KEY RELATED PLANNING EFFORTS

In addition to the 1997 Wayne County Comprehensive Plan and the 2007 audit, there are a number of recent and current planning efforts and documents that helped guide the work for Wayne Onward. For a list of these efforts and documents please see Appendix E.

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PURPOSE OF THE UPDATE

While many of the County's core values have not changed since the 1997 Plan and 2007 audit, County leadership sought to update the plan to address current trends and planning issues and to proactively consider new opportunities to shape the County's future. The intention of the planning process was to identify qualities of the County that should be preserved, respond to current development trends, and bring people together to create a shared vision for the future. Wayne Onward is focused on maintaining the County's position as a desirable place in which to live, work, play and invest.

Past plans include the 1997 Comprehensive Plan, Tomorrow Together, and the 2007 audit.

WHO WAS INVOLVED

Fundamentally, this is the community's plan. Throughout the process, hundreds of community members were engaged and offered thousands of ideas that helped to guide and shape the comprehensive plan update.

STEERING COMMITTEE

Process and outreach

> A citizen Steering Committee helped to guide the public process and the plan's recommendations. The group was representative of the County's many diverse interests.

STAKEHOLDERS

Targeted input

> Individuals with specific interests or expertise were engaged to provide insight during Wayne Onward's process.

PUBLIC

Input and feedback

> Widespread public involvement was vital to Wayne Onward's success. A number of in-person workshops and online tools offered a variety of ways for the community to give input throughout the process.

STAFF / ADVISORS

Project management and local knowledge

> County staff supported and helped to coordinate the work and provided local knowledge and expertise to each element of the plan.

ELECTED OFFICIALS

Guidance and Adoption

> Elected officials helped give direction for the plan. The final plan will be formally adopted by the County Commissioners who will have a central role in its implementation.

CONSULTANTS

Process leadership and expertise

> The Planning NEXT team worked closely with the Steering Committee and staff to facilitate the process and share experience from other successful communities nationwide.

VISION

Well-planned and managed development, abundant farmland and greenspaces, a full-range of housing opportunities and economic prosperity are the combined vision of the Comprehensive Plan.

GOALS

Building off of the vision, the plan's goals articulate desired outcomes for the plan at the highest level. More specific objectives are organized under each goal and actions are organized under objectives.

STRUCTURE OF RECOMMENDATIONS

This plan includes five goals, which reflect themes from community input. Each goal is supported by several objectives that organize the plan's actions.

GOALS

Intended results expressed in simple terms for the plan's five topic areas. These represent overarching desired outcomes for the plan.

OBJECTIVES

Sub-themes within the goals that serve to organize actions.

ACTIONS

Projects, policies or programs that can be implemented.

GOALS

A. LAND USE AND DEVELOPMENT

> Manage growth and change to balance agricultural, residential, commercial and industrial needs and provide a strong quality of place.

B. PRESERVATION

> Promote, protect and celebrate the County's rich heritage, culture and natural resources.

C. ECONOMY

> Support a strong, resilient and diversified local economy to provide opportunity for all members of the community.

D. TRANSPORTATION

> Improve safety, efficiency and condition of transportation infrastructure.

E. QUALITY OF LIFE

> Enhance the quality of life for those who live and work in the County.

PRIORITY THEMES

The following themes emerged through the planning process. They cut across the Plan's goals, objectives and actions and help to guide implementation by giving priority to actions that address them.

BALANCING RURAL CHARACTER AND GROWTH

Throughout the planning process, many community members spoke up about their desire to support commercial and industrial development to bolster the economy as well as housing and amenities that will retain and attract population. Promoting agricultural uses and preserving the rural character of the County have remained a top priority. Strategies to direct new development to areas that are already served by utilities will promote redevelopment and infill through programs. Additionally, incentives to discourage lot splits and residential development that negatively impact the look, feel and function of undeveloped areas should be a major focus for the County.

IMPROVING LAND USE TOOLS

Wayne County has a number of useful tools for managing land use change including subdivision regulations, which were updated in 2008 to allow for subdivisions that cluster housing and preserve open space. 201/208 wastewater planning has assisted the County in directing development to areas served by utilities. However, through the planning process community members have voiced a desire to ensure that the plan's land use recommendations are implementable. There is concern that the existing tools may not be sufficient if development pressure grows. Because of this, improving existing tools and exploring potential new tools for implementing land use changes should be a priority.

PROVIDING HOUSING OPTIONS

While Wayne County's housing development has generally kept up with population growth, planning process participants expressed that the County must focus on housing types, quality and affordability. Of particular interest has been meeting the needs of the County's older adults as the population ages, providing desirable housing for young people (such as smaller homes at a "starter" price point) and building workforce housing to encourage those who work in the County to live there. This could be advanced through a study of housing supply and demand (through a residential market analysis), programs to encourage land assemblage for housing development in cities and villages and the use of incentives or other tools that have been successful in some parts of the County, such as the City of Wooster.

SUPPORTING PARKS AND TRAILWAYS

Wayne County is fortunate to have a significant amount of parks, trailways and natural spaces as well as a number of organizations that own, manage and plan for them. A number of the County's parks and natural spaces have been identified as underutilized and lacking in the amenities and ease of access that would allow residents to fully enjoy them. In the past, plans for trailways have sparked significant controversy, with concerns over the impact on agricultural land and activities. A more cohesive and deliberate strategy for the County's many parks, trailways and natural spaces is needed. Such a strategy should include building capacity within the relevant organizations and working together to achieve a dedicated funding stream.

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PRIORITY ACTIONS

Of the 149 actions proposed through the plan, the following 15 have emerged as top priorities. For the full set of actions see Section 7, Goals and Actions (references are shown in parentheses).

> Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map. (A.1.1 | A.3.1)

> Develop a strategy to designate Community Reinvestment Areas in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment. (A.1.6 | A.11.3)

> Review and consider adjustments to the Three Mile Limit consultation process in collaboration with local city governments. (A.2.3 | A.11.1)

> Coordinate throughout the County to identify opportunities for land banking properties. (A.2.4)

> Encourage participation in the Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas, to reduce tax burdens and preserve land for farming. (A.3.3)

> Conduct a campaign to distribute and share information about the Comprehensive Plan. (A.5.2)

> Establish an exploratory committee of representatives from County departments, townships, interest groups and others to explore new or updated regulatory tools. (A.9.1)

> Review potential to modify subdivision regulations to encourage or require Open Space subdivisions and address irregular lots. (A.9.3)

> Identify new opportunities to support "family farms," including an awareness campaign about their changing nature. (C.4.1)

> Encourage the targeting of government programs (such as Community Reinvestment Acts or CRAs) to stressed neighborhoods. (C.6.2)

> Create policies that encourage the assemblage of property in cities and villages to support new infill housing in existing municipalities. (E.2.2)

> Conduct a Residential Market Analysis to identify future housing type needs, preferences and opportunities to retain and attract residents. (E.2.4)

> Conduct an integrated strategic plan between entities that own, maintain and/or plan for parks, open space and trailways in the County, including benchmarking with other counties. (E.1.1)

> Support dedicated funding for the Wayne County Park District, which may include public funding and require a coordinated strategy between relevant organizations. (E.1.2)

> Continue to support connecting the County through its trailway system (including ODOT State & U.S. Bike Route System) and work closely with partners to identify new trailway opportunities. (E.1.3)

"Thank you for facilitating this process. It's great to live in a county where comprehensive planning is taken seriously."

- workshop participant
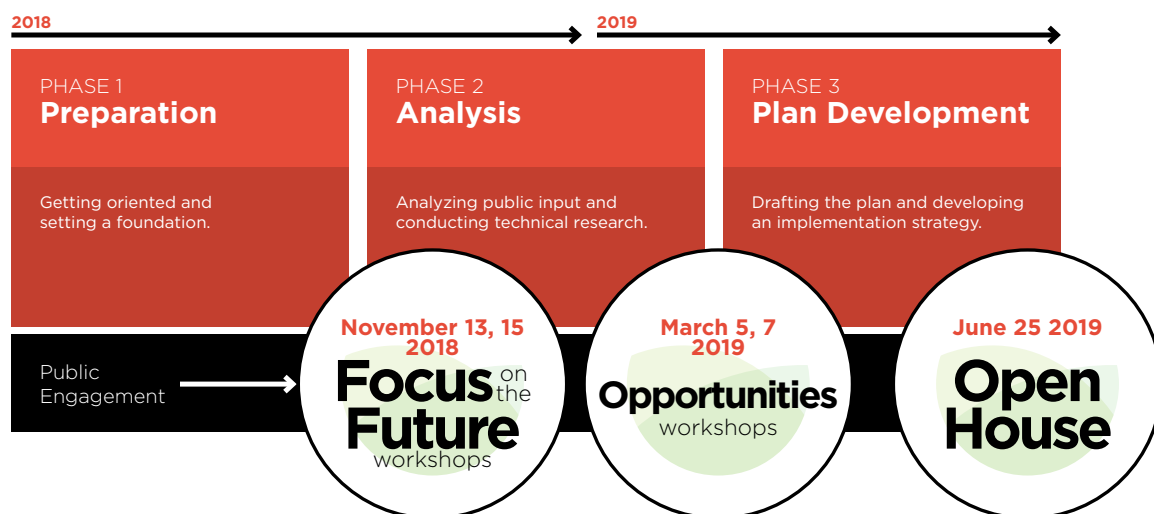
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PROCESS

PROCESS

To ensure that the planning process for Wayne Onward was open, inclusive and transparent, a robust public engagement process was conducted with the help of a citizen steering committee. Following is a summary of the public engagement process, which included three key opportunities for face-to-face interaction as well as online forums for participation.

PUBLIC ENGAGEMENT PROCESS

The Wayne Onward process blended technical analysis with community ideas and insight. Twenty-two members of the Wayne County community were selected to provide key guidance and insight as part of the Steering Committee, representing the diversity of perspectives in the County. The Wayne Onward public engagement process also included three rounds of distinct opportunities in which the public could participate. The first round of engagement was held in fall 2018, which included Focus on the Future Workshops and online activities designed to foster big picture thinking about the future. The second round of public engagement, including Opportunities Workshops and online activities, was focused on collecting input on preliminary goals and concepts for the plan. The third round of public engagement was the Open House, at which feedback was solicited on goals, objectives, and strategies for the plan.

2018   2019

PHASE 1 **Preparation**	PHASE 2 **Analysis**	PHASE 3 **Plan Development**
Getting oriented and setting a foundation.	Analyzing public input and conducting technical research.	Drafting the plan and developing an implementation strategy.

Public Engagement

November 13, 15 2018
Focus on the Future workshops

March 5, 7 2019
Opportunities workshops

June 25 2019
Open House

PROCESS HIGHLIGHTS

1. A Steering Committee was formed, ensuring a broad representation of the community. Advisors were also identified from County departments and city governments.

2. The Steering Committee met on a regular basis to provide guidance on the planning process, research and draft plan elements.

3. Stakeholder interviews were conducted to understand key interests and gather input from different interest groups.

4. Word of mouth, social media updates, press releases, articles published in the County's newspapers, and emails sent through established organizations were all used during the process to keep the public informed and engaged. A dedicated project website, www.WayneOnward.com, was created as a hub for communications and plan resources.

5. 250 people participated in the Focus on the Future Workshops and online survey which gave anybody who cared about the County a chance to provide ideas and input for comprehensive plan elements.

6. 220 people participated in the Opportunities Workshops and online survey. These opportunities focused commenting on goals and other ideas.

7. Over 60 people participated in an Open House and Road Show at which community members could view draft recommendations on display boards, comment, and indicate top priorities.

8. The plan will go through a formal adoption process, including public hearings with the County Commissioners.

Focus on the Future

Let's work together to make Wayne County the best it can be!

Join us for an interactive workshop to help shape a new plan for the County.

- Learn about the Wayne Onward planning process
- Participate in activities through which you can share your vision for the future

Tuesday, January 22, 2019
Central Christian School
3970 Kidron Road
Kidron, Ohio 44636
6:00 - 8:00 PM

Buggy Parking is available

Collateral materials were designed around a coherent brand and included key meeting information as well as information about the overall process.

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STEERING COMMITTEE

A Steering Committee guided the public process and helped to shape the plan's recommendations. Members were selected to represent a broad spectrum of interests from throughout the County. The Committee acted as spokespersons for the planning effort, played a critical role in conducting public outreach, and provided direction feedback to the planning team at crucial moments in the process. The Steering Committee held eight official meetings, and many members took on facilitation roles at public workshops. A special meeting was added at which McBride Dale Clarion, a company with expertise in zoning code and plan implementation, presented an assessment of potential regulatory tools for implementation.

FOCUS ON THE FUTURE WORKSHOPS

The public engagement process kicked off with a series of Focus on the Future workshops. All participants were asked to answer the question "What are the greatest opportunities for Wayne County?" and discussed their answers in small groups. Workshop participants also worked together to map "strong places" and "weak places" in the County.

250 people participated in this first round of public engagement, through one of the five public workshops, or the online survey. Approximately 700 individual comments were collected, and all comments were recorded in a database, indexed and categorized. Some of the most prevalent topics included economic development, preserving agricultural uses, protecting and enhancing parks and open spaces, and enhancing quality of life by providing a range of amenities and services. These topics became a basis for the plan's goals. The consultant team then identified common themes important to participants and key opportunity areas to focus on, from which preliminary actions were developed.

1,750

INDIVIDUAL COMMENTS COLLECTED

98%

OF PARTICIPANTS FELT THEIR INPUT WAS HEARD

99%

OF PARTICIPANTS FELT COMFORTABLE PARTICIPATING

OPPORTUNITIES WORKSHOPS

In Spring 2019, the second round of public engagement was held, which included a series of Opportunities Workshops. Five public workshops were held in different locations throughout the County and an online survey mimicked the workshop activities. Most of the activities centered around asking participants to evaluate statements related to draft plan goals and actions. The workshops also included a group mapping activity in which participants were asked to identify potential opportunity geographic focus areas.

Over 100 people participated in the four workshops, and over 120 individual responses were collected through the online survey. Nearly, 1,800 individual comments were collected from the in person workshops and all comments were recorded in a database, indexed and categorized. The consultant team then identified the broad categories and themes expressed by the participants and recorded the key opportunity areas to refine the plan's goals and objectives.

OPEN HOUSE

The third and final round of public engagement took place in June with an Open House. Participants were able to view display boards that 1) provided background information about the Wayne Onward process, 2) shared the draft goals for the plan, and 3) revealed draft recommendations that had emerged from the public input. Participants were asked to indicate highest priorities for the county as well as provide any additional comments.

Approximately 60 people attended the Open House. Those who could not attend had the opportunity to view the display boards as they traveled to five different locations throughout the County as part of a Road Show. Additionally, the display boards and comment forms were promoted online.

ONLINE ENGAGEMENT

Participants who were unable to attend the workshops were able to participate in the Wayne Onward process online. Activities were created to mimic the Focus on the Future workshops and the Opportunities workshops for the public to share their input. These activities were publicized in a variety of ways, including social media channels, emails, word of mouth and press releases. The online engagement portion allowed the process to reach beyond those who participated in person.

INTERVIEWS AND FOCUS GROUPS

Interviews with key stakeholders were conducted to inform the work and provide supplementary feedback to the rounds of public engagement. Interviewees were asked to share information about themselves and their perspective on planning issues. Interviewees answered questions about what works well currently in planning for the County, what does not work well, their vision for the future, and who else, specifically, should be involved in Wayne Onward.

In addition to stakeholder interviews, focus group meetings were held to provide additional information contributing to the comprehensive plan update. Focus group meetings were conducted with the Farm Bureau and Ag Success Team, Township Trustees, and several different groups of Amish population. While many of these comments collected were consistent with what was heard at the Focus on the Future workshops, there were different and/or additional ideas that were shared.
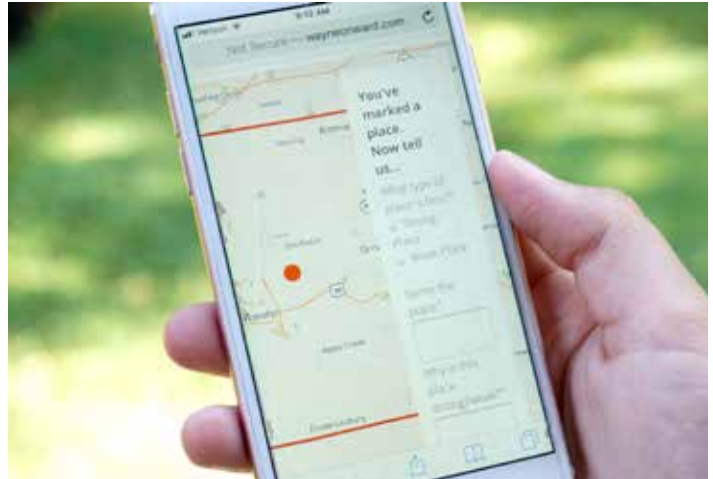
For those unable to attend the workshops, participants could use an interactive mapping tool to identify strong and weak places in the County.

# 4

EXISTING CONDITIONS AND TRENDS

CONDITIONS AND TRENDS

The following chapter provides contextual information about the County that has informed the planning work. It is organized into three topics: people, place and prosperity.

OVERVIEW

Wayne County's many assets include its rich rural and agricultural heritage as well as the opportunity for "small town" living. A gradually growing steady population, a diverse economic base, significant natural resources and a number of other advantages contribute to a high quality of life for residents and workers in the County. At the same time, the County has an opportunity to encourage the continuation of these trends by proactively planning for the future.

Note: Most recent demographic data comes from the 2016 American Communities Survey (ACS) unless otherwise noted.
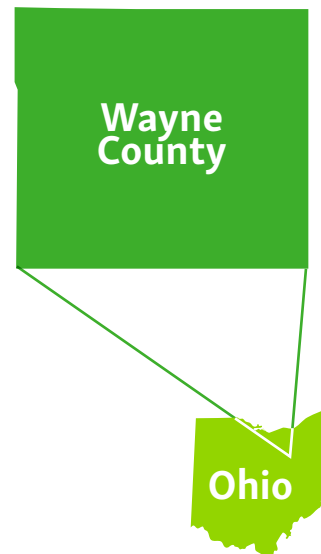
PEOPLE

Demographic conditions and trends related to population, household makeup, age and diversity.

COUNTY AND CITY POPULATION REMAIN STEADY

Since 2010, the County's population has increased by 1%. This slight population increase is 2.5 times that of Ohio. Compared to population changes of surrounding counties (Stark, Summit, Tuscarawas, Ashland, Holmes, and Medina), Wayne County has experienced the third greatest population growth in this period, following Holmes and Medina County.

WAYNE COUNTY'S POPULATION INCREASE HAS BEEN 2.5 TIMES THAT OF OHIO

5TH

LARGEST AMISH POPULATION IN THE COUNTRY

2.61

10% LARGER HOUSEHOLD SIZE THAN OHIO

AMISH POPULATION CONTINUES TO GROW

Wayne County is home to the fifth largest Amish population in the nation. The Amish population in Wayne County was 8% of the total population in 2013, though it is estimated to double every 20 years. This means that the Amish population is likely to have an even greater presence in the county in the future. The Amish also believe religion is a way of life, which informs their community values. This is reflected in the way they live, conduct business, farm, travel and otherwise relate to the County. For this reason, it is essential that any planning work take the specific needs and influences of the Amish population into careful consideration.

HOUSEHOLD SIZE LARGER THAN STATE AVERAGE

The average household size in Wayne County is 2.61 persons, which is 10% higher than Ohio. The household size includes single person households, as well as families. Household size decreased from 2.68 to 2.61 between 2000 and 2010. The relatively large household sizes are important to recognize because they have implications on housing demands, the local economy, infrastructure and needs for services.

MEDIAN AGE IS YOUNG, BUT POPULATION IS GROWING OLDER

At 38.7, the County's median age is just younger than the state average, 39.3. Between 2010–2016 the largest growth in population was seen in the 65+ age range, which increased by 17%. This aging population can shift demands for County services as older adults may need different programming compared to younger people.

PLACE

Place-based information on topics like housing, development character, land use and mobility

STEADY HOUSING UNIT GROWTH

Since 2010, housing units in Wayne County have increased by around 1%. The total number of housing units is over 46,000. The majority of units are owner occupied, family households. While the number of new housing units constructed has generally kept pace with population growth, the Wayne Metropolitan Housing Authority has identified that demand for one bedroom efficiencies / apartments has increased in recent years, outpacing supply.

DECREASE IN VACANT HOMES

There has been a 10% decrease in vacant homes from around 3,300 in 2010 to just under 3,000 in 2016. Over the same period, the City of Wooster has seen a 27% decrease in vacant homes. This number could be affected by the City of Wooster's housing policies and programs, including the Residential Community Reinvestment Area Program (CRA) which seeks to rehabilitate or rebuild single and two-family homes in the designated area through tax abatements. Additionally, the lower vacancy rate may be attributed to the high number of jobs and low unemployment rate.

HIGH OWNER OCCUPIED VALUES

Residential median property value in Wayne County is $148,000 which is considerably lower than the national average at $205,000, but slightly higher than the State average of $132,000. Being lower than the US average is likely due to low population densities, a relatively low cost of living and high agricultural values compared to the rest of the State. In contrast, home ownership rates are higher in Wayne County than the national average, 72% and 63% respectively.

>46,000

TOTAL NUMBER OF HOUSING UNITS

10%
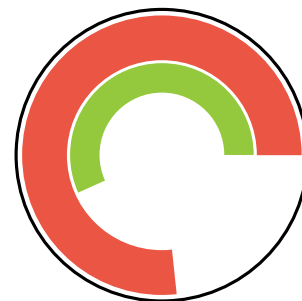
OWNER OCCUPIED HOUSING
72% WAYNE COUNTY
**63% NATIONAL**

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COMMON ACCESS DRIVES

A common access drive is a private way, which provides vehicular access to at least two but no more than five lots and is governed by a Homeowners' Association or similar agreement. According to the County's Subdivision regulations. Common Access Drive subdivisions are not to be used to avoid the construction of a network of interconnecting public and/or private streets.

AMISH COMMERCIAL PROPERTY

CONSTRAINED LANDS
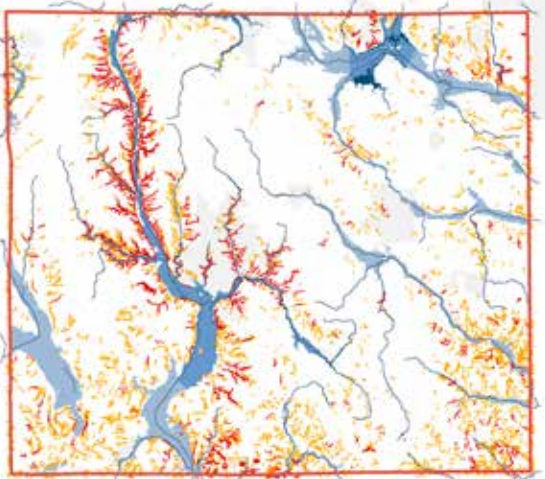
LEGEND

■ Slopes over 12%	■ 100 yr floodplain A	■ 500 yr floodplain
■ Slopes over 25%	■ Base floodplain AE	

CHANGING RESIDENTIAL DEVELOPMENT

Some properties have multiple residential units on the same parcel. In recent decades, land splits have become more common throughout the County. Common access drives, which help to reduce the number of curb cuts to newly created lots, are occurring with the most frequency in the southern part of the County. Amish property tends to have several residential structures clustered and may expand over time. Some have commercial establishments that build out to the roadway.

ABUNDANT FARMLAND

Prime farmland is described by the USDA as soils that are best suited for producing food, feed, forage, fiber and oilseed crops. This land is capable of sustained high yield crops. As of 2012, 70% of the land area in Wayne County, or over 250,000 acres, was prime farmland. The southern half of the County is slightly less well-suited for agriculture due to topographical features. Contours, along with the Amish population, have led to slightly smaller field sizes in this area. The northern half of the County has flatter terrain and tends to have higher contiguous acres of farmland.

NATURAL ENVIRONMENTAL CONSTRAINTS

With several marsh and wetland areas, there is a significant portion of the County constrained by flood zones. Almost 32,000 acres (9% of the County) are within the 100 year flood plain. Much of southwest Wayne County is affected by water management at the Mohicanville Dam in adjacent Ashland County, with the dam causing flooding at certain times throughout the year. Similarly, almost 8% of the County has slopes of at least 12%. These create barriers and can inhibit agricultural use. Nearly 9,000 acres (2.4% of the County) are defined by the USDA as Severe Sloped Soils.

HIGH SPEED INTERSECTIONS

Central Wooster, North Wooster and Orrville have the highest quantities of crashes based on reported incidents between 2015 and 2017. Many of the other hot spots follow high speed corridors where state or county roads cross rural roads. These intersections can be especially troublesome for farm equipment and horse and buggies that require a longer amount of time to cross roads. Buggy traffic is most significant in the southeast corner of the County with many reported buggy specific crashes, usually at these same high speed crossings.

CONGESTED CORRIDORS

Changing conditions to traffic patterns have added pressures along certain corridors. This is most evident along Back Orrville Road. Increases in truck traffic between Orrville and Wooster has resulted in corresponding increases in crashes. The crash data was reinforced by qualitative comments from the planning process regarding increased congestion. SR 57 has seen similar changes due to regional growth.

TRAIL CONNECTIONS

Trailways are multi-use paths created for walking, bicycling and sometimes horse riding. The mapped trailways show both existing County trailways as well as planned and potential trailways. Some of the potential trailways would provide connections to close gaps between existing trailways. Wayne County also sits along the Ohio-to-Erie Trail which connects Cincinnati, Columbus, and Cleveland. The Wayne County portion is the only rural section without an off-road dedicated trail, requiring riders to use an on-road route.

INTERSECTION RELATED CRASHES

- Crash Incident

Less Crashes   More Crashes

TRAILWAYS

LEGEND

■ Existing	■ Planned On-Road	■ Desired Off-Road Connection (priority)
■ Potential	■ Desired On-Road Connection	

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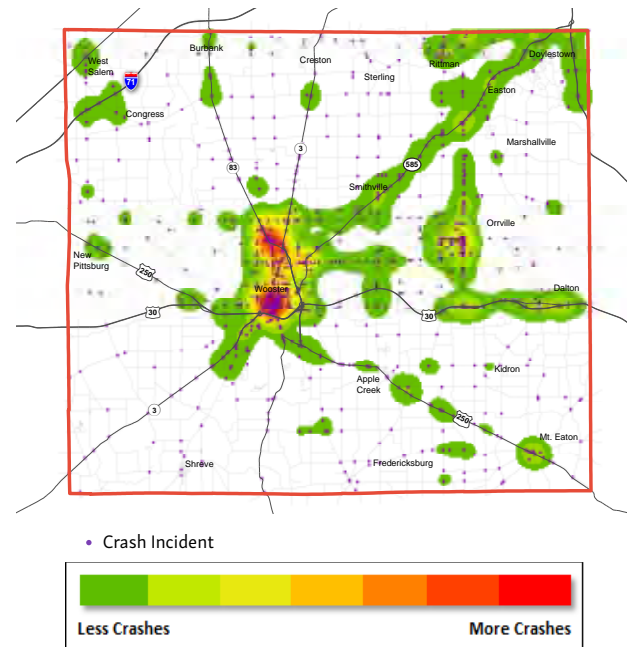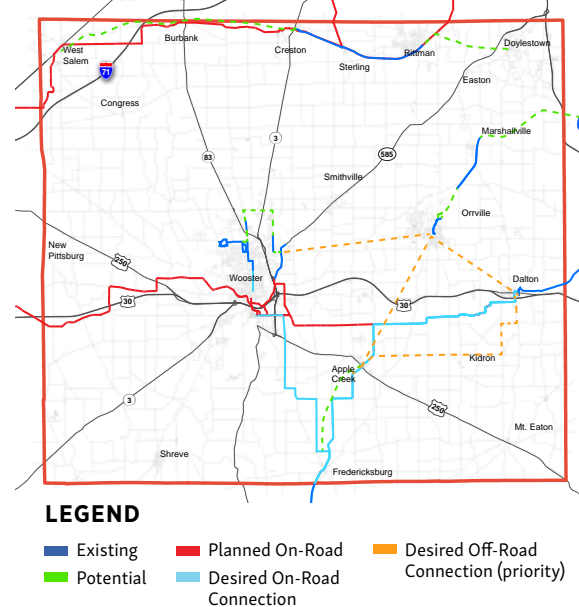
PROSPERITY

A summary of prosperity, economic vitality and workforce development

STRONG ECONOMIC BASE

Wayne County ranks fifth in the US in economic strength among the country's 550 micropolitan areas and is ranked first in the State of Ohio according to POLICOM, an independent economics research firm which specializes in analyzing the dynamics of local and state economies. This ranking is based on educational institutions, transportation access, natural resources, and other factors. Over 50% of Wayne County's industry is manufacturing, though there is significant diversity within it including auto, food processing, and others. A number of large companies, including Smith Dairy (SmithFoods) and Smucker's (The J.M. Smucker Company) have been major anchors and employers for many years. There have been 200 new development projects in Wayne County since 2011. These have added over 5,000 jobs and $1.23 billion dollars of capital investments. Nearly every year, the number of jobs and their associated average wages have exceeded goals set forth by the Wayne Economic Development Council.

HIGHER MEDIAN HOUSEHOLD INCOME

In 2017, Wayne County's median household income was $54,037 which is slightly higher than the state average at $52,407. The 2017 Wayne County income also represents a 5.4% increase from 2016, per the American Community Survey.

VALUABLE FARMLAND

Wayne County has the third highest farmland value in the State totaling over $1.7 billion in land and structures. The estimated market value per acre is significantly higher than the State average. These figures certainly point to the valuable natural assets the County has in terms of soil, but also the investments made into dairy barns, processing facilities and other physical assets.

1ST

**MICROPOLITAN AREA IN THE
STATE OF OHIO**

PRIME FARMLAND

LEGEND

■ Prime
■ Prime if drained

21% AGRICULTURE AND FOOD PRODUCTION

$54,037

MEDIAN HOUSEHOLD INCOME

5.1%

OF WAYNE COUNTY'S PRIVATE EMPLOYMENT IS TOURISM

AGRICULTURAL STRENGTH

Representing 21% of the County's economy, agriculture and food production add $1 billion in value to the County and employ over 9,400 people. The total labor income from agriculture is projected at over $580 million, representing 20% of the County's total labor income. A few of the top agricultural production sectors in the County include, dairy cattle and milk production, farm inputs, equipment and professional service and poultry and egg production. Overall, Wayne County's taxes on production and imports of the agriculture and food production cluster total $54.7 million. (Source: Department of Agricultural, Environmental, and Development Economics- The Ohio State University)

WORKFORCE DEVELOPMENT SUCCESS

The County benefits from secondary and post-secondary training focused on preparing students for jobs in growing industries and the County such as robotics, advanced machining and agricultural business and production. This includes 28 career and technical fulltime programs at Wayne County Schools Career Center as well as programs at the College of Wooster, OSU-ATI and the University of Akron Wayne College.

PROFITABLE TOURISM

Visitors generated $269.2 million in business activity in Wayne County in 2017. Tourism generated personal income of $66.0 million, sustaining 5.1% of private employment. Additionally in 2017, tourism generated $32.9 million in taxes. The economic benefits of tourism directly and indirectly affect various industries including recreation, retail, lodging, transportation and food and beverage. (Source: Wayne County Convention and Visitors Bureau)

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5

PLANNING FRAMEWORK

PLANNING FRAMEWORK OVERVIEW

This chapter puts forth a planning framework that underpins the plan's actions and Character and Land Use Plan. It is presented through a schematic opportunities map that provides a conceptual development strategy for the County.

OPPORTUNITIES MAP

The opportunities map illustrates where and how the county should use its resources to guide future physical investment and change. It is intended to provide an over-arching framework for development, not to direct or limit it relative to specific parcels. The broad concepts illustrated on the map are described

AGRICULTURAL PRESERVATION

Conserve agricultural areas that have been identified as important to the County's identity, culture and economy.

COMMUNITY INVESTMENT

Invest in older communities that may be experiencing decline in order to maintain the existing pattern and character of development while encouraging improvements to public and private buildings. Support appropriate redevelopment on underutilized sites that may serve as catalysts for further improvement.

COMMUNITY ENHANCEMENT

Preserve and enhance parks, open space or undeveloped natural areas for public enjoyment and recreation. Encourage connections to neighborhoods.

OPEN SPACE CONSERVATION

Maintain existing character while promoting a strong public realm, walkability and range of amenities to serve those who live and work nearby.

DOWNTOWN STRENGTHENING

Build on the momentum to strengthen downtown as vibrant, mixed-use areas that supports life, work and play opportunities. Restore and repurpose existing buildings and promote infill development. Support local businesses. Attract more arts and entertainment amenities.

FOCUSED GROWTH

Focus inward to promote infill development supported by utilities, public facilities and services over low-density expansion. Where infill opportunities are not available, identify logical areas for future annexation to provide for strategic development where public services can be provided.

CORRIDOR ENHANCEMENT

Strengthen the appearance of public and private development along primary corridors to promote a positive impression of the County. (Note: Safety improvements for roadways are addressed separately in this document.)

OPPORTUNITIES MAP
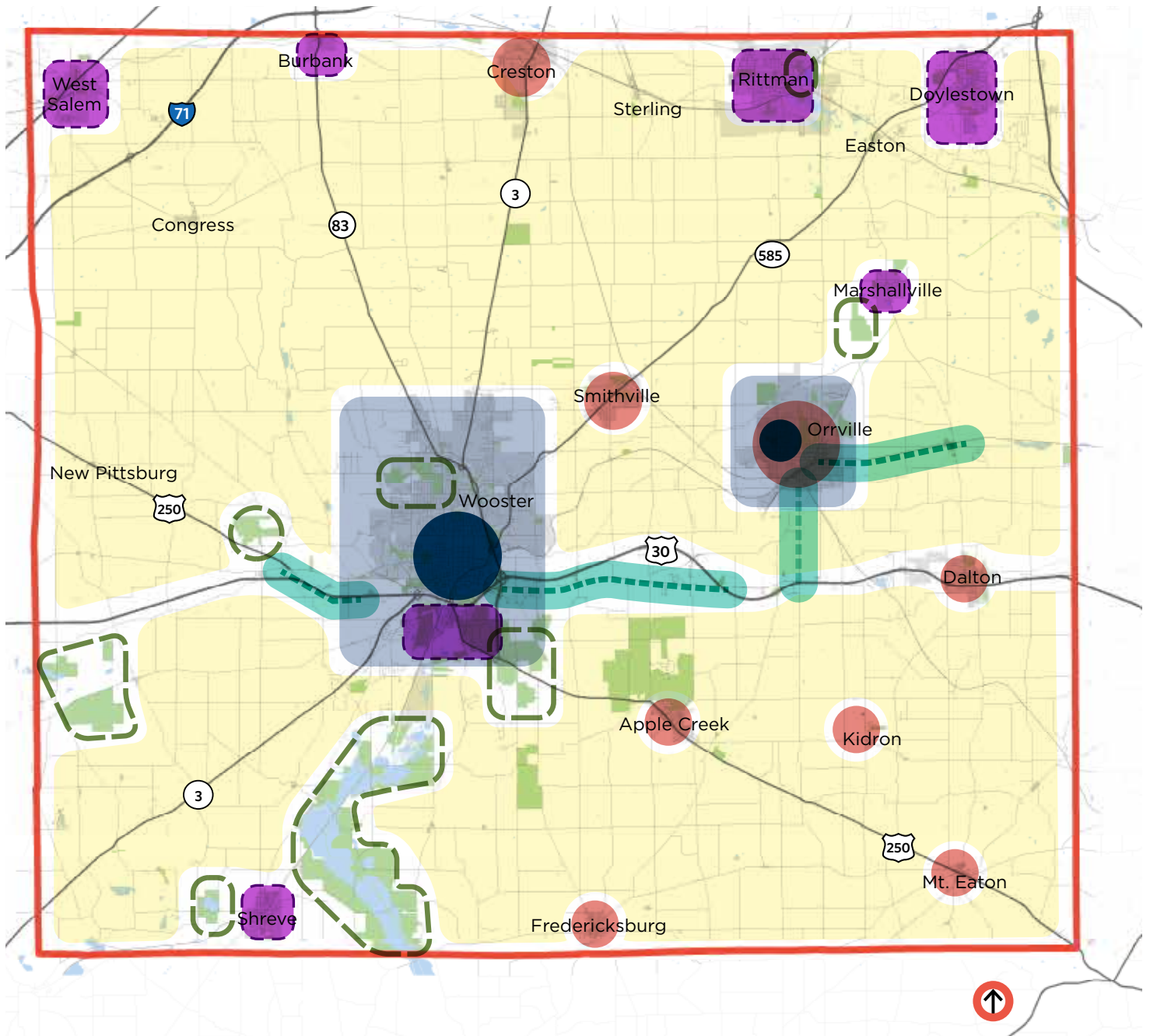
West Salem

Burbank

Creston

Rittman

Doylestown

Sterling

Easton

71

Congress

3

83

585

Marshallville

Smithville

Orrville

New Pittsburg

250

Wooster

30

Dalton

Apple Creek

Kidron

3

250

Mt. Eaton

Shreve

Fredericksburg

RESOURCE MANAGEMENT AREA MAP

The Land Use Plan is defined by a series of Resource Management Areas (RMAs), which are used by Planning Staff to consider and to guide development throughout the County. The RMA map will also inform the County's 208 plan. The Clean Water Act requires 208 plans for wastewater management planning. This is one of the few tools that staff has to limit greenfield development and focus development in areas served by infrastructure. The map intentionally allows for flexibility through the use of transition areas that are not intended to create a hard line for development, but rather to recognize the importance of sensitive development at along urban/rural edges.

LEGEND

Growth Areas	Hamlet
Future Expansion Areas	Existing Rural Subdivisions
Transition Areas	Wayne County
Conservation Areas	Townships

6
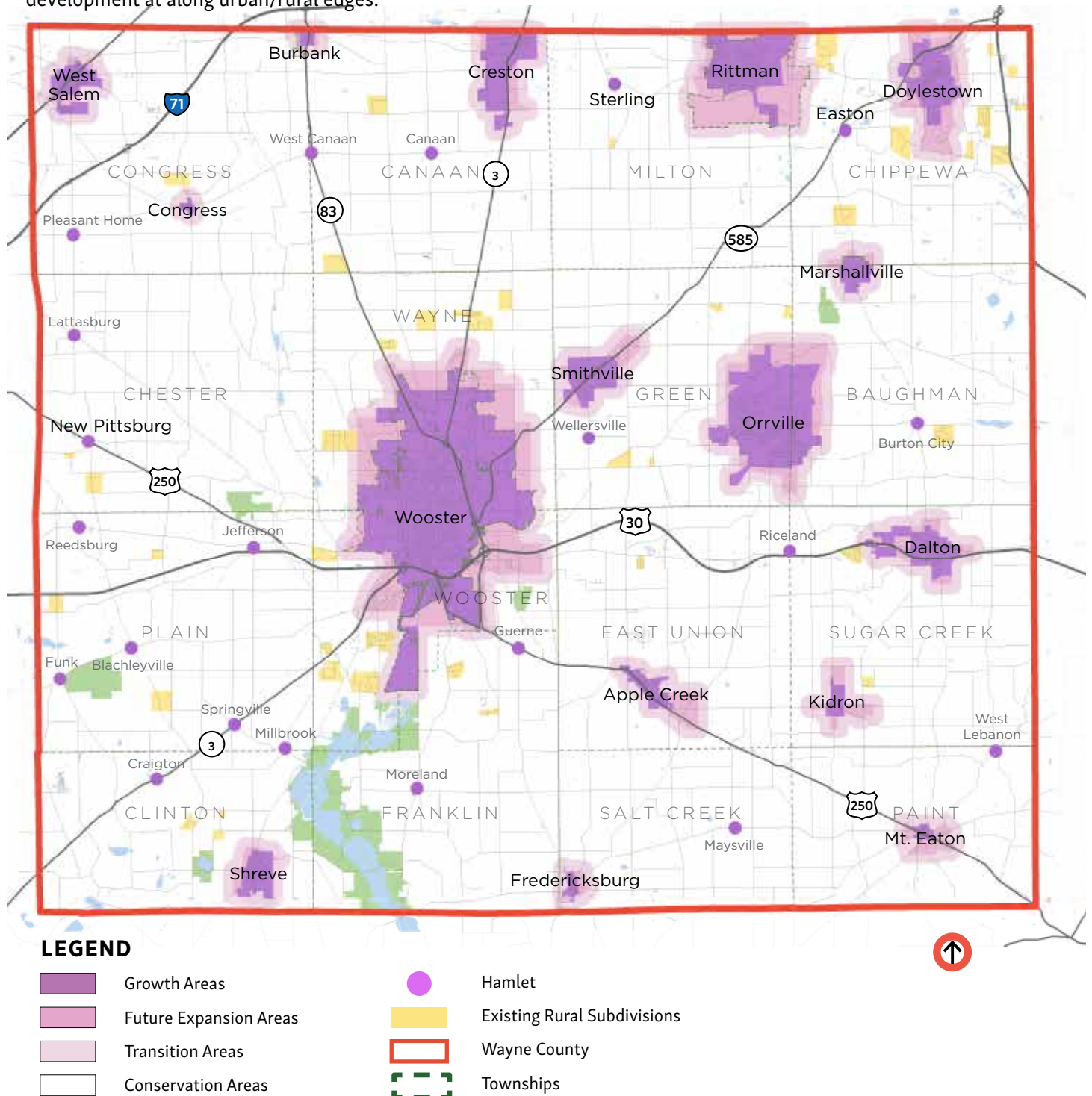
CHARACTER AND LAND USE

CHARACTER AND LAND USE

The Character and Land Use Plan is a tool through which decisions can be made throughout the County regarding where and how new development should take place. It has been developed in consideration of a range of factors including anticipated population trends, economic development objectives, desires for rural preservation, environmental constraints, and existing and proposed infrastructure. It has been informed by community input and should be considered in combination with existing plans and studies for incorporated and unincorporated areas to ensure consistency.

DEFINING A CHARACTER-BASED APPROACH

Character Areas are types of neighborhoods, districts, or corridors that share similar attributes in their form and function. Attributes include the size and type of buildings and their relationship to the street; the surrounding street and block pattern; parking and access; as well as typical development types. The Existing Character Area Map uses existing land uses and associated development patterns to identify character areas that are present today. In the Character and Land Use Plan, attributes of each potential future Character Area are described with example images. Each Character Area includes one or more primary and secondary land uses that occur within the area.

As an important note, many other planning efforts throughout the County (including in its cities, villages and townships) have also addressed desired character attributes and land uses in specific areas. In addition existing zoning codes, design standards, and ordinances are already in place in some areas. The character types in this plan have been informed by this planning work and current regulations and future development should conform them. For a list of these documents, please see Appendix E.

ATTRIBUTES OF CHARACTER TYPES

Some of the key attributes that define these character types include:

> Primary and secondary land uses: the purpose for which the land is being used (residential, commercial, offices, etc.);

> Amount of preserved open space, agricultural land or vegetation;

> Orientation of buildings and parking areas;

> Relationship of buildings (scale and massing) to the site;

> Aesthetics, such as the design of the building(s), landscaping, signs and site amenities, like places to sit, public art, water features, etc.; and

> Extent of imperviousness (structures and paved or "hard" surfaces).

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EXISTING CHARACTER AREAS

☐ Rural Productive		▮ Downtown Core	
▮ Rural Service		▮ Commercial Center	
▮ Mixed Rural		▮ Employment Center	
▮ Suburban Living		▮ Institutional Campus	
▮ Traditional Neighborhood		▮ Open Space / Conservation	
▮ Community Center			

FUTURE CHARACTER AREAS

Rural Productive		Downtown Core	
Rural Service		Commercial Center	
Mixed Rural		Employment Center	
Suburban Living		Institutional Campus	
Traditional Neighborhood		Open Space / Conservation	
Community Center			

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CHARACTER AND LAND USE

The Character and Land Use Plan expresses the intent for how Wayne County should use its land resources in the future. The map identifies Character Areas, which are types of places that share attributes of urban and rural form and function, as well as land uses or types of development. The 11 Character Area Types are defined on the pages that follow.

BENEFITS OF A CHARACTER-BASED APPROACH

This plan takes a character-based approach to shaping the future development of the County. While the Character and Land Use Plan includes both primary and secondary land uses in each character type, it also conveys quite a bit more about the built form that is desired in each area. There are a number of advantages to this enhanced approach, including the following:

> It describes an overall intent for the area, which helps planners and other decision-makers to understand whether a particular development is in the spirit of the purpose of the area;

> It helps to provide clearer expectations about the physical characteristics of development in an easy-to-understand format which convey standards for new development that can be used to assess how successful they may be in contributing to the community;

> It provides an indication of key infrastructure (such as sidewalks, street lights, signage and landscaping) that would be beneficial or expected in a particular area; and

> It provides a strong foundation for communities considering adopting zoning regulations and is especially useful as a foundation for form-based zoning codes, which use physical form as their organizing principle.

IMPLEMENTING THE LAND USE VISION

The Comprehensive Plan's Character and Land Use Plan depicts desired development patterns throughout the County. It reinforces existing patterns in some areas and supports changes to land use or development patterns in other areas.

The land use vision is implemented over time through many distinct public and private development decisions. It will help planners in various jurisdictions throughout the County to make decisions about where and how development should take place. It may also help representatives from various public agencies make key decisions about how they might dedicate resources and invest in infrastructure and the public realm. Finally, it provides property owners, residents, businesses and developers with a degree of predictability regarding where and how development might take place in the future.

The Character and Land Use Plan also helps to provide a basis for new regulatory tools, including potentially zoning. Zoning is a legal tool that can regulate land use including types of structures that may be built, how they are to be built, where they are to be built and how they may be used. While Wayne County does not currently have zoning, this plan recommends consideration of new regulatory tools, which may include zoning in the future.

DOWNTOWN CORE

The historic, civic and cultural centers of urbanized areas. Buildings are located very close to one another and in some cases are adjoined. Street pattern is a grid with short blocks and frequent intersections. Streets accommodate moderate traffic at slow speeds and should include on-street parking and feature amenities for pedestrians such as wide sidewalks, street trees and benches. New development is encouraged to fill in vacant sites such as underutilized parking areas or unused buildings.

INTENT

> Infill vacant lots
> Adapt and reuse existing buildings
> Encourage vertical mixed-use development (residential or office above commercial)
> Reduce/consolidate surface parking
> Maintain and expand public realm features such as street trees, lighting and wayfinding signs

PRIMARY USES

> Commercial / Retail
> Civic / Institutional

SECONDARY USES

> Office
> Multi-family Residential
> Parks and Open Spaces

Existing pattern and character examples Downtown.

Example character pattern.

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COMMERCIAL CENTER

Commercial and retail development that is characterized by buildings on or along major roadway corridors, serves a regional market and may be anchored by a large commercial use or employer. Surface parking lots accommodate customers and should include efforts to provide landscape features and amenities that improve the aesthetics of the architecture. The existing pattern should evolve to raise design quality, improve connectivity to surrounding neighborhoods and become more walkable with shorter blocks, buildings near streets and shared parking.

INTENT

> Provide connectivity to nearby uses (paths, streets)

> Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings

> Improve/provide public realm features such as signs, sidewalks and landscaping

> Reduce the number of access points into development for pedestrian and vehicular safety

> Reduce and consolidate surface parking

Existing pattern and character examples of commercial centers.

PRIMARY USES

> Regional Scale Commercial / Retail

> Mixed-use

> Office

SECONDARY USES

> Civic / Institutional

> Multi-family Residential

Example character pattern.

COMMUNITY CENTER

Traditional activity centers with a mix of small-scale commercial, office and residential uses. They may be located in either incorporated or unincorporated areas. These areas may also include institutional and public facilities. Commercial development should serve residents in surrounding neighborhoods and supply day-to-day goods and services. Existing patterns should evolve to become more walkable with shorter blocks, buildings closer to streets, shared parking and connections between residential and commercial areas.

INTENT

> Provide connectivity between commercial/retail and surrounding residential areas

> Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings, or provide on-street parking

> Improve / provide public realm features such as signs, sidewalks, landscaping and public art

> Encourage streetscape continuity with respect to scale and character

PRIMARY USES

> Vertical mixed-use (commercial first floor, office or residential above)
> Office
> Commercial/Retail
> Multi-family residential
> Single-family residential

SECONDARY USES

> Civic / Institutional
> Parks and open space

Existing pattern and character examples of Community Centers.

Example character pattern.

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EMPLOYMENT CENTER

Employment-oriented uses are characterized by light industrial-style development and office. Large footprint structures, offering flexible space to accommodate market demand for various users. Buildings are oriented to the street and can be adapted to support different uses such as light manufacturing, high-tech industries and research and development. Plazas and pocket parks should serve as amenities for employees.

INTENT

> Promote opportunities for larger employers to locate and conduct business, and the clustering of businesses

> Ensure adequate utilities and transportation to support activities

> Encourage physical connections to adjacent areas

PRIMARY USES

> Industrial
> Light Industrial
> Office
> Commercial

SECONDARY USES

> Civic / Institutional
> Parks and open space
> Retail

Existing pattern and character examples of Employment Centers.

Example character pattern.

INSTITUTIONAL CAMPUS

Academic, government and medical (hospital) campuses, religious centers, churches, including a range of building types that reflect their functional use. The core of the campus area may cluster buildings in a walkable pattern at the edges of campus. Related facilities and parking areas are located.

INTENT

> Encourage better physical links between campus and other areas, including through multi modal transportation

> Promote development along the edges of campuses that is compatible with adjacent land uses and character

> Provide economic development opportunities through supporting commercial and retail

PRIMARY USES

> Civic / Institutional

SECONDARY USES

> Office
> Commercial / Retail
> Multi-family residential
> Parks and open space

Existing pattern and character examples of Institutional Centers.

Example character pattern.

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SUBURBAN LIVING

Single family homes are arranged along wide, curvilinear streets with few intersections and will either front or back onto shared natural areas. Building and lot size may range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

INTENT

> Provide better pedestrian and vehicular connectivity between residential developments

> Improve streetscape features such as consistent sidewalks, lighting and street trees

PRIMARY USES

> Single-family detached residential (small to large lot)

> Attached residential (townhomes)

SECONDARY USES

> Multifamily residential

> Civic / Institutional

> Two-family residential

Character examples of Suburban Living.

Example character pattern.

TRADITIONAL NEIGHBORHOOD

Primarily residential areas feature a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a street network of small blocks, a defined center and edges, and connections to surrounding development. These neighborhoods can include appropriately scaled nodes of small-scale retail and/or office uses. Complimentary uses like parks and recreation and community facilities should be within walking distance.

INTENT

> Provide streetscape features such as sidewalks, street trees, and lighting

> Introduce neighborhood-scale commercial centers at key intersections

> Provide streetscape features such as sidewalks, street trees, and lighting

> Allow neighborhood-scale commercial or mixed-use centers at key intersections within neighborhoods

PRIMARY USES

> Single-family residential (small lot)

> Attached residential (townhomes)

> Two-family residential

SECONDARY USES

> Local scale Commercial / Retail

> Parks and Open Spaces

Existing pattern and character examples of Traditional Neighborhood.

Example character pattern.

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RURAL PRODUCTIVE

These areas that are primarily in agricultural use and include single-family residential, agriculture-related buildings and institutional uses. They may also include specific small-scale retail uses. Buildings are generally set far back from the roadway on large lots (over one acre). The traditional agricultural aesthetic is maintained. These areas may not be served by municipal water

INTENT

> Preserve existing agricultural land and limit development

> Protect and enhance natural scenic areas

PRIMARY USES

> Agricultural
> Single-family residential

SECONDARY USES

> Commercial / Retail (small scale)
> Institutional

Existing pattern and character examples of Traditional Agriculture.
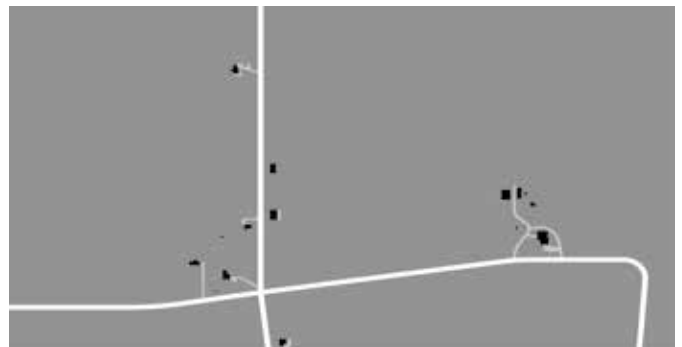
Example character pattern.

RURAL SERVICE

Land includes larger scale uses that are a critical part of working agricultural industry, such as industrial plants, pole barns, utility buildings or large scale farming.

INTENT

> Support agricultural activities and minimize incompatible land uses

> Promote economic development in the county, while preserving its rural character

> Allow for local businesses to co-locate to provide opportunities for growth

PRIMARY USES	SECONDARY USES
> Agricultural	> Single-family residential
> Industrial	> Commercial
	> Civic / Institutional

Existing pattern and character examples of Industrial Agriculture.

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MIXED RURAL

These areas that are primarily in agricultural use but feature growing businesses located on the same property. Small businesses may include mills, farm stands, woodworking shops or bulk stores. This category may also include previously farmed land that has been lot split into single family residences on common access drives. Homes are generally set back from the roadway with light industrial or retail structures near the road right-of-way. These areas may not be served by municipal water and sewer utilities.

INTENT

> Limit most new major subdivision development to conservation-type development

> Allow the division of land for minor / large-lot subdivisions, per Ohio law.

PRIMARY USES

> Agricultural

> Single-family residential

SECONDARY USES

> Commercial

> Institutional / Civic

Existing pattern and character examples of Developing Agriculture.
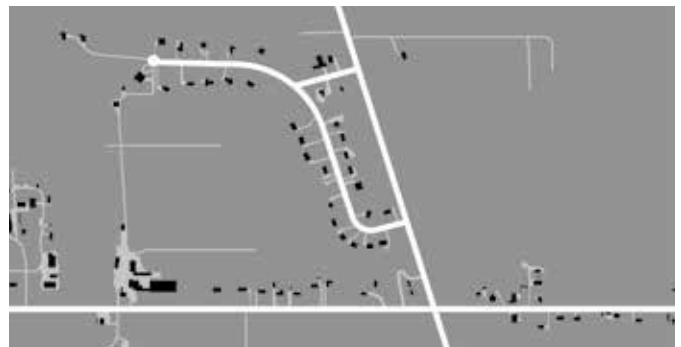
Example character pattern.

OPEN SPACE AND CONSERVATION

These areas include parks, open spaces highlights and undeveloped natural areas. They may serve recreational or conservation purposes and are protected from extensive development. These areas may be improved with amenities and other enhancements based on community desire.

INTENT

> Preserve existing conservation areas

> Improve recreational assets to match community needs

Existing pattern and character examples of Traditional Neighborhood.

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7

GOALS, OBJECTIVES AND ACTIONS

GOALS, OBJECTIVES AND ACTIONS

This chapter includes the plan's goals, objectives and actions. The five goals present the highest-level ideas about the future of the County and provide overarching structure. Objectives are identified under each goal and actions under each objective. Priority actions are identified with an asterisk after the recommendation number.

A Manage growth and change to balance agricultural, residential, commercial and industrial needs and provide a strong quality of place.

B Promote, protect and celebrate the County's rich heritage, culture and natural resources.

C Support a strong, resilient and diversified local economy to provide opportunity for all members of the community.

D Improve safety, efficiency and condition of transportation infrastructure.

E Enhance the quality of life for those who live and work in the County.

STRUCTURE OF RECOMMENDATIONS

This plan includes five goals, which reflect themes from community input. Each goal is supported by several objectives that organize the plan's actions.

GOAL

Intended results expressed in simple terms for the plan's five topic areas. These represent overarching desired outcomes for the plan.

OBJECTIVES

Sub-themes within the goals that serve to organize actions.

ACTIONS

Projects, policies or programs that can be implemented.

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GOAL A: LAND USE AND DEVELOPMENT

Manage growth and change to balance agricultural, residential, commercial and industrial needs and provide a strong quality of place.

OBJECTIVES

1. Encourage the efficient use of land and focus development in areas already served by utilities.
2. Encourage cooperation in land use planning among local units of government.
3. Conserve farmland.
4. Protect and enhance rural character.
5. Encourage cities, villages and townships to update or prepare new comprehensive plans.
6. Encourage cities, villages and townships with zoning regulations to update them to align with the Comprehensive Plan.
7. Create county-level funding to guide growth and to encourage implementation of the Comprehensive Plan.
8. Manage and minimize adverse effects of intrusive developments and land uses.
9. Create a structure of involvement for exploring new or updated regulatory tools.
10. Engage with Township Trustees.
11. Continue to improve collaboration with the cities of Wooster, Orrville and Rittman.
12. Gauge resident opinion on potential new regulatory tools for implementing land use recommendations.

OBJECTIVE 1

Encourage the efficient use of land and focus development in areas already served by utilities.

Priority actions are indicated with an ***** after the number.

Actions

A.1.1*   Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map.

A.1.2   Encourage the conservation of existing natural and agricultural areas.

A.1.3 Encourage infill development in areas with infrastructure.

A.1.4 Cluster future development adjacent to similar development.

A.1.5 Encourage a higher-density development pattern through zoning bonuses in locations with adopted zoning codes.

A.1.6* Develop a strategy to designate Community Reinvestment Areas (CRAs) in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment.

COMMUNITY REINVESTMENT AREAS

A Community Reinvestment Area (CRA) is an area of land designated by a local government on which property owners can receive tax incentives for constructing new or renovating existing buildings. The CRA Program permits municipalities to designate areas where investment has been lagging to encourage revitalization of the existing housing stock and the development of structures. Residential, commercial, and industrial projects can all be eligible.

OBJECTIVE 2

Encourage cooperation in land use planning among local units of government.

Actions

A.2.1 Prepare and issue a countywide Annual Growth Report about development, population change and implementation of the Comprehensive Plan.

A.2.2 Coordinate efforts to address tax delinquent properties throughout the County, including advocating for uniformity when tax foreclosure is commenced.

A.2.3* Review and consider adjustments to the Three Mile Limit consultation process in collaboration with local city governments.

3-MILE LIMIT

Within the three miles of city boundaries, municipal governments have the opportunity to review and approve potential new development. For development that is subject to County subdivision regulations, the County Planning Department and/or Planning Commission will make a recommendation to the associated city. Proposed development outside of this limit is only beholden to County subdivision regulations. In the past, there has been some lack of clarity regarding when and how this review should take place and inconsistency in the procedures that have been followed, which recommendation A.2.3 aims to address.

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A.2.4* Coordinate throughout the County to identify opportunities for land banking properties.

A.2.5 Encourage collaboration between the Community Improvement Corporation and county and local governments.

LANDBANKING

Landbanking is the practice of governmental entities or nonprofit corporations, aggregating parcels of vacant, abandoned and tax delinquent properties for future sale or development into productive use.

OBJECTIVE 3

Conserve farmland.

Actions

A.3.1 Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map.

A.3.2 Utilize conservation easements.

A.3.3* Encourage participation in the Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas, to reduce tax burdens and preserve land for farming.

A.3.4 Conduct regional agricultural planning (multi-county).

CAUVS, AG DISTRICTS AND AG SECURITY AREAS

The CAUV (Current Agricultural Use Value) program allows farmland that is solely devoted to commercial agriculture use to be valued at its current use, resulting in a lower property tax bill for working farmers. An agricultural district registration gives landowners an affirmative defense in certain nuisance lawsuits filed against them for agricultural activities. Agriculture security areas are legislation permits that allow landowners to enroll 500 acres of contiguous farmland in the unincorporated part of the county for 10 years, protecting the land from non-farm development.

OBJECTIVE 4

Protect and enhance rural character.

Actions

A.4.1 Take inventory of historic and agricultural structures and assess incentives for rehabilitation.

A.4.2 Create a partnership between key county agencies and Friends of Ohio Barns or similar organizations.

A.4.3 Create an online resource for brokering the preservation of barns through a seller/buyer network.

A.4.4 Encourage preservation of fence rows and vegetative stream corridors.

A.4.5 Encourage acquisition of unique natural features that define rural character as public greenspace.

OBJECTIVE 5

Encourage cities, villages and townships to update or prepare new comprehensive plans.

Actions

A.5.1 Sponsor an orientation session for local government officials on the Comprehensive Plan.

A.5.2* Conduct a campaign to distribute and share information about the Comprehensive Plan.

A.5.3 Share with cities, villages and townships the data collected for the Comprehensive Plan.

A.5.4 Provide technical assistance and guidance to communities as plans are prepared.

A.5.5 Continue to provide County funding assistance to cities, villages and townships to finance preparation and/or updating of plans.

OBJECTIVE 6

Encourage cities, villages and townships with zoning regulations to update them to align with the Comprehensive Plan.

Actions

A.6.1 Sponsor workshops for local government officials.

A.6.2 Provide technical assistance to local governments as zoning codes are updated.

A.6.3 Continue to provide County funding for code updates.

OBJECTIVE 7

Create county-level funding to guide growth and to encourage implementation of the Comprehensive Plan.

Actions

A.7.1 Structure a funding program that provides loans or matching funds to assist local governments in funding infrastructure improvements.

A.7.2 Coordinate the program through the County Planning Commission and Planning Department staff.

OBJECTIVE 8

Manage and minimize adverse effects of intrusive developments and land uses.

Actions

A.8.1 Develop strategies to reduce blight caused by billboard proliferation.

A.8.2 Develop strategies to mitigate the impact of land uses that community members believe have caused significant adverse impacts.

OBJECTIVE 9

Create a structure of involvement for exploring new or updated regulatory tools.

Actions

A.9.1* Establish an exploratory committee of representatives from County departments, townships, interest groups and others to explore new or updated regulatory tools.

A.9.2 Research if and how new tools, including potentially county or township zoning, should be encouraged or supported.

A.9.3* Review potential to modify subdivision regulations to encourage or require Open Space subdivisions and address irregular lots.

A.9.4 Consult with other counties about their experiences.

OPEN SPACE SUBDIVISIONS

Open Space subdivisions are developments that intentionally preserve and require open, natural spaces and cluster housing to protect natural resources.

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OBJECTIVE 10

Engage with Township Trustees.

Actions

A.10.1 Conduct individual consultations between Wayne County Planning Department staff and township trustees.

A.10.2 Gauge opinions about successes and challenges of existing tools.

A.10.3 Share key information about both existing tools (e.g. easements and incentives) as well as tools not currently being utilized.

OBJECTIVE 11

Continue to improve collaboration with the cities of Wooster, Orrville and Rittman.

Actions

A.11.1 Review and consider adjustments to the Three Mile Limit consultation process in collaboration with city governments.

A.11.2 Discuss countywide strategy for 201 map amendments.

A.11.3 Develop a strategy to designate Community Reinvestment Areas (CRAs) in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment.

A.11.4 Pursue new agreements to address "boundary" issues and regional approaches to land use.

OBJECTIVE 12

Gauge resident opinion on potential new regulatory tools for implementing land use recommendations.

Actions

A.12.1 Conduct a countywide survey to test public opinion on potential new implementation tools.

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GOAL B: PRESERVATION

PROMOTE, PROTECT AND CELEBRATE THE COUNTY'S RICH HERITAGE, CULTURE AND NATURAL RESOURCES.

OBJECTIVES

1. Preserve Wayne County's historic and archaeological resources.
2. Preserve Wayne County's historic farm-based culture.
3. Preserve natural resources.
4. Encourage conservation of woodlands, wetlands, and stream corridors through public ownership and regulation and/or public-private partnerships.
5. Improve surface water quality and protect groundwater resources.
6. Promote the use of alternative energy.

OBJECTIVE 1

Preserve Wayne County's historic and archaeological resources.

Actions

B.1.1 Support the Wayne County Historical Society and other local historical societies, including advocating for sufficient resources and organizational capacity to promote their missions.

B.1.2 Encourage preservation and rehabilitation of historic County-owned buildings.

B.1.3 Support eligibility determinations and designation of structures and districts on the National Register of Historic Places to make use of historic rehabilitation tax credit possible.

OBJECTIVE 2

Preserve Wayne County's historic farm-based culture.

Actions

B.2.1 Discourage development that is detrimental to historic and cultural communities.

OBJECTIVE 3

Preserve natural resources.

Actions

B.3.1 Create an inventory and database of parks and natural resources by location, type, qualities and condition / improvements needed.

B.3.2 Utilize inventory and other County data sources to evaluate development proposals.

B.3.3 Ensure sufficient funding to protect existing natural resources (including levy campaign), which may require a coordinated strategy between relevant organizations.

B.3.4 Conduct an educational campaign about existing easement programs.

B.3.5 Update County Subdivision Regulations to require land dedication in platted subdivisions and targeted to natural resources.

B.3.6 Promote the preservation of wildlife habitat on public and private land.

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B.3.7 Encourage the conservation of existing natural and agricultural areas in new residential developments by encouraging Open Space subdivisions that cluster housing in less sensitive locations.

B.3.8 Sponsor an annual awards competition recognizing sustainable development.

OBJECTIVE 4

Encourage conservation of woodlands, wetlands and stream corridors through public ownership and regulation and/or public-private partnerships.

Actions

B.4.1 Discourage development within woodlands and wetlands.

B.4.2 Encourage protection of valued examples through government purchase or easements.

B.4.3 Adopt environmental assessment requirements in County Subdivision Regulations.

B.4.4 Discourage straightening of natural streams.

B.4.5 Create incentives to encourage wide wooded and vegetative buffers along streams.

B.4.6 Discourage development in the 100-year floodplain.

B.4.7 Encourage preservation of stream corridors and wetland preservation through County Subdivision Regulations.

B.4.8 Encourage maintenance of corridors and discourage the damming of streams.

100-YEAR FLOODPLAIN

The 100-year floodplain is the land that is predicted to flood during a 100-year storm. The 100-year storm has a 1 percent change of happening on any given year. The Federal Emergency Management Agency uses this land area, the 100-year floodplain, as a way to administer federal flood insurance and regulate development around potential flood hazards.

OBJECTIVE 5

Improve surface water quality and protect groundwater resources.

Actions

B.5.1 Encourage construction of new and improvement of existing sewer systems to minimize pollution of waterways.

B.5.2 Assist in securing state funds for sewer system improvements.

B.5.3 Encourage riparian buffers along waterways.

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B.5.4 Discourage inappropriate development over or adjacent to groundwater recharge areas.

B.5.5 Adopt wellhead protection regulations and/or policies.

B.5.6 Conduct a countywide groundwater supply survey.

GROUNDWATER CONSERVATION

Groundwater lies in aquifers below the surface of the Earth and is an important natural resource. It provides drinking water for areas not served by public utilities, supports irrigation and plays an important role in the environment of natural water bodies. Policies and programs that support groundwater conservation can help to ensure that the County's groundwater remains at consistent levels.

OBJECTIVE 6

Promote the use of alternative energy.

Actions

B.6.1 Explore options for development incentives to encourage use of solar, wind or other renewable energy sources in development projects.

B.6.2 Partner with academic institutions on a research project to explore options that would be most appropriate for Wayne County.

GOAL C: ECONOMY

Support a strong, resilient and diversified local economy to provide opportunity for all members of the community.

OBJECTIVES

1. Encourage reinvestment in existing industrial areas.
2. Collaborate with the Wayne Economic Development Council.
3. Encourage commercial retail development and housing in downtowns.
4. Support agriculture and agribusiness.
5. Continue to support travel and tourism.
6. Encourage neighborhood revitalization in Wayne County's cities and villages.
7. Conserve natural resources important to Wayne County's economy.
8. Integrate planning and economic development workforce training.
9. Provide support to small businesses.

OBJECTIVE 1

Encourage reinvestment in existing industrial areas.

Actions

C.1.1 Target economic incentives to existing industrial areas.

C.1.2 Encourage reuse and rehabilitation of existing industrial structures.

C.1.3 Discourage industrial development in areas lacking infrastructure and access.

OBJECTIVE 2

Collaborate with the Wayne Economic Development Council.

Actions

C.2.1   Encourage any new industrial development to locate in areas that have infrastructure, access, are not in a floodplain, and are not located within prime agricultural property.

C.2.2   Obtain public support for development of industrial parks.

C.2.3   Identify sources of funding and secure funds to facilitate business development.

OBJECTIVE 3

Encourage commercial retail development and housing in downtowns.

Actions

C.3.1   Coordinate and provide technical assistance through Main Streets and other relevant organizations.

C.3.2   Assist cities and villages to identify appropriate locations for development of retail and residential.

C.3.3   Identify and secure state funding to assist revitalization programs.

C.3.4   Assist with funding infrastructure improvements that support downtowns.

C.3.5   Facilitate information sharing between communities to help finance or incentivize housing infill or redevelopment.

OBJECTIVE 4

Support agriculture and agribusiness.

Actions

C.4.1*   Identify new opportunities to support "family farms," including an awareness campaign about their changing nature.

C.4.2   Obtain public support for the development and advancement of agriculture/agribusiness by educating the public.

C.4.3   Apply Industrial Reuse and Industrial Park Development strategies to agribusiness.

C.4.4   Encourage agriculture/agribusiness to continue to use sound environmental policies.

C.4.5   Encourage the adoption of economic strategies that will help production agriculture to be profitable.

C.4.6   Work with the Ag Success Team and other agriculture-focused development organizations on efforts to strengthen the agribusiness, agricultural production and agricultural processing economy.

C.4.7   Identify new opportunities to support the OSU Wooster campus as an anchor institution within the local, regional and state agricultural bioscience industry.

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OBJECTIVE 5

Continue to support travel and tourism.

Actions

C.5.1 Continue to support travel and tourism efforts, including agritourism.

C.5.2 Coordinate tourism with other economic development activities supported by the Wayne Economic Development Council.

OBJECTIVE 6

Encourage neighborhood revitalization in Wayne County's cities and villages.

Actions

C.6.1 Encourage neighborhood-level planning that identifies key needs and provides strategies to guide investments.

C.6.2* Encourage the targeting of government programs (such as Community Reinvestment Acts or CRAs) to stressed neighborhoods.

OBJECTIVE 7

Conserve natural resources important to Wayne County's economy.

Actions

C.7.1 Encourage land restoration programs, working with relevant agencies and organizations as plans are made and enforced.

C.7.2 Support existing timber production areas and sand and gravel operations that have approved permits, while discouraging these activities in new areas with prime agricultural soils.

PRIME FARMLAND

LEGEND

■ Prime
■ Prime if drained

OBJECTIVE 8

Integrate planning, economic development and workforce training.

Actions

C.8.1 Collaborate with Wayne Economic Development Council in updating the County's Strategic Economic Development Plan.

C.8.2 Support Strategic Economic Development Plan recommendations.

C.8.3 Study and document shifts in the County's job opportunities to educate job seekers and promote job opportunities internally and externally.

C.8.4 Leverage local education resources to expand opportunity to develop, attract and retain the talent in the County.

C.8.5 Continue to support effective job training efforts for specialized industries that are in growing demand in Wayne County.

C.8.6 Continue to raise awareness about industry opportunities in the County such as Manufacturing Day and Health Care Day for high school students, job fairs, the Vital Connections program (educators visit local businesses), and others.

C.8.7 Identify public funding opportunities to support job training efforts for specialized industries that are in growing demand in Wayne County.

WORKFORCE TRAINING

Wayne County benefits from a number of workforce development providers that work collaboratively and effectively together, including through the Workforce Innovation Network (WIN), which "focused on the county's workforce development needs, priorities, and innovations to ensure a skilled workforce is available to retain good companies as well as attract new industries." The following entities provide valuable workforce training:

Secondary Level

> Wayne County Schools Career Center

Post-Secondary Level

> College of Wooster
> OSU-ATI
> University of Akron Wayne College
> Wayne County Schools Career Center

Key Supporting Organizations

> Wayne Economic Development Council
> Goodwill
> OhioMeansJobs

OBJECTIVE 9

Provide support to small businesses.

Actions

C.9.1 Build upon existing programs that support small businesses, including technical and financial assistance.

C.9.2 Identify gaps in existing programs and work with relevant agencies and organizations to create programs to address specific needs.

C.9.3 Consider business incubation and clustering opportunities.

GOAL D: TRANSPORTATION AND UTILITIES

Improve safety, efficiency and condition of transportation infrastructure and utilities.

OBJECTIVES

1. Improve transportation system to address existing and future traffic challenges.
2. Improve highway infrastructure to meet increasing demand and development.
3. Provide a strong link between land use objectives and transportation.
4. Promote integration of motorized and non-motorized modes of travel.
5. Plan and design for the safety of all road users (including walkers, cyclists, people traveling by buggies and people using farm equipment).
6. Provide equitable and accessible options that serve populations in most need.
7. Ensure adequate services for utilities beyond water and sewer.

OBJECTIVE 1

Improve transportation system to address existing and future traffic challenges.

Actions

D.1.1 Continue to rehabilitate, repair and replace County's bridges as deficiencies are identified.

D.1.2 Monitor and correct unsafe intersections, roadway segments and railroad grade crossings.

D.1.3 Maintain pavements and culverts; expand resurfacing programs.

D.1.4 Encourage beautification along highway corridors.

D.1.5 Focus on "fix-it-first" improvements in coordination with the County's Transportation Improvement District.

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OBJECTIVE 2

Improve highway infrastructure to meet increasing demand and development.

Actions

D.2.1 Pursue the Thoroughfare Plan component of the 1997 Comprehensive Plan and implement where feasible.

D.2.2 Pursue additional sources of funding (like BUILD Grants).

D.2.3 Encourage cooperative ventures among jurisdictions.

D.2.4 Continue work with ODOT to improve Access Ohio recommendations, such as wider berms.

D.2.5 Identify priority travel mode (i.e. truck, buggy) for local roads in current and potential future Amish-populated areas.

BUILD GRANTS

Better Utilizing Investments to Leverage Development (BUILD) grants are administered by the Federal DOT to invest in road, rail, transit and port projects that promise to achieve national objectives. In recent years rural Ohio counties have been successful in securing grants for priority improvements similar to those proposed in this plan.

CORRIDORS IDENTIFIED FOR FURTHER STUDY
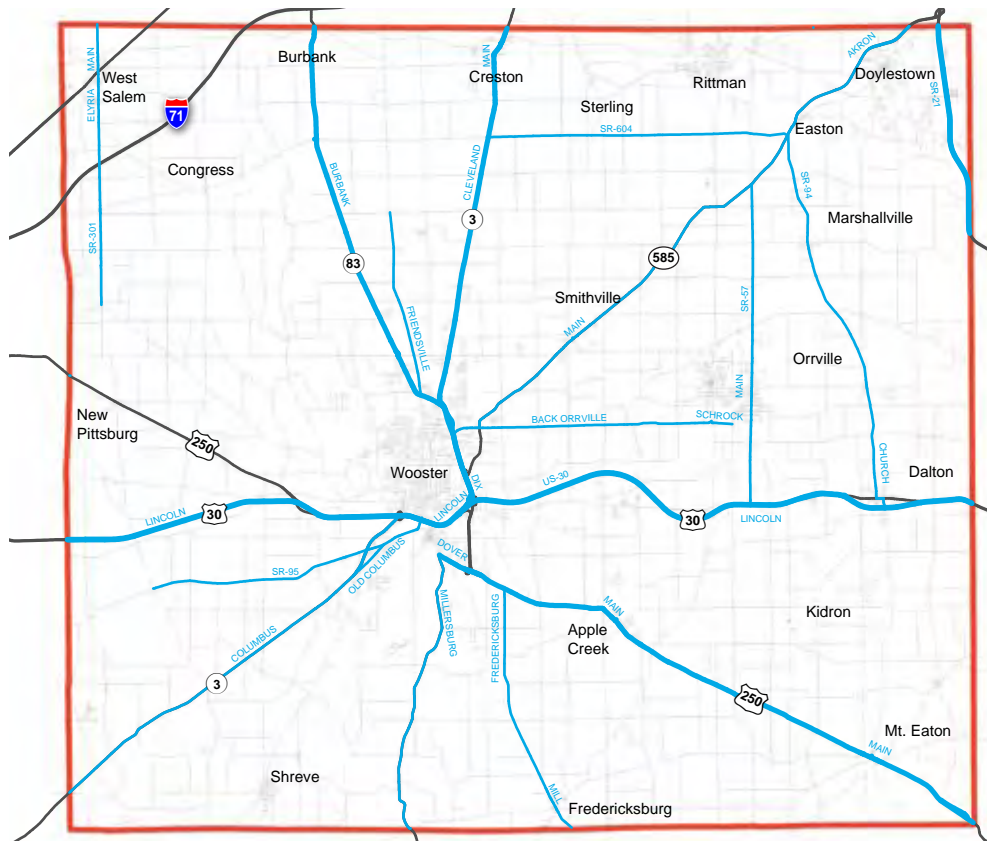
LEGEND
— Corridors for Further Study

Note: Some corridors within incorporated areas may be the responsibility of local governments and may already be under study and/or have planned improvements. For improvements planned in the City of Wooster, see the Wooster 10 Year Strategic Infrastructure Plan.

RECOMMENDED CORRIDORS

This map indicates where safety and operational improvements should be considered. Identification is based on existing traffic volume, crash density, future growth areas, and public input. Although some areas do not currently exhibit safety and operational issues, these should be monitored as they grow to track potential issues.

INTERSECTIONS IDENTIFIED FOR FURTHER STUDY
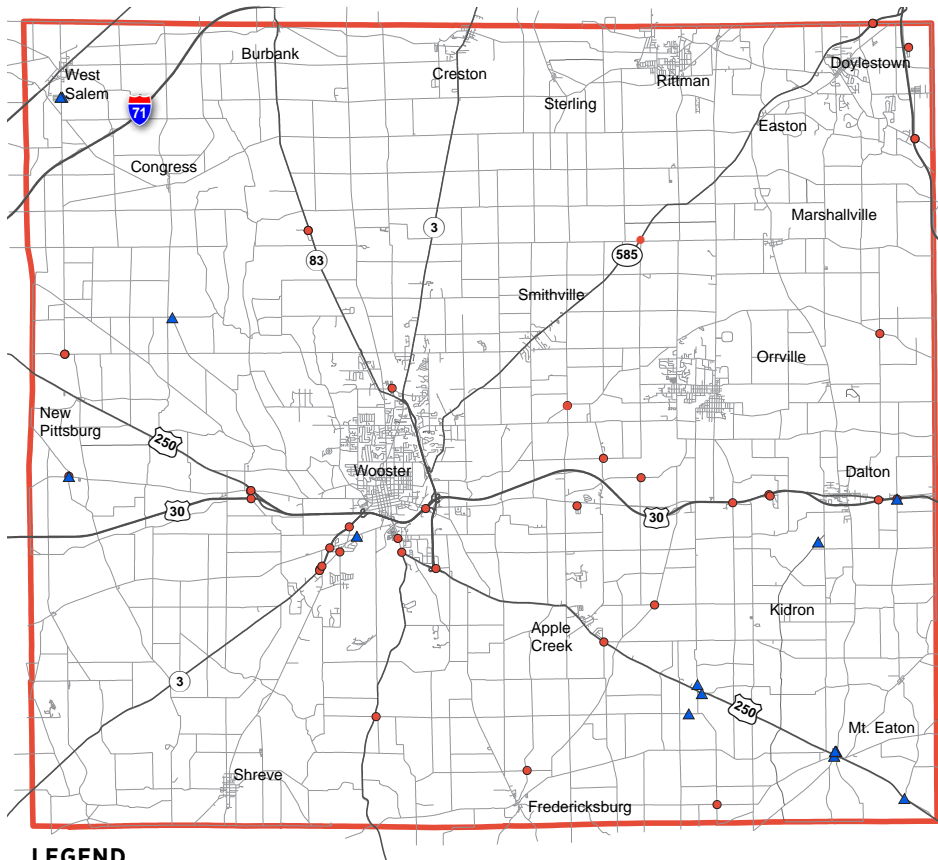
LEGEND
- 🔴 Intersections for Further Study
- 🔺 Buggy Crash Related Intersections for Further Study

Note: Some intersections may have been improved or may be undergoing improvement since the data was collected. Areas within incorporated areas, which are not shown on this map, but appear in the Appendix, may already be evaluated by local entitled for immediate and future improvements.

RECOMMENDED INTERSECTIONS

This map indicates where intersection improvements should be considered. Identification is based on existing traffic volume, crash density, future growth areas, and public input. (Data collected 2015-2017.) Although some areas do not currently exhibit safety and operational issues, these should be monitored as they grow to track potential issues. This map includes key intersections for further study in unincorporated areas, as well as all intersections relating to buggy related crashes. Please see the Appendix D for a map showing all potential intersections for further study, including those that fall within incorporated areas.

OBJECTIVE 3

Provide a strong link between land use objectives and transportation.

Actions

D.3.1 Explore access management strategies.

D.3.2 Coordinate access management and thoroughfare planning with subdivision regulations.

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OBJECTIVE 4

Promote integration of motorized and non-motorized modes of travel.

Actions

D.4.1 Explore multimodal (using a variety of means of travel) transportation strategies.

D.4.2 Integrate connections to adjacent counties.

D.4.3 Continue to support active transportation efforts (biking, walking) by coordinating with relevant agencies and organizations.

ODOT AMISH AND NON-MOTORIZED TRAVEL STUDY

ODOT District 3 serves the multi-modal transportation needs of north central Ohio, including Ashland, Crawford, Erie, Huron, Lorain, Medina, Richland, and Wayne counties. At the time of the completion of this plan, ODOT was in the process of conducting an Amish and Non-Motorized Travel Study. The input collected from the public through the Wayne Onward planning process relative to this topic will be provided to ODOT to inform their work.

OBJECTIVE 5

Plan and design for the safety of all road users (including walkers, cyclists, people traveling by buggies and people using farm equipment).

Actions

D.5.1 Address traffic safety issues identified in the high-level analysis of county-wide transportation study.

D.5.2 Utilize ODOT's Local Road Safety Program to develop a county safety plan that will assess, prioritize, and recognize potential avenues for addressing traffic safety issues.

D.5.3 Develop a community-based safety education campaign for unlicensed motorized vehicles (such as golf carts, four wheelers and e-bikes).

D.5.4 Coordinate with local and county law enforcement for ongoing traffic safety education and outreach efforts, including for unlicensed motorized vehicles (such as golf carts, four wheelers and e-bikes).

OBJECTIVE 6

Provide equitable and accessible options that serve populations in most need.

Actions

D.6.1 Support existing and future transit options provided by public and private agencies to fulfill the needs of County residents.

D.6.2 Consider opportunities to expand transit options beyond city limits via traditional and/or innovative operational methods.

D.6.3 Identify the mobility needs of the broader community.

D.6.4 Consider creating partnerships between existing public transit providers and ridesharing companies.

D.6.5 Encourage transportation-related employment opportunities to support transportation programs throughout the county (i.e. volunteer drivers).

WOOSTER TRANSIT

Wooster Transit currently is a program of the City of Wooster that is subsidized by the City and administered by Community Action Wayne/Medina and provides hourly one-way counter-clock loop service, Monday through Saturday. Airport shuttle and group transportation are provided by reservation. Regional transit includes Barons Bus and GOBUS. Through the planning process interest has been expressed in partnership between the City and the County to expand service to the areas immediately surrounding Wooster.

WOOSTER TRANSIT CITY ROUTE MAP

LEGEND
■ Blue Route
■ Gold Route

OBJECTIVE 7

Ensure adequate services for utilities beyond water and sewer.

Actions

D.7.1 Develop a countywide plan for communication infrastructure (such as fiber and wireless networks), natural gas, electric and other utilities to ensure adequate service to support business, residential and other desired uses and activities.

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GOAL E: QUALITY OF LIFE

Enhance the quality of life for those who live and work in the County.

OBJECTIVES

1. Improve opportunities for the public to enjoy the County's parks, open spaces and trailways.
2. Encourage the development of a variety of housing options to meet the needs of current and future residents.
3. Expand options for amenities, entertainment, restaurants and retail.
4. Support county-wide health and safety.

OBJECTIVE 1

Improve opportunities for the public to enjoy the County's parks, open spaces and trailways.

Actions

E.1.1* Conduct an integrated strategic plan between entities that own, maintain and/or plan for parks, open space and trailways in the County, including benchmarking with other counties.

E.1.2* Support dedicated funding for the Wayne County Park District, which may include public funding and require a coordinated strategy between relevant organizations.

E.1.3* Continue to support connecting the County through its trailway system (including ODOT State & U.S. Bike Route System) and work closely with partners to identify new trailway opportunities.

PARK AND TRAILWAY ORGANIZATIONS

Wayne County Parks District
This organization's goal is to ensure that selected natural areas in Wayne County are conserved for outdoor recreation, education, and enjoyment by present and future generations. They manage the Barnes Preserve.

Rails to Trails
Rails to Trails is a national organization that advocates for the positive impact trails have on strengthening and transforming communities.

Ohio Department of Natural Resources (ODNR)
ODNR is a state agency that ensures thoughtful use and protection of the state's natural resources.

OSU Wooster Campus
OSU Wooster owns publicly accessible open space, including the Secrest Arboretum on the campus of the Ohio Agricultural Research and Development Center.

Local Jurisdictions
Cities, towns and villages also manage parks, green space and trails.

A list of specific planning efforts and documents are included in Appendix E.

E.1.4 Create an inventory and database of parks and natural resources by location, type, qualities and condition / improvements needed.

E.1.5 Support pedestrian and bicycle accommodations in cities and towns, through Community Development Block Grants to Safe Routes to Schools and other local initiatives.
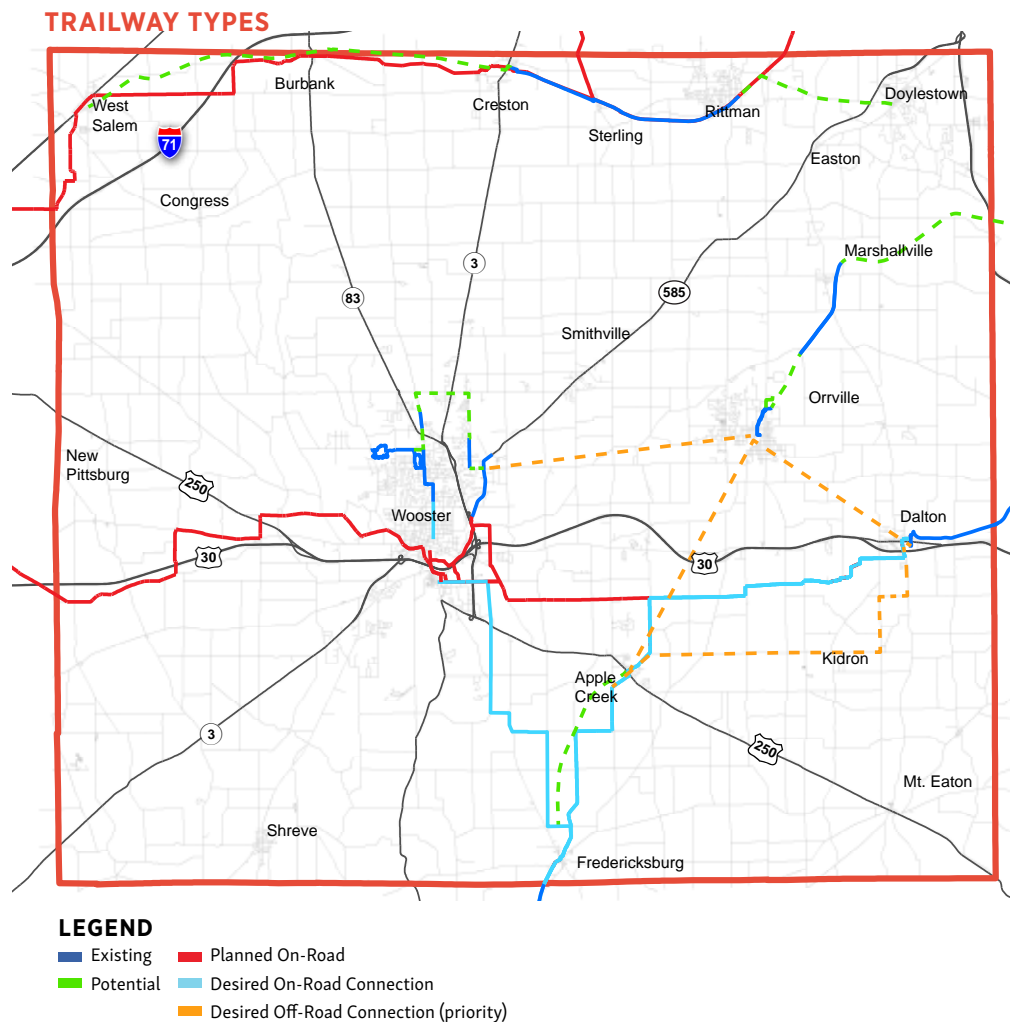
TRAILWAY TYPES

LEGEND

■ Existing		■ Planned On-Road	
■ Potential		■ Desired On-Road Connection	
		■ Desired Off-Road Connection (priority)	

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OBJECTIVE 2

Encourage the development of a variety of housing options to meet the needs of current and future residents.

Actions

E.2.1 Target government programs and initiatives that encourage the construction of affordable housing or provide assistance for homeownership in cities and towns (e.g. programs that encourage assemblage of land, land banking, CRAs).

E.2.2* Create policies that encourage the assemblage of property in cities and villages to support new infill housing in existing municipalities.

E.2.3 Provide financial assistance to income eligible homebuyers (such as through the CHIP program), collaborating with the Wayne County Housing Coalition and Wayne Metropolitan Housing Authority.

E.2.4* Conduct a Residential Market Analysis to identify future housing type needs, preferences and opportunities to retain and attract residents.

E.2.5 Support the Wayne County Housing Coalition's Plan to End Homelessness.

WAYNE COUNTY HOUSING COALITION

The Wayne County Housing Coalition educates the community about issues and challenges facing home owners, renters, sellers, purchasers and landlords. The coalition advocates to ensure that local housing and housing practices conform to the coalition's purposes for the community.

COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM

The CHIP program helps income eligible homeowners, landlords, and first time homebuyers throughout Wayne County to repair their homes and neighborhoods through grants, interest-free and forgivable loans.

OBJECTIVE 3

Expand options for amenities, entertainment, restaurants and retail.

E.3.1   Develop a strategy to support activities and services to attract people of all ages to live in Wayne County.

E.3.2   Develop a countywide strategy to bring entertainment opportunities (festivals, temporary markets, etc.) to publicly owned property.

E.3.3   Consult with City governments and Chambers of Commerce to identify best practices for encouraging activities and services that could be appropriate to other urbanized areas in the County.

E.3.4   Conduct a survey of residents, including all demographic groups, to identify most desired amenities and services.

E.3.5   Support "pop-up," temporary locations for small scale restaurateurs and retailers, targeting vacant or underutilized properties.

E.3.6   Encourage development of a countywide program to grow unique, food-related entrepreneurial ventures, including farm-to-table restaurants.

E.3.7   Provide internet access in public venues throughout the County.

OBJECTIVE 4

Support county-wide health and safety.

Actions

E.4.1 Create an aging in place strategic plan addressing topics such as housing, services, recreation, volunteerism and health.

E.4.2 Adopt sustainability and wellness standards into government-owned buildings, for example addressing opportunities to improve energy efficiency, reduce water usage, take advantage of natural climate control.

E.4.3 Convene local leaders and public health professionals to discuss drug addiction and mental health services that are available in the community.

AGING IN PLACE STRATEGIES

Aging in place strategies allow people to live in their place of choice while maintaining a high quality of life as they age. These strategies help to plan and overcome challenges relating to health, social and emotional needs to maintain a well rounded lifestyle. Strategies should provide resources and amenities for the aging population in the community to encourage an improved quality of life.

"I see a great opportunity to use new ideas to shape the future of Wayne County."

- workshop participant

8
IMPLEMENTATION

STRATEGIES

This Comprehensive Plan is intended to be used on a day-to-day basis to guide the work of the Wayne County Planning Department, other County agencies, and a range of other organizations with a stake and an interest in seeing the plan's recommendations come to fruition. Following is a summary of how decisions and processes should align with the goals, objectives and actions of the plan.

It is recommended that an implementation committee is formed to track and report on implementation. (This committee may or may not be identical to the regulatory tools exploratory committee that will be created as per Action A.9.1.)

CAPITAL IMPROVEMENTS

Capital Improvement Plans (CIPs) for both the County and local jurisdictions should be consistent with the plan's actions. This includes decisions about the provision of utilities, as a key focus of this plan is to encourage development where utilities already exist or are easily accessible.

ECONOMIC INCENTIVES

Economic incentives should be considered and prioritized relative to their consistency with the plan's actions and geographic areas of need identified in the plan.

DEVELOPMENT APPROVALS

Administrative and legislative approvals for development proposals, including residential subdivisions subject to subdivision regulations, may be pursued as a means of implementing the plan. Decisions by planning entities should reference relevant Comprehensive Plan actions, the Resource Management Areas map and the Character and Land Use Plan.

PRIVATE DEVELOPMENT DECISIONS

Property owners and developers should consider the goals, objectives and actions of the plan in their land planning and investment decisions. Public decision makers can use the plan as a guide to consider whether private development is meeting the needs and aspirations of the County.

ANNUAL WORK PROGRAMS

Individual departments, administrators, boards and commissions should be cognizant of the actions of the plan when preparing annual work programs and budgets. It is recommended that an annual report to the community regarding progress on the plan is conducted.

IMPLEMENTATION TOOLS

Revisions to existing tools for implementation, including subdivision regulations or 208 plans, should be made in accordance with the Comprehensive Plan. Consideration of any potential new regulatory or non-regulatory tools should also reflect the plan's recommendations. This work will be led by the Wayne County Planning Department in conjunction with an exploratory committee.

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TRACKING WORKSHEET

The following table provides more information on each community action including timeframes for completion or initiation and identification of a lead coordinating body. It is intended to be used for tracking recommendation implementation over time. Priority recommendations are shown on this page followed by a list of all recommendations organized under goals and objectives. For each goal, key indicators of success for the first two years are also identified following the table of actions. It is anticipated that progress on indicators will be evaluated annually and adjusted over time.

PRIORITY ACTIONS

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.1.1	Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.6	Develop a strategy to designate Community Reinvestment Areas in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment	S	Wayne County Planning Department / Cities and Villages
A.2.3	Review and consider adjustments to the Three Mile Limit consultation process in collaboration with local city governments.	S	Wayne County Planning Department / Cities
A.2.4	Coordinate throughout the County to identify opportunities for land banking properties.	S	Wayne County Planning Department / Cities, Villages and Townships
A.3.3	Encourage participation in the Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas, to reduce tax burdens and preserve land for farming.	O	County Commissioners / Wayne County Planning Department / County Auditor
A.5.2	Conduct a campaign to distribute and share information about the Comprehensive Plan.	S	Wayne County Planning Department
A.9.1	Establish an exploratory committee of representatives from County departments, townships, interest groups and others to explore new or updated regulatory tools.	S	Wayne County Planning Department / County Commissioners

PRIORITY ACTIONS

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.9.3	Review potential to modify subdivision regulations to encourage or require Open Space subdivisions and address irregular lots.	S	Wayne County Planning Department
C.4.1	Identify new opportunities to support "family farms," including an awareness campaign about their changing nature.	M	Farm Bureau / County Commissioners / Wayne County Planning Department / Ag Success Team and other associations
C.6.2	Encourage the targeting of government programs (such as Community Reinvestment Acts or CRAs) to stressed neighborhoods.	S	Wayne County Planning Department
E.2.2	Create policies that encourage the assemblage of property in cities and villages to support new infill housing in existing municipalities.	S	Wayne County Planning Department / Cities and Villages
E.2.4	Conduct a Residential Market Analysis to identify future housing type needs, preferences and opportunities to retain and attract residents.	M	County Commissioners / Wayne County Planning Department
E.1.1	Conduct an integrated strategic plan between entities that own, maintain and/or plan for parks, open space and trailways in the County, including benchmarking with other counties.	S	Wayne County Park District / other organizations or associations
E.1.2	Support dedicated funding for the Wayne County Park District, which may include public funding and require a coordinated strategy between relevant organizations.	S	County Commissioners / Wayne County Park District / other organizations and associations
E.1.3	Continue to support connecting the County through its trailway system (including ODOT State & U.S. Bike Route System) and work closely with partners to identify new trailway opportunities.	O/S	Wayne County Planning Department / Wayne County Parks District / other organizations and associations

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ALL ACTIONS

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR

GOAL A. LAND USE AND DEVELOPMENT

OBJECTIVE 1. ENCOURAGE THE EFFICIENT USE OF LAND AND FOCUS DEVELOPMENT IN AREAS ALREADY SERVED BY UTILITIES.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.1.1	Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.2	Encourage the conservation of existing natural and agricultural areas.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.3	Encourage infill development in areas with infrastructure.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.4	Cluster future development adjacent to similar development.	O	Wayne County Planning Department / Cities, Villages and Townships
A.1.5	Encourage a higher-density development pattern through zoning bonuses in locations with adopted zoning codes.	O	Cities, Villages and Townships with adopted zoning codes
A.1.6	Develop a strategy to designate Community Reinvestment Areas in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment.	S	Wayne County Planning Department / Cities and Villages

OBJECTIVE 2. ENCOURAGE COOPERATION IN LAND USE PLANNING AMONG LOCAL UNITS OF GOVERNMENT.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.2.1	Prepare and issue a countywide Annual Growth Report about development, population change and implementation of the Comprehensive Plan.	S	Wayne County Planning Department / Wayne Economic Development Council
A.2.2	Coordinate efforts to address tax delinquent properties throughout the County, including advocating for uniformity when tax foreclosure is commenced.	S	Wayne County Planning Department / Cities, Villages and Townships / County Treasurer / County Prosecutor

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.2.3	Review and consider adjustments to the Three Mile Limit consultation process in collaboration with local city governments.	S	Wayne County Planning Department / Cities
A.2.4	Coordinate throughout the County to identify opportunities for land banking properties.	S	Wayne County Planning Department / Cities, Villages and Townships
A.2.5	Encourage collaboration between the Community Improvement Corporation and county and local governments.	M	Wayne County Planning Department / County Commissioners / Community Improvement Corporation / Cities and Villages

OBJECTIVE 3. CONSERVE FARMLAND

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.3.1	Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map.	O	Wayne County Planning Department / Cities, Villages and Townships
A.3.2	Utilize conservation easements.	O	Wayne County Planning Department / Cities, Villages and Townships / Land Trusts
A.3.3	Encourage participation in the Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas, to reduce tax burdens and preserve land for farming.	O	County Auditor / Wayne County Planning Department / Farm Bureau / County Commissioners
A.3.4	Conduct regional agricultural planning (multi-county).	L	County Commissioners / Wayne County Planning Department / Ag Success Team and other associations, and OSU Wooster

OBJECTIVE 4. PROTECT AND ENHANCE RURAL CHARACTER.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.4.1	Take inventory of historic and agricultural structures and assess incentives for rehabilitation.	S	Wayne County Historical Society and / or local historical societies / Wayne County Planning Department

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CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.4.2	Create a partnership between key county agencies and Friends of Ohio Barns or similar organizations.	M	Wayne County Planning Department / Wayne County Historical Society and / or local historical societies
A.4.3	Create an online resource for brokering the preservation of barns through a seller/buyer network.	L	Wayne County Historical Society and / or local historical societies
A.4.4	Encourage preservation of fencerows and vegetative stream corridors.	O	Wayne County Planning Department / SWCD
A.4.5	Encourage acquisition of unique natural features that define rural character as public greenspace.	O	County Commissioners / Wayne County Park District

OBJECTIVE 5. ENCOURAGE CITIES, VILLAGES AND TOWNSHIPS TO UPDATE OR PREPARE NEW COMPREHENSIVE PLANS.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.5.1	Sponsor an orientation session for local government officials on the Comprehensive Plan.	S	Wayne County Planning Department
A.5.2	Conduct a campaign to distribute and share information about the Comprehensive Plan.	S	Wayne County Planning Department
A.5.3	Share with cities, villages and townships the data collected for the Comprehensive Plan.	S	Wayne County Planning Department
A.5.4	Provide technical assistance and guidance to communities as plans are prepared.	O	Wayne County Planning Department
A.5.5	Continue to provide County funding assistance to cities, villages and townships to finance preparation and/or updating of plans.	M	County Commissioners

OBJECTIVE 6. ENCOURAGE CITIES, VILLAGES AND TOWNSHIPS WITH ZONING REGULATIONS TO UPDATE THEM TO ALIGN WITH THE COMPREHENSIVE PLAN.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.6.1	Sponsor workshops for local government officials.	M	Wayne County Planning Department
A.6.2	Provide technical assistance to local governments as zoning codes are updated.	O	Wayne County Planning Department
A.6.3	Continue to provide County funding for code updates.	L	County Commissioners

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR

OBJECTIVE 7. CREATE COUNTY-LEVEL FUNDING TO GUIDE GROWTH AND TO ENCOURAGE IMPLEMENTATION OF THE COMPREHENSIVE PLAN.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.7.1	Structure a funding program that provides loans or matching funds to assist local governments in funding infrastructure improvements.	L	County Commissioners / Wayne County Planning Department
A.7.2	Coordinate the program through the County Planning Commission and Planning Department staff.	L	County Commissioners / Wayne County Planning Department / County Planning Commission

OBJECTIVE 8. MANAGE AND MINIMIZE ADVERSE EFFECTS OF INTRUSIVE DEVELOPMENTS AND LAND USES.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.8.1	Develop strategies to reduce blight caused by billboard proliferation.	L	Wayne County Planning Department / Wayne County Building Codes
A.8.2	Develop strategies to mitigate the impact of land uses that community members believe have caused significant adverse impacts.	L	Wayne County Planning Department

OBJECTIVE 9. CREATE A STRUCTURE OF INVOLVEMENT FOR EXPLORING NEW OR UPDATED REGULATORY TOOLS.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.9.1	Establish an exploratory committee of representatives from County departments, townships, interest groups and others to explore new or updated regulatory tools.	S	Wayne County Planning Department / County Commissioners
A.9.2	Research if and how new tools, including potentially county or township zoning, should be encouraged or supported.	S	Exploratory Committee (as described in A9.1)
A.9.3	Review potential to modify subdivision regulations to encourage or require Open Space subdivisions and address irregular lots.	S	Wayne County Planning Department
A.9.4	Consult with other counties about their experiences.	S	Exploratory Committee (as described in A9.1)

OBJECTIVE 10. ENGAGE WITH TOWNSHIP TRUSTEES.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.10.1	Conduct individual consultations between Wayne County Planning Department staff and township trustees.	S	Wayne County Planning Department / Township Trustees

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CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.10.2	Gauge opinions about successes and challenges of existing tools.	S	Wayne County Planning Department / Township Trustees
A.10.3	Share key information about both existing tools (e.g. easements and incentives) as well as tools not currently being utilized.	O	Wayne County Planning Department / Township Trustees

OBJECTIVE 11. CONTINUE TO IMPROVE COLLABORATION WITH THE CITIES OF WOOSTER, ORRVILLE AND RITTMAN.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.11.1	Review and consider adjustments to the Three Mile Limit consultation process in collaboration with local city governments.	S	Wayne County Planning Department / Cities
A.11.2	Discuss countywide strategy for 201 map amendments.	S	Wayne County Planning Department / Cities, Villages and Townships
A.11.3	Develop a strategy to designate Community Reinvestment Areas in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment.	S	Wayne County Planning Department / Cities / Community Improvement Corporation
A.11.4	Pursue new agreements to address "boundary" issues and regional approaches to land use.	S	Wayne County Planning Department / Cities and Townships / Township Trustees

KEY INDICATORS OF SUCCESS FOR LAND USE AND DEVELOPMENT RECOMMENDATIONS (YEARS 0-3)

> Revised County Subdivision Regulations to encourage Open Space subdivisions and address irregular lots.
> Formation of a committee to explore improvements and/or new regulatory tools.
> Development of a strategy to explore improvements and/or new regulatory tools.
> New policy and/or procedures regarding Three Mile Limit Consultations.
> Revised 201 plans for the majority of the County's communities to reflect the Resource Management Areas Map.
> A percentage increase in new housing development that is in keeping with population growth.
> An inventory and assessment of Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas in the County.
> Completion of one county-wide orientation meeting for local governments regarding the comprehensive plan and distribution of informational materials online and via email.
> Adoption of a Countywide landbanking strategy.
> Adoption of a strategy to assemble property in cities and towns to support new infill housing.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR

OBJECTIVE 12. GAUGE RESIDENT OPINION ON POTENTIAL NEW REGULATORY TOOLS FOR IMPLEMENTING LAND USE RECOMMENDATIONS.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
A.12.1	Conduct a countywide survey to test public opinion on potential new implementation tools.	S	County Commissioners / Wayne County Planning Department / Exploratory Committee (as described in A9.1)

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CODE	ACTION	TIMEFRAME	LEAD COORDINATOR

GOAL B. PRESERVATION

OBJECTIVE 1. PRESERVE WAYNE COUNTY'S HISTORIC AND ARCHAEOLOGICAL RESOURCES.

Code	Action	Timeframe	Lead Coordinator
B.1.1	Support the Wayne County Historical Society and other local historical societies, including advocating for sufficient resources and organizational capacity to promote their missions.	O	County Commissioners / Wayne County Planning Department
B.1.2	Encourage preservation and rehabilitation of historic County-owned buildings.	O	Wayne County Historical Societies and local historical societies / County Commissioners
B.1.3	Support eligibility determinations and designation of structures and districts on the National Register of Historic Places to make use of historic rehabilitation tax credit possible.	O	Wayne County Historical Societies and local historical societies / Wayne County Planning Department / Cities and Villages

OBJECTIVE 2. PRESERVE WAYNE COUNTY'S HISTORIC FARM-BASED CULTURE.

Code	Action	Timeframe	Lead Coordinator
B.2.1	Discourage development that is detrimental to historic and cultural communities.	O	Wayne County Planning Department

OBJECTIVE 3. PRESERVE NATURAL RESOURCES.

Code	Action	Timeframe	Lead Coordinator
B.3.1	Create an inventory and database of parks and natural resources by location, type, qualities and condition / improvements needed.	M	Wayne County Planning Department / Wayne County Park District
B.3.2	Utilize inventory and other County data sources to evaluate development proposals.	M	Wayne County Planning Department / Cities, Villages and Townships / Township Trustees
B.3.3	Ensure sufficient funding to protect existing natural resources (including levy campaign), which may require a coordinated strategy between relevant organizations.	S	County Commissioners / Wayne County Park District

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
B.3.4	Conduct an educational campaign about existing easement programs.	M	Wayne County Planning Department / Land Trusts / Western Reserve Land Conservancy
B.3.5	Update County Subdivision Regulations to require land dedication in platted subdivisions and targeted to natural resources.	S	Wayne County Planning Department / County Commissioners / Wayne County Park District
B.3.6	Promote the preservation of wildlife habitat on public and private land.	O	Wayne County Planning Department
B.3.7	Encourage the conservation of existing natural and agricultural areas in new residential developments by encouraging Open Space subdivisions that cluster housing in less sensitive locations.	O	Wayne County Planning Department
B.3.8	Sponsor an annual awards competition recognizing sustainable development.	L	Wayne County Planning Department

OBJECTIVE 4. ENCOURAGE CONSERVATION OF WOODLANDS, WETLANDS AND STREAM CORRIDORS THROUGH PUBLIC OWNERSHIP AND REGULATION AND/OR PUBLIC-PRIVATE PARTNERSHIPS.

B.4.1	Discourage development within woodlands and wetlands.	O	Wayne County Planning Department / Cities, Villages and Townships
B.4.2	Encourage protection of valued examples through government purchase or easements.	O	Wayne County Planning Department / Cities, Villages and Townships
B.4.3	Adopt environmental assessment requirements in County Subdivision Regulations.	S	Wayne County Planning Department / County Commissioners
B.4.4	Discourage straightening of natural streams.	O	Wayne County Planning Department / Cities, Villages and Townships / WSCD / Army Corps of Engineers

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
B.4.5	Create incentives to encourage wide wooded and vegetative buffers along streams.	M	Wayne County Planning Department / Cities, Villages and Townships / WSCD
B.4.6	Discourage development in the 100-year floodplain.	O	Wayne County Planning Department / Cities, Villages and Townships
B.4.7	Encourage preservation of stream corridors and wetland preservation through County Subdivision Regulations.	O	Wayne County Planning Department / Cities, Villages and Townships
B.4.8	Encourage maintenance of corridors and discourage the damming of streams.	O	Wayne County Planning Department / Cities, Villages and Townships / WSCD / Army Corps of Engineers

OBJECTIVE 5. IMPROVE SURFACE WATER QUALITY AND PROTECT GROUNDWATER RESOURCES.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
B.5.1	Encourage construction of new and improvement of existing sewer systems to minimize pollution of waterways.	O	Community Wastewater Systems / Wayne County Public Health
B.5.2	Assist in securing state funds for sewer system improvements.	O	Wayne County Environmental Services / Community Wastewater Systems / Wayne County Public Health
B.5.3	Encourage riparian buffers along waterways.	S	Wayne County Planning Department / Cities, Villages and Townships
B.5.4	Discourage inappropriate development over or adjacent to groundwater recharge areas.	O	Wayne County Planning Department / Cities, Villages and Townships
B.5.5	Adopt wellhead protection regulations and/or policies.	L	Wayne County Planning Department / County Commissioners / WSCD / Wayne County Public Health

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
B.5.6	Conduct a countywide groundwater supply survey.	L	Wayne County Planning Department / WSCD

OBJECTIVE 6. PROMOTE THE USE OF ALTERNATIVE ENERGY.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
B.6.1	Explore options for development incentives to encourage use of solar, wind or other renewable energy sources in development projects.	M	Wayne County Planning Department
B.6.2	Partner with academic institutions on research project to explore options that would be most appropriate for Wayne County.	O - L	Wayne County Planning Department / College of Wooster / OSU Wooster and other academic institutions

KEY INDICATORS OF SUCCESS FOR PRESERVATION RECOMMENDATIONS (YEARS 0-3)

> Revised County Subdivision Regulations to require land dedication in platted subdivisions and targeted to natural resources, to integrate environmental assessment and to encourage preservation of stream corridors.

> A dedicated funding stream for the Wayne County Park District and, potentially, other natural resources in the County.

> A clear strategy to encourage riparian buffers along waterways.

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CODE	ACTION	TIMEFRAME	LEAD COORDINATOR

GOAL C. ECONOMY

OBJECTIVE 1. ENCOURAGE REINVESTMENT IN EXISTING INDUSTRIAL AREAS.

C.1.1	Target economic incentives to existing industrial areas.	O	County Commissioners / Wayne Economic Development Council
C.1.2	Encourage reuse and rehabilitation of existing industrial structures.	O	County Commissioners / Wayne Economic Development Council
C.1.3	Discourage industrial development in areas lacking infrastructure and access.	O	County Commissioners / Wayne Economic Development Council / Wayne County Planning Department

OBJECTIVE 2. COLLABORATE WITH THE WAYNE ECONOMIC DEVELOPMENT COUNCIL.

C.2.1	Encourage any new industrial development to locate in areas that have infrastructure, access, are not in a floodplain, and are not located within prime agricultural property.	O	County Commissioners / Wayne Economic Development Council / Wayne County Planning Department
C.2.2	Obtain public support for development of industrial parks.	O	County Commissioners / Wayne Economic Development Council
C.2.3	Identify sources of funding and secure funds to facilitate business development.	L	County Commissioners / Wayne Economic Development Council

OBJECTIVE 3. ENCOURAGE COMMERCIAL RETAIL DEVELOPMENT AND HOUSING IN DOWNTOWNS.

C.3.1	Coordinate and provide technical assistance through Main Streets and other relevant organizations.	S	Wayne County Planning Department / main street organizations
C.3.2	Assist cities and villages to identify appropriate locations for development of retail and residential.	O	County Commissioners / Wayne Economic Development Council

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.3.3	Identify and secure state funding to assist revitalization programs.	S	Wayne County Planning Department
C.3.4	Assist with funding infrastructure improvements that support downtowns.	O	County Commissioners / Wayne County Planning Department
C.3.5	Facilitate information sharing between communities to help finance or incentivize housing infill or redevelopment.	O	Wayne County Planning Department / Cities, Villages and Townships

OBJECTIVE 4. SUPPORT AGRICULTURE AND AGRIBUSINESS.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.4.1	Identify new opportunities to support "family farms," including an awareness campaign about their changing nature.	M	County Commissioners / Wayne County Planning Department and Ag Success Team and other associations / Farm Bureau
C.4.2	Obtain public support for the development and advancement of agriculture/agribusiness by educating the public.	O	Wayne Economic Development Council / Ag Success Team and other associations / Farm Bureau
C.4.3	Apply Industrial Reuse and Industrial Park Development strategies to agribusiness.	O	Ag Success Team and other associations
C.4.4	Encourage agriculture/agribusiness to continue to use sound environmental policies.	O	Ag Success Team and other associations

KEY INDICATORS OF SUCCESS FOR ECONOMY RECOMMENDATIONS (YEARS 0-2)

> The siting of any new industrial development in locations that meet the criteria set forth in this plan.

> An updated County Economic Strategic Plan that reflects the recommendations in the comprehensive plan.

> Workforce development programs that are sustained at current levels.

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CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.4.5	Encourage the adoption of economic strategies that will help production agriculture to be profitable.	O	Ag Success Team and other associations / Farm Bureau
C.4.6	Work with the Ag Success Team and other agriculture-focused development organizations on efforts to strengthen the agribusiness, agricultural production and agricultural processing economy.	O	County Commissioners / Wayne County Planning Department / Ag Success Team and other associations / Farm Bureau
C.4.7	Identify new opportunities to support the OSU Wooster campus as an anchor institution within the local, regional and state agricultural bioscience industry.	O	Wayne County Planning Department / Ag Success Team and other associations / OSU Wooster

OBJECTIVE 5. CONTINUE TO SUPPORT TRAVEL AND TOURISM.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.5.1	Continue to support travel and tourism efforts, including agritourism.	O	Convention and Visitors Bureau
C.5.2	Coordinate tourism with other economic development activities supported by the Wayne Economic Development Council.	O	Convention and Visitors Bureau / Wayne Economic Development Council

OBJECTIVE 6. ENCOURAGE NEIGHBORHOOD REVITALIZATION IN WAYNE COUNTY'S CITIES AND VILLAGES.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.6.1	Encourage neighborhood-level planning that identifies key needs and provides strategies to guide investments.	O	Wayne County Planning Department
C.6.2	Encourage the targeting of government programs (such as Community Reinvestment Acts or CRAs) to stressed neighborhoods.	S	Wayne County Planning Department

OBJECTIVE 7. CONSERVE NATURAL RESOURCES IMPORTANT TO WAYNE COUNTY'S ECONOMY.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.7.1	Encourage land restoration programs, working with relevant agencies and organizations as plans are made and enforced.	O	Wayne County Planning Department
C.7.2	Support existing timber production areas and sand and gravel operations that have approved permits, while discouraging these activities in new areas with prime agricultural soils.	O	Wayne County Planning Department

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR

OBJECTIVE 8. INTEGRATE PLANNING, ECONOMIC DEVELOPMENT AND WORKFORCE TRAINING.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.8.1	Collaborate with Wayne Economic Development Council in updating the County's Strategic Economic Development Plan.	S	Wayne County Planning Department / Wayne Economic Development Council
C.8.2	Support Strategic Economic Development Plan recommendations.	O	Wayne County Planning Department / Wayne Economic Development Council
C.8.3	Study and document shifts in the County's job opportunities to educate job seekers and promote job opportunities internally and externally.	M	Wayne Economic Development Council
C.8.4	Leverage local education resources to expand opportunity to develop, attract and retain the talent in the County.	O	Wayne Economic Development Council
C.8.5	Continue to support effective job training efforts for specialized industries that are in growing demand in Wayne County.	O	Wayne Economic Development Council / County Educational Facilities
C.8.6	Continue to raise awareness about industry opportunities in the County such as Manufacturing Day and Health Care Day for high school students, job fairs, the Vital Connections program (educators visit local businesses), and others.	O	Wayne Economic Development Council /Chamber of Commerce(s) / Job and Family Services
C.8.7	Identify public funding opportunities to support job training efforts for specialized industries that are in growing demand in Wayne County.	M	Wayne Economic Development Council/ County Commissioners

OBJECTIVE 9. PROVIDE SUPPORT TO SMALL BUSINESSES.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.9.1	Build upon existing programs that support small businesses, including technical and financial assistance.	M	Chambers of Commerce / Cities, Villages and Townships

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CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
C.9.2	Identify gaps in existing programs and work with relevant agencies and organizations to create programs to address specific needs.	O	Chambers of Commerce / Wayne Economic Development Council
C.9.3	Consider business incubation and clustering opportunities.	M	Chambers of Commerce / Wayne Economic Development Council/

KEY INDICATORS OF SUCCESS FOR TRANSPORTATION RECOMMENDATIONS (YEARS 0-2)

➤ Identification of priority travel modes for local roads.

➤ Creation of a county traffic safety plan that builds off of the ODOT District 3 Amish and non-motorized travel study.

➤ Creation of a plan to address intersections identified through this plan as needing improvements.

GOAL D. TRANSPORTATION AND UTILITIES

OBJECTIVE 1. IMPROVE TRANSPORTATION SYSTEM TO ADDRESS EXISTING AND FUTURE TRAFFIC CHALLENGES.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
D.1.1	Continue to rehabilitate, repair and replace County's bridges as deficiencies are identified.	O	County Engineer
D.1.2	Monitor and correct unsafe intersections, roadway segments and railroad grade crossings.	O	County Engineer / Township Road Superintendent
D.1.3	Maintain pavements and culverts; expand resurfacing programs.	O	County Engineer / Township Road Superintendent
D.1.4	Encourage beautification along highway corridors.	O	County Engineer
D.1.5	Focus on "fix-it-first" improvements in coordination with the County's Transportation Improvement District.	O	County Engineer / Cities, Villages and Townships / Wayne County Planning Department / County Commissioners / Township Road Superintendent

OBJECTIVE 2. IMPROVE HIGHWAY INFRASTRUCTURE TO MEET INCREASING DEMAND AND DEVELOPMENT.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
D.2.1	Pursue the Thoroughfare Plan component of the 1997 Comprehensive Plan and implement where feasible.	O	County Engineer / Wayne County Planning Department
D.2.2	Pursue additional sources of funding (like BUILD Grants).	O	County Commissioners / County Engineer / Wayne County Planning Department
D.2.3	Encourage cooperative ventures among jurisdictions.	O	County Engineer / Cities, Villages and Townships / Wayne County Planning Department / County Commissioners
D.2.4	Continue work with ODOT to improve Access Ohio recommendations, such as wider berms.	S	County Engineer / Township Road Superintendent

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CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
D.2.5	Identify priority travel mode (i.e. truck, buggy) for local roads in current and potential future Amish populated areas.	S	County Engineer / Wayne County Planning Department / Township Road Superintendent

OBJECTIVE 3. PROVIDE A STRONG LINK BETWEEN LAND USE OBJECTIVES AND TRANSPORTATION.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
D.3.1	Explore access management strategies.	M	County Engineer
D.3.2	Coordinate access management and thoroughfare planning with subdivision regulations.	M	County Engineer / Wayne County Planning Department

OBJECTIVE 4. PROMOTE INTEGRATION OF MOTORIZED AND NON-MOTORIZED MODES OF TRAVEL.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
D.4.1	Explore multimodal (using a variety of means of travel) transportation strategies.	S	County Engineer
D.4.2	Integrate connections to adjacent counties.	S	County Engineer
D.4.3	Continue to support active transportation efforts (biking, walking) by coordinating with relevant agencies and organizations.	O	County Engineer / Wayne County Planning Department

OBJECTIVE 5. PLAN AND DESIGN FOR THE SAFETY OF ALL ROAD USERS (INCLUDING WALKERS, CYCLISTS, PEOPLE TRAVELING BY BUGGIES AND PEOPLE USING FARM EQUIPMENT).

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
D.5.1	Address traffic safety issues identified in the high-level analysis of county-wide transportation safety.	O	County Engineer
D.5.2	Utilize ODOT's Local Road Safety Program to develop a county safety plan that will assess, prioritize, and recognize potential avenues for addressing traffic safety issues.	M	County Engineer
D.5.3	Develop a community-based safety education campaign for unlicensed motorized vehicles (such as golf carts, four wheelers and e-bikes).	M	County Engineer / Cities, Villages and Townships
D.5.4	Coordinate with local and county law enforcement for ongoing traffic safety education and outreach efforts, including for unlicensed motorized vehicles (such as golf carts, four wheelers and e-bikes).	O	County Engineer / Cities, Villages and Townships / law enforcement

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR

OBJECTIVE 6. PROVIDE EQUITABLE AND ACCESSIBLE OPTIONS THAT SERVE POPULATIONS IN MOST NEED.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
D.6.1	Support existing and future transit options provided by public and private agencies to fulfill the needs of County residents.	O	Community Action Wayne/Medina
D.6.2	Consider opportunities to expand transit options beyond city limits via traditional and/or innovative operational methods.	M	Community Action Wayne/Medina
D.6.3	Identify the mobility needs of the broader community.	O	County Engineer / Community Action Wayne/Medina
D.6.4	Consider creating partnerships between existing public transit providers and ridesharing companies.	L	Community Action Wayne/Medina
D.6.5	Encourage transportation-related employment opportunities to support transportation programs throughout the county (i.e. volunteer drivers).	L	Community Action Wayne/Medina

OBJECTIVE 7. ENSURE ADEQUATE SERVICES FOR UTILITIES BEYOND WATER AND SEWER.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
D.7.1	Develop a countywide plan for communication infrastructure (such as fiber and wireless networks), natural gas, electric and other utilities to ensure adequate service to support business, residential and other desired uses and activities.	L	County Commissioners / Wayne Economic Development Council/ Wayne County Planning Department / Cities, Villages and Townships

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR

GOAL E. QUALITY OF LIFE

OBJECTIVE 1. IMPROVE OPPORTUNITIES FOR THE PUBLIC TO ENJOY THE COUNTY'S PARKS, OPEN SPACES AND TRAILWAYS.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
E.1.1	Conduct an integrated strategic plan between entities that own, maintain and/or plan for parks, open space and trailways in the County, including benchmarking with other counties.	S	Wayne County Park District
E.1.2	Support dedicated funding for the Wayne County Park District, which may include public funding and require a coordinated strategy between relevant organizations.	S	County Commissioners / Wayne County Park District
E.1.3	Continue to support connecting the County through its trailway system (including ODOT State & U.S. Bike Route System) and work closely with partners to identify new trailway opportunities.	O / S	Wayne County Planning Department / Wayne County Park District
E.1.4	Create an inventory and database of parks and natural resources by location, type, qualities and condition / improvements needed.	M	Wayne County Planning Department / Wayne County Park District
E.1.5	Support pedestrian and bicycle accommodations in cities and towns, through Community Block Development Grants to Safe Routes to Schools and other local initiatives.	M	County Commissioners / Cities, Villages and Townships / Wayne County Planning Department

OBJECTIVE 2. ENCOURAGE THE DEVELOPMENT OF A VARIETY OF HOUSING OPTIONS TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
E.2.1	Target government programs and initiatives that encourage the construction of affordable housing or provide assistance for homeownership in cities and towns (e.g. programs that encourage assemblage of land banking, CRAs).	O	Wayne County Planning Department / Cities, Villages and Townships
E.2.2	Create policies that encourage the assemblage of property in cities and villages to support new infill housing in existing municipalities.	S	Wayne County Planning Department / Cities, Villages
E.2.3	Provide financial assistance to income eligible homebuyers (such as through the CHIP program), collaborating with the Wayne County Housing Coalition and Wayne Metropolitan Housing Authority.	L	County Commissioners / Wayne County Housing Coalition and Wayne Metropolitan Housing Authority

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
E.2.4	Conduct a Residential Market Analysis to identify future housing type needs, preferences and opportunities to retain and attract residents.	M	County Commissioners / Wayne County Planning Department
E.2.5	Support the Wayne County Housing Coalition's Plan to End Homelessness.	O	County Commissioners / Wayne County Planning Department / Wayne County Housing Coalition

OBJECTIVE 3. EXPAND OPTIONS FOR AMENITIES, ENTERTAINMENT, RESTAURANTS AND RETAIL.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
E.3.1	Develop a strategy to support activities and services to attract people of all ages to live in Wayne County.	L	County Commissioners / Wayne Economic Development Council
E.3.2	Develop a countywide strategy to bring entertainment opportunities (festivals, temporary markets, etc.) to publicly owned property.	L	County Commissioners / Convention and Visitors Bureau / Wayne County Planning Department
E.3.3	Consult with City governments and Chambers of Commerce to identify best practices for encouraging activities and services that could be appropriate to other urbanized areas in the County.	L	Wayne County Planning Department / Cities / Chambers of Commerce
E.3.4	Conduct a survey of residents, including all demographic groups, to identify most desired amenities and services.	M	County Commissioners
E.3.5	Support "pop-up," temporary locations for small scale restaurateurs and retailers, targeting vacant or underutilized properties.	O	Wayne County Planning Department / Chambers of Commerce / Cities and Villages
E.3.6	Encourage development of a countywide program to grow unique, food-related entrepreneurial ventures, including farm-to-table restaurants.	L	Wayne County Planning Department
E.3.7	Provide internet access in public venues throughout the County.	M	County Commissioners

OBJECTIVE 4. SUPPORT COUNTY-WIDE HEALTH AND SAFETY.

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
E.4.1	Create an aging in place strategic plan addressing topics such as housing, services, recreation, volunteerism and health.	L	Wayne County Planning Department / senior centers / Cities, Villages and Townships

CODE	ACTION	TIMEFRAME	LEAD COORDINATOR
E.4.2	Adopt sustainability and wellness standards into government-owned buildings, for example addressing opportunities to improve energy efficiency, reduce water usage, take advantage of natural climate control.	L	County Commissioners
E.4.3	Convene local leaders and public health professionals to discuss drug addiction and mental health services that are available in the community.	M	Wayne County Public Health / Cities, Villages and Townships / OneEighty / Opiate Task Force / Mental Health and Recovery Board

KEY INDICATORS OF SUCCESS FOR QUALITY OF LIFE RECOMMENDATIONS (YEARS 0-2)

> Creation of a strategic plan between entities that own, maintain or plan for parks.

> A dedicated funding stream for the Wayne County Park District and, potentially, other natural resources in the County.

> Funding and ownership/use agreements to support desired trailway connections that are identified as priorities in this plan.

> Development of a framework (outline, key questions to be answered, etc.) for a countywide Residential Market Analysis.

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APPENDICES

APPENDICES

Following are appendices that support the plan:

A. Summary Memo, Round 1 Public Engagement

B. Summary Memo, Supplemental Round 1 Public Engagement

C. Summary Memo, Round 2 Public Engagement

D. Transportation Technical Analysis

E. List of Key Related Plans and Planning Efforts

F. Map showing 201 boundaries and Resources Management Areas

wayne ONWARD