

CONNEAUT COMPREHENSIVE PLAN UPDATE 2017

Meeting #3

June 27, 2017



PROCESS OVERVIEW

Meeting	Topic	Month
Kick-off Meeting #1		May 2
Advisory Committee Meeting #2	Existing Conditions, Vision	June 6
Advisory Committee Meeting #3	Vision, Policies and Strategies	June 27
Public Forum #1	Issues, Vision, “First Cut” Policies	July 25*
Focus Group Sessions	Policies and Strategies	End of July/August
Advisory Committee Meeting #4	Policies and Strategies	August 29
Advisory Committee Meeting #5	Policies and Strategies	September (if needed to finish strategy discussion)
Advisory Committee Meeting #6	Implementation Steps	October
Advisory Committee Meeting #7	Draft Plan, Priority Action Steps	November
Public Forum #2	Draft Plan, Priority Action Steps	November
Advisory Committee Meeting #8	Finalize Draft Plan	December

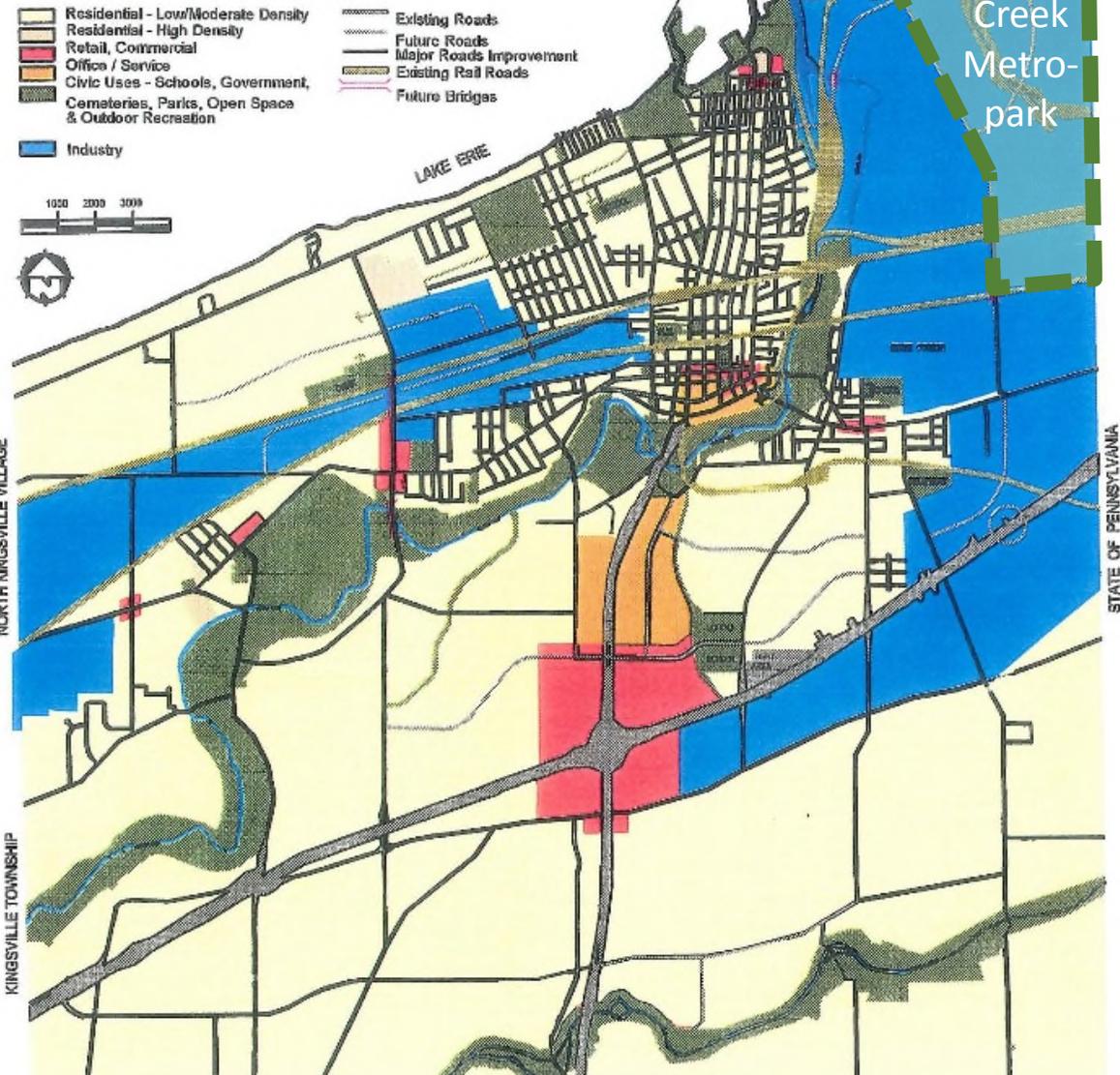
2002 PLAN GOALS (SUMMARIZED)

General	<ol style="list-style-type: none">1. Preserve and <u>enhance the positive qualities</u> of Conneaut2. <u>Manage growth</u> and economic development3. Encourage all citizens to <u>assist in implementation</u>4. <u>Enhance the image</u> and functions for the key locations of the community: the I-90/SR7 interchange, downtown, harbor area
Population	<ol style="list-style-type: none">5. <u>Make Conneaut attractive</u> to diverse people and households of all ages
Land Use	<ol style="list-style-type: none">6. Ensure growth occurs in the <u>most suitable locations</u>
Infrastructure	<ol style="list-style-type: none">7. Ensure <u>Infrastructure supports land use</u> and economic development objectives

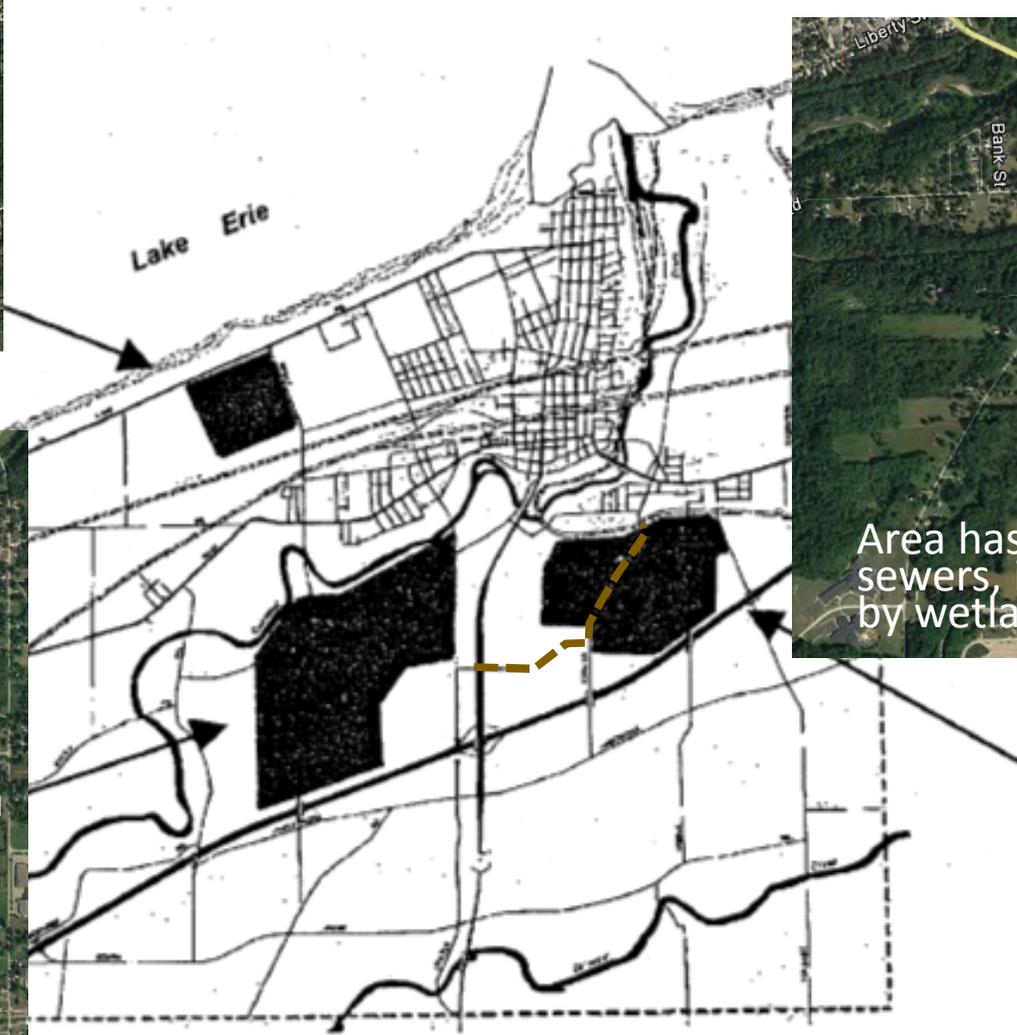
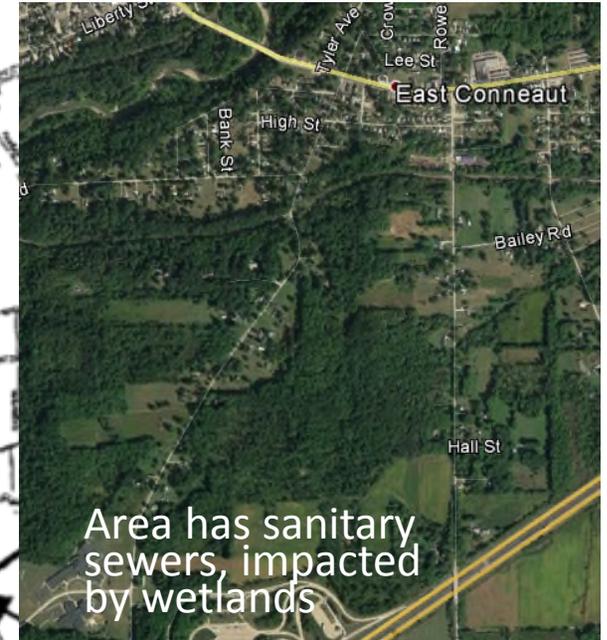
Local Economy	<p>8. <u>Diversify</u> the economic base to take advantage of growth trends in multiple sectors and to protect economy and tax base from over-dependence of specific economic sectors</p> <p>9. <u>Promote economic development</u> and <u>workforce development</u> to meet the needs of residents</p> <p>10. Promote <u>quality development</u> (good site design, landscaping, etc.)</p> <p>11. Increase and <u>diversify retail and service options</u></p> <p>12. Encourage <u>coordination</u> of all agencies devoted to economic development in pursuit of these goals</p>
Environment	<p>13. Preserve the <u>natural environment</u> in Conneaut</p> <p>14. Provide a <u>healthy community</u> for residents with opportunities for <u>recreational activities</u></p>
Housing	<p>15. Promote <u>variety of housing types</u> to be attractive to wider market</p> <p>16. Enhance and <u>revitalize older neighborhoods</u></p>
Community Facilities	<p>17. Promote <u>community facilities</u> to contribute to high quality of life</p>

City of Conneaut, Ohio Comprehensive Plan Update

Land Use Plan (from 2002 Plan)

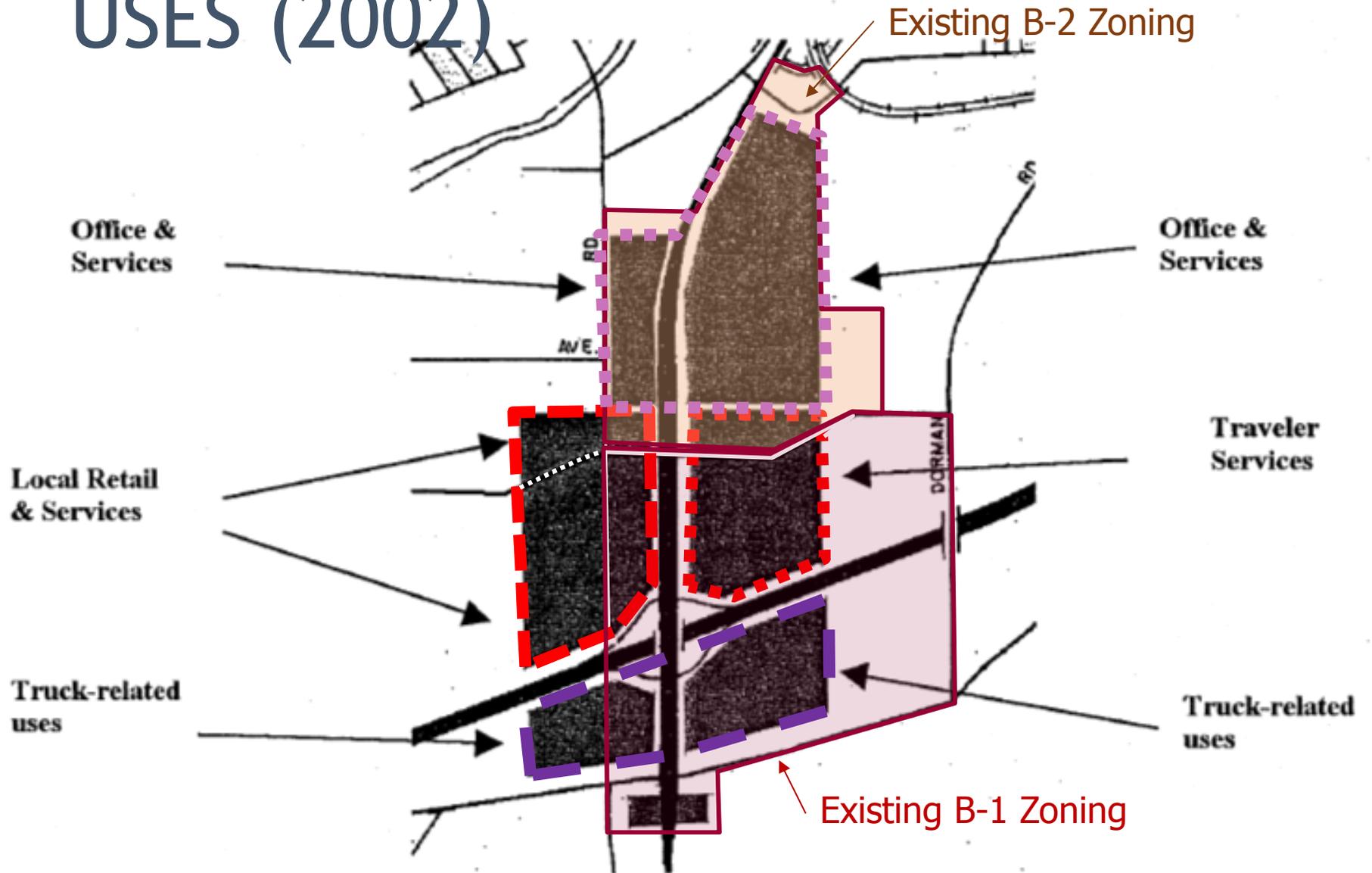


NEW RESIDENTIAL AREAS (2002)

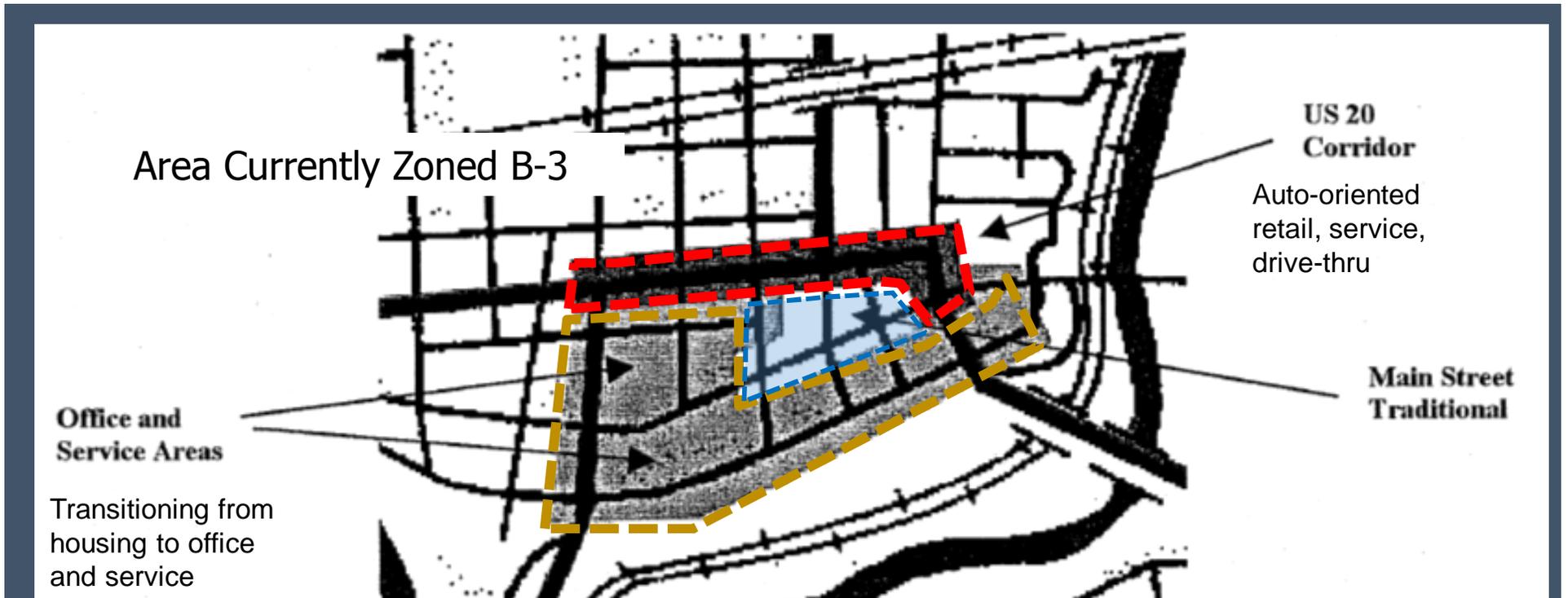


Gateway/Dorman Neighborhood

I-90 INTERCHANGE/ RT 7 LAND USES (2002)



DOWNTOWN (2002)



INDUSTRIAL DEVELOPMENT (2002)

**Parrish Road
Industrial Corridor**

**Northeast
Corner**

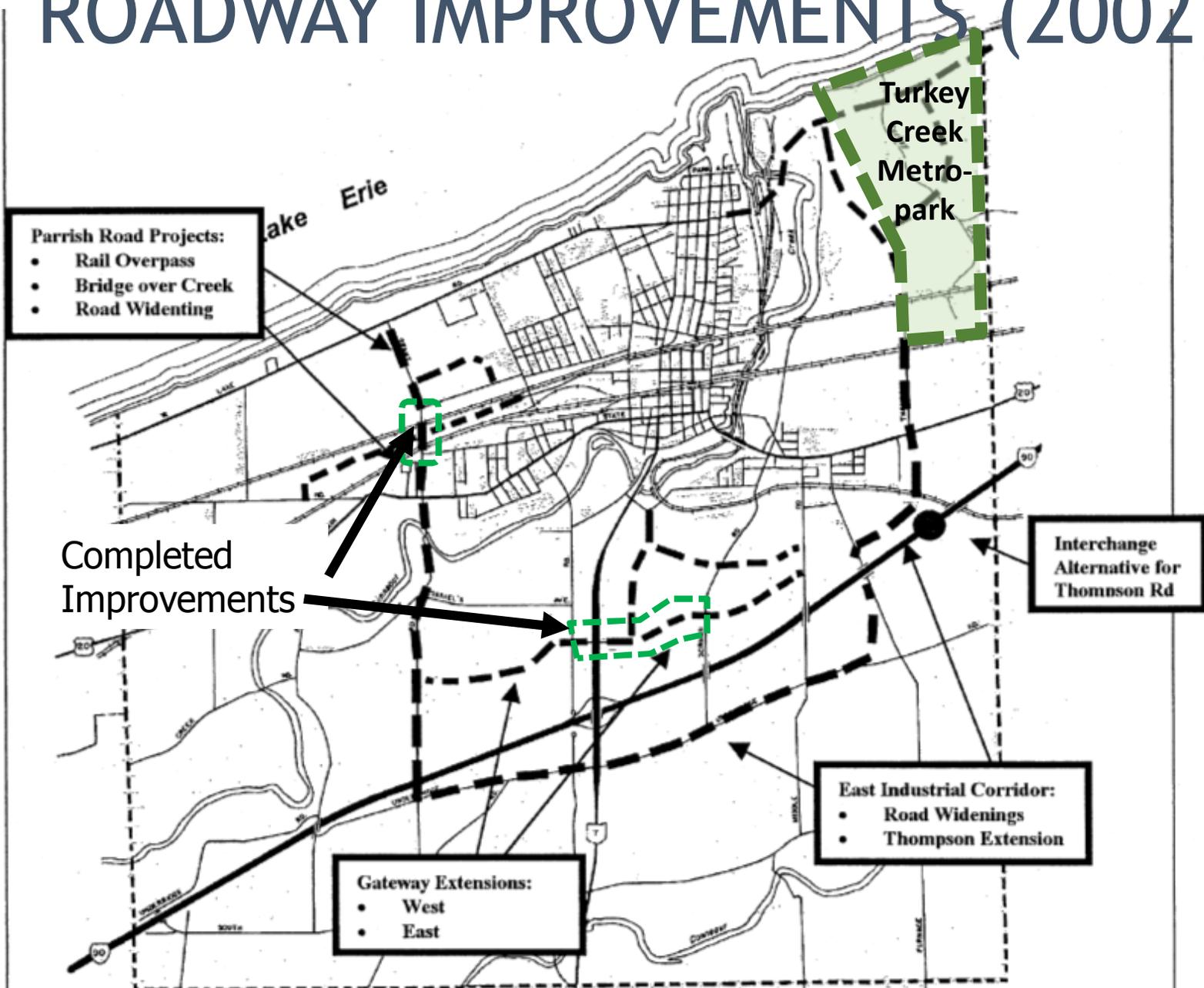
Turkey
Creek
Metro-
park

**East Industrial
Corridor**

Recommends
expanding
M-1 Zoning



ROADWAY IMPROVEMENTS (2002)



UPDATED DRAFT VISION

Conneaut envisions a prosperous and vibrant community that responsibly maximizes the full potential of our:

- **Natural resources** (namely -Lake Erie, the river and streams); and,
- **Small town attributes and charm** (namely - size, historical context, location).

PROSPEROUS AND VIBRANT MEANS:

1. We have a robust business and industrial sector that provides good jobs, and job training to maintain a strong work force.
2. There are stores, restaurants and other services in town to meet the needs of our residents and visitors, with a bustling downtown and attractive harbor area that retain their historic charm.
3. We are good stewards of Lake Erie, Conneaut Creek, Turkey Creek and their tributaries through the right balance of conservation, management and eco-tourism.
4. Our city parks, public spaces, and other community facilities are in good condition, well-designed and expanded as necessary to provide quality recreation activities that retain and attract residents, businesses and tourists.
5. Properties throughout the city are clean and well maintained and owners (residential and business) are investing in their properties - both renovation and new construction.
6. Our public infrastructure - streets, sidewalks, water, sewer, etc. - is maintained and expanded proactively to provide quality services to residents and businesses.
7. We have the right tools, funding and incentives in place to ensure quality development throughout the city.

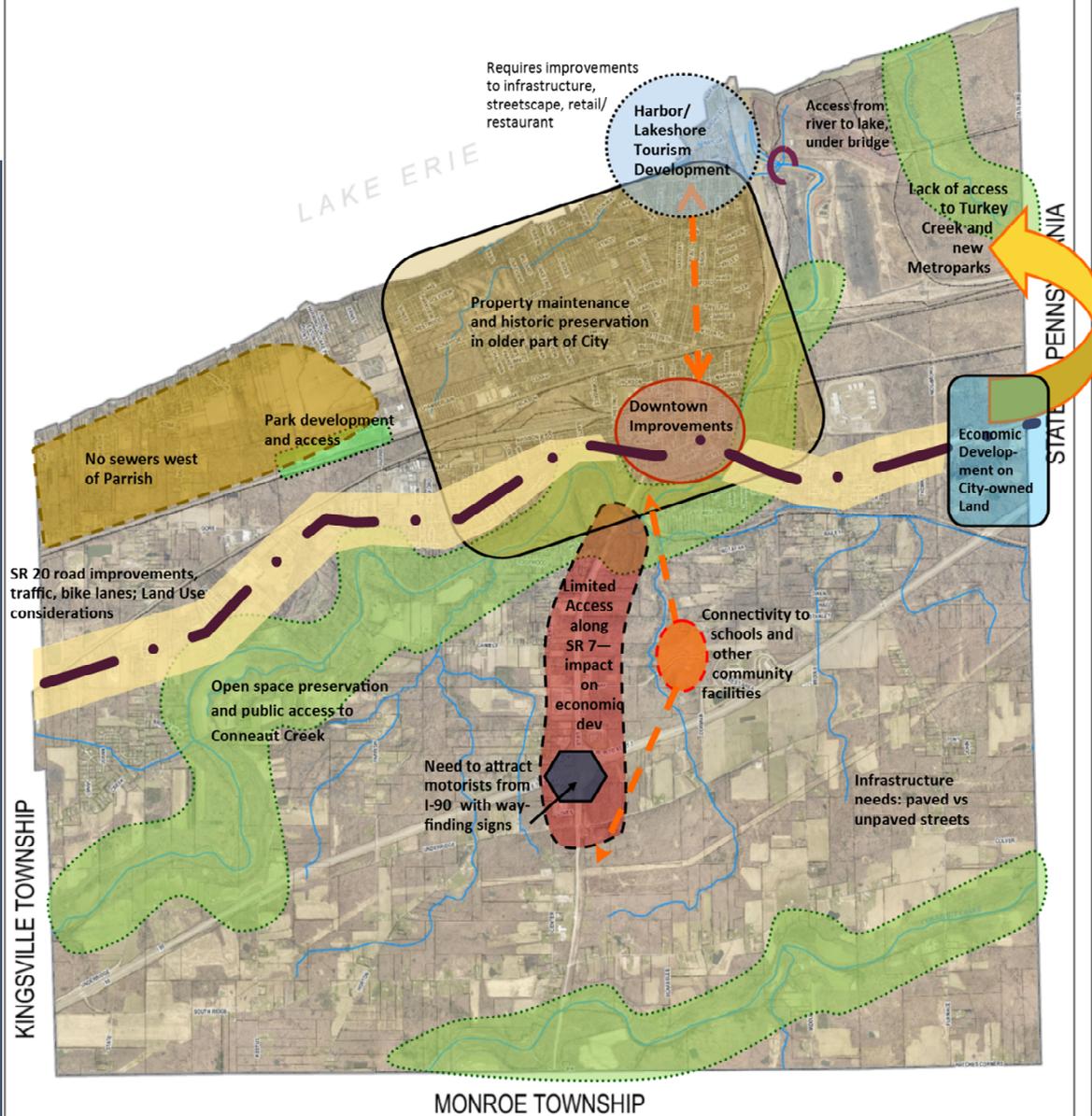
RETAIN 2002 PLAN GOALS

General	<ol style="list-style-type: none">1. Preserve and enhance the positive qualities of Conneaut2. Manage growth and economic development3. Encourage all citizens to assist in implementation4. Enhance the image and functions for the key locations of the community: the I-90/SR7 interchange, downtown, harbor area
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Local Economy	<p>8. Diversify the economic base to take advantage of growth trends in multiple sectors and to protect economy and tax base from over-dependence of specific economic sectors</p> <p>9. Promote economic development and workforce development to meet the needs of residents</p> <p>10. Promote quality development (good site design, landscaping, etc.)</p> <p>11. Increase and diversify retail and service options</p> <p>12. Encourage coordination of all agencies devoted to economic development in pursuit of these goals</p>
Environment	<p>13. Preserve the natural environment in Conneaut</p> <p>14. Provide a healthy community for residents with opportunities for recreational activities</p>
Housing	<p>15. Promote variety of housing types to be attractive to wider market</p> <p>16. Enhance and revitalize older neighborhoods</p>
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Preliminary list of Issues to be addressed in Comprehensive Plan

Issues Map



BROAD PLANNING POLICIES/PRIORITIES

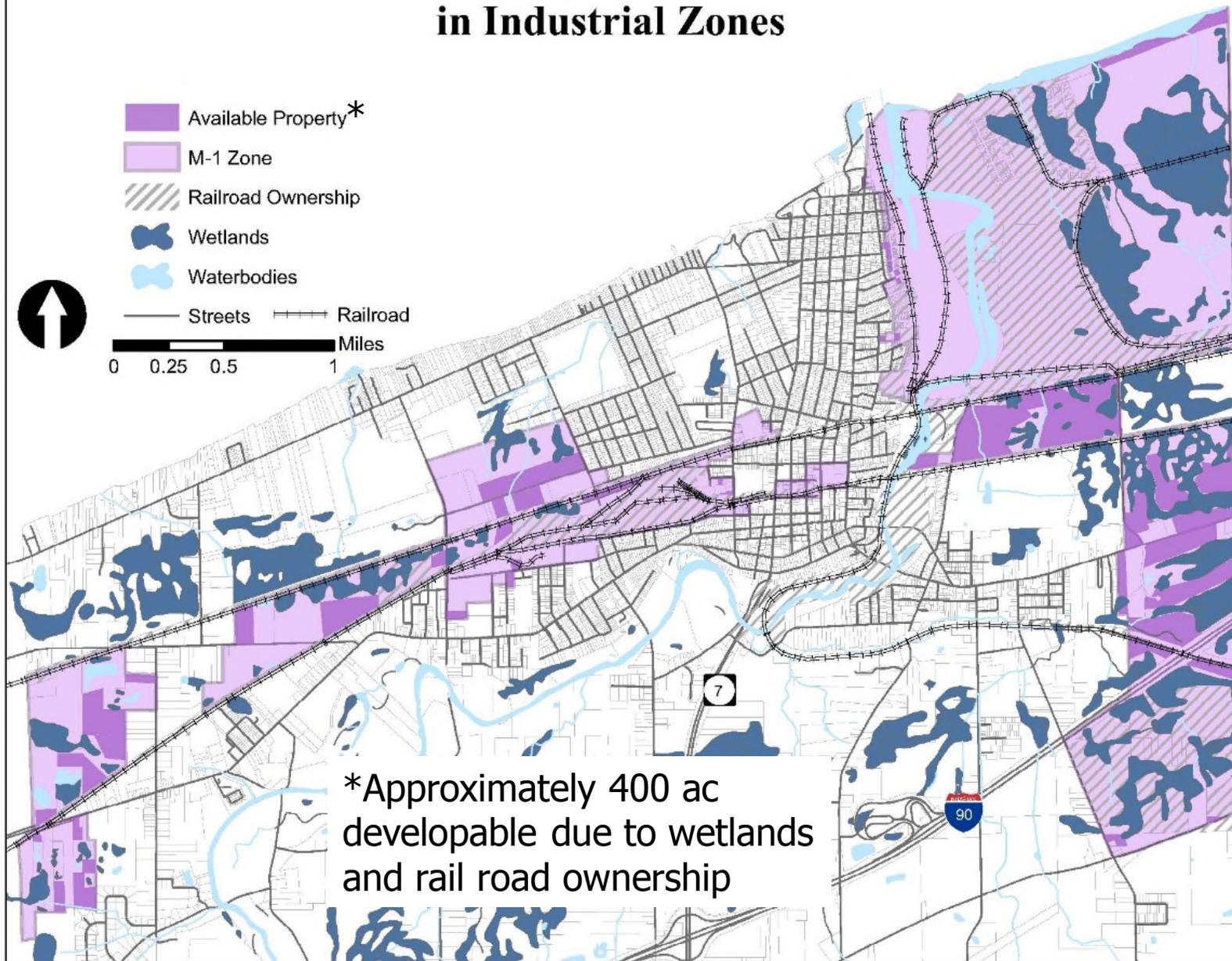
ECONOMIC DEVELOPMENT POLICIES

Developed and Vacant Acres by Zoning District

Zoning District	Total Acres	Developed Acres	Vacant Acres
B-1	449	208	241
B-2	843	588	255
B-3	160	230	0
B-4	81	53	28
M-1	3,169	2,368	801*
Total Commercial/ Manufacturing	4,702	4,127	1,325

*but only about 400 acres actually developable due to wetlands and railroad ownership

Developable Land in Industrial Zones



*Approximately 400 ac
developable due to wetlands
and rail road ownership

ECONOMIC DEVELOPMENT BRAINSTORMING WORKSHEET

“First Cut” Direct Economic Strategies and Priorities are:

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

NEXT STEPS

Informal conversations - Friday, July 7 at City Hall - call to schedule appointment.

Public Forum

- Date: Tuesday, July 25, 6pm-8pm
- Location: Human Resource Center (to be confirmed)
- Agenda:
 - Short presentation: background, trends/accomplishments, draft vision and goals
 - Community Conversation - with display boards/stations by topic/focus area

Next Steering Committee meeting - August 29, 6pm-8pm,
Location (TBD)