

NORTHEAST OHIO 2025

# PLANNING & ZONING WORKSHOP

June 13, 2025



Eastwood Event Center

5555 Youngstown-Warren

Niles, Ohio 44446

## REGISTRATION

All registrations include continental breakfast and lunch. Credit card (VISA & MC) and check payments will be accepted.

Member Rate | \$65

Non-Member Rate | \$75

[www.ohioplanning.org/2025NEOWorkshop](http://www.ohioplanning.org/2025NEOWorkshop)

For more information, please contact David Radachy at [david.radachy@lakecountyohio.gov](mailto:david.radachy@lakecountyohio.gov) or 440-350-2740.

## MORNING SCHEDULE

### SESSION 1 | 9:15 – 10:30 AM

#### A. Wetlands, how they affect Developments

This session will discuss what is a wetland, what is a wetland delineation and why it is important for planners, zoning officials and boards to understand them.

#### B. Types of Land Ownership

This session will discuss the difference between fee simple, condominium and easement ownership. It will also discuss what is a subdivision plat, condominium plat and legal descriptions. How deeds, the County Recorder and County Auditor are involved in the development process will be discussed.

#### C. Four workstreams for increasing housing

This session will cover modernizing zoning codes and streamlining permitting processes. It will also discuss site assembly and readiness and the importance of private relations and financial incentives.

### SESSION 2 | 10:35 – 11:50 AM

#### A. Clean Water Planning, OEPA and Local Government

This session will cover the interaction between OEPA and local communities in regards to stormwater. It will cover difference between detention for water quantity and detention for water quality and why it is important to treat stormwater before releasing it. It will also cover differences between phase 1, 2 and 3 communities.

#### B. Reuse and Redevelopment

This session will show how Richfield Village's historic district was redeveloped and how this development expanded economic development.

#### C. Bringing Broadband to your Community

This session focus on how broadband is being brought to your community.

## AFTERNOON SCHEDULE

### LUNCH | 11:50 - 12:50 PM

### SESSION 3 | 12:55 TO 2:10 PM

#### A. Floodplains in your Community

This session will discuss what is a floodplain and what activities and development is permissible. It will also discuss what is flood insurance, when it is required, how it is obtained and the purpose of elevation certificate. It will also cover the process and feasibility of modifying or appealing a floodplain designation.

#### B. Board of Zoning Appeals

The speakers will discuss what is a variance and condition use permit are. It will also discuss what is a practical difficulty and what are hardships. It will also give techniques for a smooth running BZA.

#### C. Parking Anatomy

Learn about different parts of a parking lot from parking spaces to what is the difference between a driveway and an aisle way. It also discuss the environmental aspects of parking such as stormwater management and alternative materials like previous pavement.

### SESSION 4 | 2:15 to 3:30 PM

#### A. Land Banks

Land Banks have different ways of helping a community. This session will discuss what is blight and what land banks can do to fight it, including housing rehabilitation and demolition.

#### B. Zoning Conversations That Matter

This panel-led, participant-driven session will be an interactive discussion on zoning hot topics including but not limited to data mining/farming, accessory dwelling units (ADUs), and marijuana dispensaries. This session will be a valuable opportunity to learn about some of the current and upcoming trends affecting Northeast Ohio and to compare notes with other zoning professionals.

#### C. Short-Term Rentals

This session will cover efforts on administering short term rental and Air BNB in Ashtabula and Trumbull Counties and how communities in those counties are handling them.