



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady  
President

Economic Development & Planning  
Jim Schimmer, Director

## Meeting Agenda

Blendon Community Plan

May 18, 2009

1. Welcome and Introductions
2. Community Plan process overview
3. Your role on the Working Committee
4. Communication
  - a. Email announcements: one week prior
  - b. Website: [tinyurl.com/blendon](http://tinyurl.com/blendon)
5. Future meetings
  - a. Next: Monday, June 15 at 6:30 p.m.
  - b. Remaining schedule (tentative)
6. Homework
  - a. Brainstorm outreach
  - b. Gather email addresses
  - c. Review Planning Services Agreement
  - d. Review Current Conditions Report (to be sent June 8)

### Next meeting:

Monday, June 15, 2009

6:30 p.m. to 8:00 p.m.

Blendon Township Senior Center

6340 Hempstead Road

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# Working Committee Orientation

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May 18, 2009



**BLENDON  
COMMUNITY PLAN**

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## Welcome and Introductions

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- Ben Weiner, Project Manager
- Matt Brown, Lead Planner
- Louis Clayton, Lead Intern
  
- What we do: Franklin County Planning
  - Development regulations
  - Long-range planning

## **Tonight's meeting**

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- Quick
- Process of assembling a Community Plan
  - What – Why – Who – How – Where – When
- Your role
- Our responsibilities
- Take questions

## **What is a plan?**

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- Vision for a community's future
  - How land is used (houses, offices, shops, farms, factories)
  - What new buildings look like
  - Where the parks are
  - How people get around (car, foot, bike, bus)
- What you want the future to look like

## Kitchen example

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- Kitchen plan
  - What we want the kitchen to look like in the future

## Kitchen plan

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- Ask questions-
  - What do we like about the kitchen we have now?
  - What *don't* we like?
    - "I like my appliances"
    - "I don't have enough counter space"
    - "The floor is in bad shape"

## Kitchen plan

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- "I like my appliances"
- "I don't have enough counter space"
- "The floor is in bad shape"

### ■ Set vision

- "Appliances: current appliances, in good working order"
- "Counters: more counter space"
- "Floor: a new floor"

## Kitchen plan

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### ■ Vision

- "Appliances: current appliances, in good working order"
- "Counters: more counter space"
- "Floor: a new floor"

### ■ Plan recommendations: steps we take to achieve the vision

- Clean the refrigerator coils, perform regular maintenance
- Replace desk area with new counters
- Replace vinyl floor with another material, wood or laminate

## **Kitchen plan**

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### ■ Recommendations

- Clean the refrigerator coils, perform regular maintenance
- Replace desk area with new counters
- Replace vinyl floor with another material, wood or laminate

### ■ Carrying out recommendations (implementation)

- Easier to do some, rather than others
- But- a plan is in place if resources become available

## **Back to our Community Plan**

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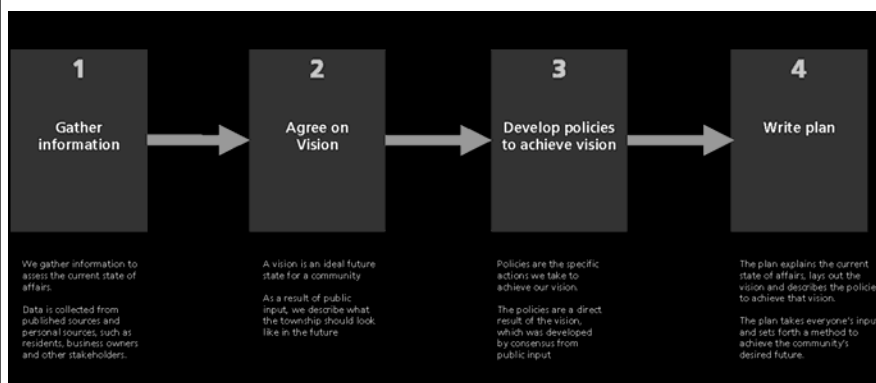
- Vision for the future
- Recommendations to achieve the vision
- Why it's important to have a plan
  - Community weighs in on new development
  - Gives predictability: residents, land owners, developers – Confidence in your investment
  - Communicates priorities to leaders

## Who are the actors?

- Public
  - Residents, land owners, business owners, developers – those who have a stake in the future
- Key stakeholders
  - Represent interests inside/outside community
- Working committee
  - Represent public throughout planning process. More intense, regular involvement
- Project team
  - Franklin County employees that operate the process
- Clients
  - Blendon Township Trustees, Franklin County Commissioners who approve final document

## How do we complete the plan?

### 4 phases



## Where are we planning?

- Unincorporated Blendon Township

- Huber Ridge
- Sunbury Woods
- Cleveland Heights
- East of reservoir
- Small pockets





## Timeframe for completion

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- 4 phases.
- Each phase:
  - Working committee meeting
  - Public meeting

## Timeframe

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1. Information gathering
  - Mid-June: Working committee
  - Mid-July: Public meeting
2. Visioning
  - Late August: Working committee
  - Mid-September: Public meeting
3. Policy development
  - Mid-October: Working committee
  - Late October: Public meeting
4. Final plan
  - Late January: Working committee
  - Mid-February: Public meeting

# Communication

- Announcements by email
  - One week prior to meeting
- Materials on website
  - [www.franklincountyohio.gov/commissioners/edp/planning/blendon](http://www.franklincountyohio.gov/commissioners/edp/planning/blendon)
  - [tinyurl.com/blendon](http://tinyurl.com/blendon)

★ Franklin County  
Economic Development & Planning

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★ Commissioner Agencies

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[Human Resources](#)  
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[Homeland Security & Justice Programs](#)  
[Office on Aging](#)  
[Public Facilities Management](#)  
[Purchasing Department](#)  
[Sanitary Engineering](#)

★ Blendon Community Plan

This project began in April 2009.  
  
Over the next 12 months, community residents, township officials and Franklin County planners will develop a land use plan for unincorporated Blendon Township.  
  
**Planning area boundaries**  
Unincorporated Blendon Township, including the communities of Cleveland Heights, Huber Ridge and Sunbury Woods.  
  
**Planning process documents**  
During the planning process, we're making all materials available [online](#). Stay involved and watch the plan take shape.  
[View documents](#)

★ News

**We've Moved!**  
  
Our office has moved to the Lazarus Building, 150 S. Front Street in Columbus. Come visit us in our new space.

★ Calendar

May 2009

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

★ Upcoming events

A series of public meetings will be held to gather public input and evaluate recommendations. Check back periodically for updates. The first public meeting will be scheduled for July 2009.

★ Project manager

Ben Wymer  
Franklin County  
Economic Development & Planning  
phone: 614-462-2794

★ Services & Community Links

[Annexation](#)  
[Applications and Forms](#)  
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**Blendon Community Plan**

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Over the next 12 months, community residents, township officials and Franklin County planners will develop a land use plan for unincorporated Blendon Township.

**About the Working Committee**  
In addition to large-scale public meetings, we're working with a committee composed of residents, business owners, developers and others. This committee helps review public input and gives us detailed feedback during the planning process.

**Working Committee Meetings**  
Over a 10-month period, we're holding four working committee meetings plus one orientation session. Here are materials distributed at each meeting:

**Orientation meeting: May 18, 2009**

- [Presentation \(PDF\)](#)
- [Planning services agreement \(PDF\)](#)
- [Planning process graphic \(PDF\)](#)

[Back to plan overview](#)

**★ News**

**We've Moved!**

Our office has moved to the Lazarus Building, 150 S. Front Street in Columbus. Come visit us in our new space.

**★ Calendar**

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- [Calendar](#)
- [Public Notices](#)
- [Publications](#)

## Meetings

- Announced well in advance
- Start on time, end on time
- 90-minute rule
- Future dates
  - Monday, June 15
  - Week of August 17
  - Week of October 5
  - Week of January 25

## **Next meeting**

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- Monday, June 15 - 6:30 to 8:00 p.m.
- Blendon Township Senior Center
  
- At the meeting
  - Review Current Conditions report (available one week prior to meeting)
  - Discuss public meeting

## **Next meeting**

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- Monday, June 15 - 6:30 to 8:00 p.m.
- Blendon Township Senior Center
  
- Homework
  - Brainstorm outreach for public meeting (week of July 13)
  - Review Planning Services Agreement
  - Review Current Conditions report (available one week prior to meeting)

Thanks for coming!

## Planning Process Overview

### Blendon Community Plan

#### What is a plan?

Vision for a community’s future

- How land is used (houses, offices, shops, farms, factories)
- What new buildings look like
- Where the parks are
- How people get around (car, foot, bike, bus)

#### Why it’s important to have a plan

- Community weighs in on new development
- Gives predictability: residents, land owners, developers- confidence in your investment
- Communicates priorities to elected and appointed officials who make decisions

#### Who are the actors?

- Public: Residents, land owners, business owners, developers – those who have a stake in the future
- Key stakeholders: Represent interests inside/outside community
- Working committee: Represent public throughout planning process. More intense, regular involvement
- Project team: Franklin County employees that operate the process
- Clients: Blendon Township Trustees, Franklin County Commissioners who approve final document

#### How do we complete the plan?

Four phases

- Gather information – assess the current state of affairs
- Agree on vision – describe what the township should look like in the future
- Develop policies to achieve vision – the specific actions we take
- Write plan – collection of recommendations, adopted by township and county

#### Where are we planning?

Unincorporated Blendon Township

- Huber Ridge
- Sunbury Woods
- Cleveland Heights

**BLENDON  
COMMUNITY PLAN**

- East of reservoir
- Small pockets

### **When are the meetings?**

#### Information gathering

- Mid-June: Working committee
- Mid-July: Public meeting

#### Visioning

- Late August: Working committee
- Mid-September: Public meeting

#### Policy development

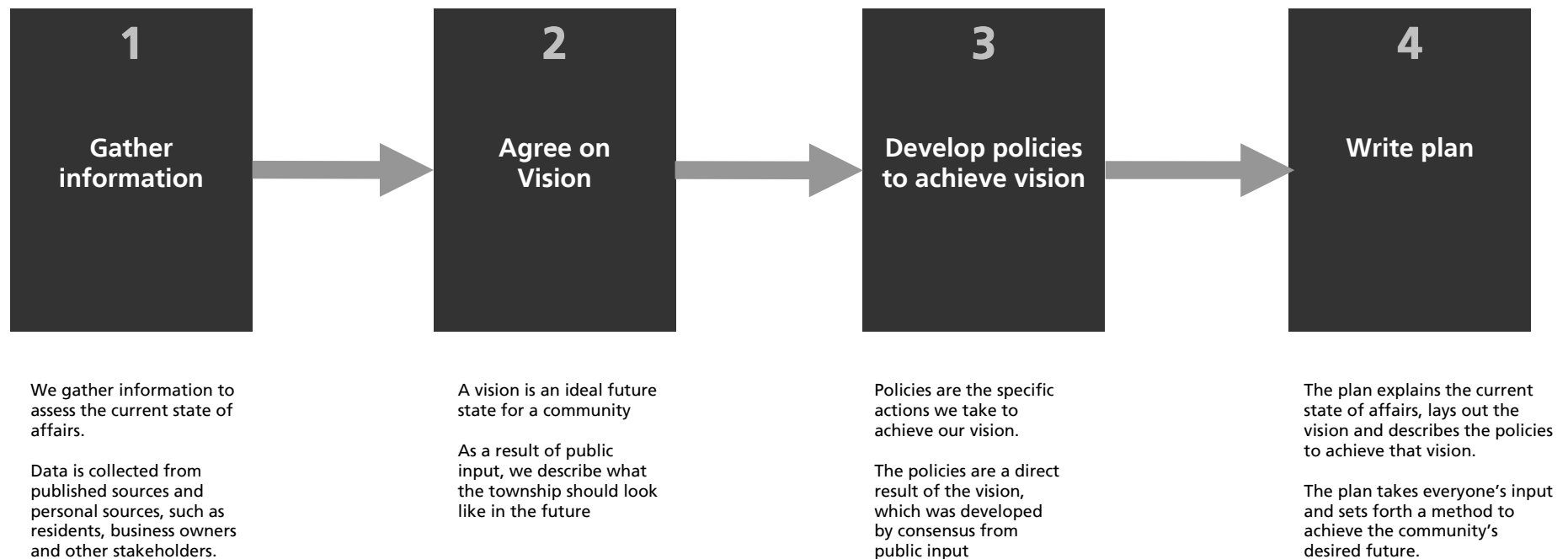
- Mid-October: Working committee
- Late October: Public meeting

#### Final plan

- Late January: Working committee
- Mid-February: Public meeting

# Plan Development Procedure

## Blendon Community Plan





**Commissioners**

Paula Brooks, President

Marilyn Brown

John O'Grady

**Economic Development & Planning Department**

James Schimmer, Director

## **Planning Services Agreement**

Blendon Township Land Use Plan

**Between:**

Franklin County Economic Development and Planning  
and the Blendon Township Board of Trustees

April 1, 2009

**A Purpose**

The purpose of this agreement is to outline the duties and responsibilities of the associated parties that together will produce an adoptable land use plan.

**B. Planning Area Boundaries and Definitions**

The planning area boundaries are defined by the following:

All unincorporated territory in Blendon Township

In this agreement document, "Department" means the staff of the Franklin County Economic Development and Planning Department.

"Director" means the Director of the Franklin County Economic Development and Planning Department or his designee.

"Client" means the Blendon Township Board of Trustees

**C. General Scope of the Project**

The general scope of the planning project is as follows:

- A plan that addresses the land use, transportation, general site design and other planning issues facing the community with a principal focus on development-related issues and policies.
- A consensus-based planning process using a working committee, public meetings, and Department review to arrive at consensus and a final plan document.
- Review and adoption by the Client, Franklin County Planning Commission, Rural Zoning Commission and Board of County Commissioners.
- A planning horizon of 10 years.
- The following are outside the project's scope: public safety, code enforcement or other non-land use issues.

**D. Timeframe**

The plan will be completed and ready for the adoption process within 12 months from the date of execution of the Planning Services Agreement. Any extension to this timeframe must be approved by the Director. If it appears that extending the timeframe will not result in a reasonable conclusion to the planning process, the Director has full authority to stop the planning process and to resume the process at a more appropriate time.

**E. Participants and their Roles and Responsibilities**

The key participants of the planning process are as follows:



1. **Client:** The Client is responsible for the following:
  - a. Review and approve this Planning Services Agreement.
  - b. Identify stakeholders and appoint members to the working committee.
  - c. Representatives on the working committee will communicate between the committee and the Client as appropriate.
  - d. Assist with hosting public meetings and open houses.
  - e. Assist the Department with presentations during the adoption process.
2. **Working Committee:** The Client and Director will appoint representatives to a working committee reflecting all major stakeholder groups in the community. The committee will have the following responsibilities:
  - a. Represent the broad public interest during the planning process.
  - b. Assist the Department with fieldwork to assess and document features/conditions of the planning area, if necessary and appropriate.
  - c. Attend all committee meetings and attend most public meetings.
  - d. Review all materials prepared during the planning process and share constructive comments, thoughts, and suggestions.
  - e. Conduct community outreach and personally solicit members of the public to attend public meetings and events.
  - f. Agree on the final draft plan.
  - g. Assist the Department with presentations during the adoption phase.
3. **Franklin County Economic Development and Planning:** The Department will manage this planning process, working with the working committee and Client to perform the following:
  - a. Prepare the Planning Services Agreement and a meeting schedule.
  - b. Finalize stakeholder list and conduct interviews.
  - c. Finalize composition of the working committee.
  - d. Hold an orientation session for the working committee and conduct regularly scheduled meetings based upon the work program.
  - e. Provide the Client with quarterly progress reports during the process.
  - f. Conduct all background research, data gathering and analysis to support the process, unless assisted by the working committee.
  - g. Prepare draft and final plan documents; post all major documents on the Department's website.
  - h. Circulate the draft plan to County departments and offices for comment and suggestions, working committee, Client and stakeholders, as appropriate.
  - i. Conduct a final public presentation to present the draft plan to the entire community and collect comments.
  - j. Review public comments with the working committee and finalize changes.
  - k. Gain working committee and Client approval of the plan.
  - l. Submit plan to the Franklin County Planning Commission, Rural Zoning Commission and Board of Commissioners for final approval.
  - m. Finalize plan artwork and layout.
  - n. Deliver five copies of the final plan at no charge to the Client.
4. **Project Manager:** Ben Weiner will serve as the project manager.

**F. Work Program**

The following defines the work program of the planning process. The work program consists of several phases. These phases and tasks are to be completed within the timeframe established under Section D, except as noted below.

Project setup phase: This phase involves project authorization, technology setup and formation of the working committee, setting up a meeting schedule and other tasks.

Plan development phase 1: Current conditions analysis: This phase includes mapping and analysis of current conditions, performing data assembly, field research, mapping, conducting key stakeholder interviews and preparing the current conditions report.

Plan development phase 2: Issues identification: The Department will use several techniques to gather public input to identify issues and goals for the planning area. It is expected that one working committee meeting and one public meeting will be held during this phase. Tasks for both of these events include a review of the current conditions report, reviewing and analyzing public input, identification of key issues, opportunities and identification of transportation priorities.

Plan development phase 3: Visioning and alternatives generation: Visioning is determining the stakeholders' desired future of the township. Once the vision is described, through public meetings and other input, Department crafts proposed policies to achieve that vision. One working committee meeting and public meeting will be held during this phase.

Plan development phase 4: Policy generation: Based on the desired vision and policy preferences, Department lays out action steps to support the vision-supporting policies. One working committee meeting and public meeting will be held to present the future land use map, transportation map, policies and actions steps, which constitute the plan's recommendations.

Plan writing and layout phase: A draft plan is written incorporating all input and consensus gathered in prior phases. One working committee meeting and public meeting will be held to present a draft of the plan for review and comment. Additional comments will also be gathered in writing. The draft plan is posted on the Department's website.

The phases listed below are for informational purposes only and do not constitute part of the work program. The Client agrees that completion or non-completion of the phases below will not be considered under Section J, Client Acceptance.

Plan adoption phase: The draft plan is finalized and presented to the working committee and county departments and offices. A public hearing is scheduled with the Client, Planning Commission, Rural Zoning Commission for their recommendations and to the Board of County Commissioners for final consideration.

Plan finalization and delivery: The Department finalizes the plan based on the public hearings and distributes final versions to the working committee, Client and other designated recipients. The final document is posted on the Department website and freely distributed electronically. Additional copies are available for sale at Department offices.

## **G. Plan Elements**

The plan will include the following elements:

- **Introduction.** An overview of the planning process, a summary of issues identified by the community, and a plan summary.
- **Current Conditions:** A summary of all current conditions analysis and findings.
- **Plan Recommendations.** Detailed recommendations on land use, transportation and site design.
- **Implementation:** A framework for putting the plan's recommendations into practice and a checklist to ensure new development follows the plan's recommendations.

## **I. Accountability & Resource Management**

The Department will monitor the Planning Services Agreement. If it appears that the process is moving in a direction that is non-productive or in which a plan will not reach fruition, the Director or project manager will discuss the issue with the Client and it will be determined whether the process will continue. As partners in this agreement, the Client may likewise bring issues to the attention of the project manager for discussion and

resolution. The Department will ensure documents (text, maps, and graphics) are consistent with Franklin County standards.

**J. Acceptance**

The Client agrees to accept the final document when the conditions below are met. When the conditions are met, the Client agrees that the Department has fulfilled its obligations under this agreement.

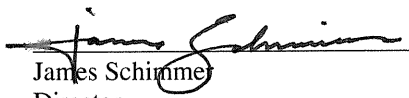
1. Four public meetings are held, with the final meeting being a final presentation to the community
2. Substantial stakeholder consensus on the plan's recommendation, as determined solely by the Director
3. A draft plan is delivered to the Client with recommendations for land use, transportation and public improvements

**Blendon Township Board of Trustees**

  
XXXXXX  
Chairman

4/6/2009  
Date

**Franklin County Economic Development and Planning**

  
James Schimmer  
Director

4.15.09  
Date