

DAVID J. ALLOR

2025 Planning & Zoning Workshop

February 28, 2025 - 8:00 am to 5:00 pm
Anderson Center, 7850 Five Mile Road
Anderson Township, OH 45230



Event Schedule

7:30 am - 8:30 am	REGISTRATION & CONTINENTAL BREAKFAST (Upper Level Outside Theater & Lower Level Atrium)
8:30 am - 9:45 am MSP Design Theater CM 1.25	KEYNOTE Our keynote this year will be Rosa Christophel from HomeBase Cincy. HomeBase was founded to support the array of community development corporations / community improvement corporations active in the Greater Cincinnati Region. Joining Rosa in highlighting the importance and contributions of CDC/CICs in the region will be a panel of dedicated practitioners in this work: Mary C. Miller with Norwood Together, Alexis Wimbish with HomeBase, Valerie Daley with LISC, and Mary Delany with Community Matters.
9:45 am - 10:00 am	BREAK
10:00 am - 11:00 am MSP Design Theater CM 1	Hamilton County Model Zoning Code Project Speakers: Steve Johns, Bryan Snyder, Chris Schneider In this session, you will learn about the current state of County Zoning, contract zoning, and aspects of the current Model Zoning Code and process. Then you will dive into how the application of the Model Zoning Code to the Villages of Fairfax and North Bend worked, the lessons learned, and the next steps for the project.
10:00 am - 11:00 am Dinsmore Room CM 1 L	Ohio Cannabis – Has the smoke cleared? Speakers: Rob Sweet, Laura Trendler, Scott Phillips, Bobby Mumma Business owners, developers, and communities are facing challenges with the emerging cannabis industry in the State. Learn how cannabis uses are developed, reviewed and regulated, and associated issues since legalization in Ohio.
10:00 am - 11:00 am Devou Good Foundation Room CM 1	Real-World Application of Planning Education in the Region (mini sessions) Speakers: John T. Spence, Lann Brumlik Field, David Prytherich Through three 15-minute mini sessions, session participants will explore aspects of planning education and ties to community and project-based learning at work in three local planning and planning-adjacent degree programs. These experiences allow students to apply the skills and concepts they gain toward real-life projects and situations. This aspect of planning education creates the opportunity for the local community to benefit from the students' involvement. This session could further these beneficial connections and spark opportunities for student involvement in future projects.
10:00 am - 11:00 am Human Nature Room CM 1	Working with what you have to Rebuild a Commercial District Speakers: Kathleen Norris, Joseph Malek Building a thriving commercial district in a neighborhood is a dream for many communities, but the path to realizing that dream is not always clear. Kathleen Norris and Joe Malek will share key questions they ask communities to help them build their commercial district. They will share stories from the experience as a commercial broker leading a boutique real estate and planning firm, and from the perspective of a Development Manager at the City of Cincinnati of helping communities realize their dreams.
10:00 am - 11:00 am Compass Point Planning Room CM 1	Are You My New Best Friend? : Cross-Departmental Collaboration for Better Planning Speakers: Abigail Emison, Krystal Gonchar Effective planning is increasingly recognized as a collaborative effort that extends beyond the traditional boundaries of the Planning Department; internal synergy among planning teams and other departments within the same local government can have a crucial impact.
11:00 am - 12:15 PM	BREAK
11:15 am - 12:15 pm MSP Design Theater CM 1	Community Voices in Action: A Comparative Look at Kenton and Boone County's Planning Outreach Speakers: Andy Videkovich, Jenna LeCount, Bridget Striker, Kareem Simpson Explore how Kenton and Boone Counties engaged their communities during the comprehensive planning process in this informative panel discussion. Through short presentations and a moderated Q&A, discover what worked, what didn't, and the lessons learned from each county's outreach efforts. Gain actionable insights to enhance public engagement in your own community planning initiatives.
11:15 am - 12:15 pm Dinsmore Room CM 1 E	Ethics Roundtable Speakers: Todd Kinskey, Greg Dale This session offers an interactive dialogue with other planners about ethical situations we face in day-to-day work. Participants will receive a refresher on the content of the AICP Code of Ethics and then work in small groups to discuss a series of ethical dilemmas.
11:15 am - 12:15 pm Devou Good Foundation Room CM 1	Compensatory Mitigation and Regional Considerations (Planning Commissioners' Track) Speakers: Devin Schenk, Taylor O'Rourke Compensatory mitigation offsets unavoidable impacts due to development on protected resources by restoring similar degraded resources in a specified area or region. This session will provide regionally specific information on compensatory mitigation and tools available to help communities plan for their mitigation needs.

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11:15 am - 12:15 pm Human Nature Room CM 1	Pocket Neighborhood and Small Towns Speakers: Kevin Wright Millersburg, Kentucky is a small town of less than 500 people who was long forgotten after a bypass was built around it. They lost their school, their main street, their jobs and their overall sense of community. Yard & Company recently worked with Community Ventures to design pocket neighborhoods as a way of bringing back new housing units and re-building social cohesion.
11:15 am - 12:15 pm Compass Point Planning Room CM 1	Legalizing Strong Communities Speakers: Christopher Myers, Caleb Racicot Zoning sets the framework for investment into our built environment. Sometimes, communities can struggle under the weight of land development laws that were written a long time ago, often forcing property owners and administrators to navigate a patchwork of band-aid fixes that do little to support a community's vision for itself. In this session, TSW Tunnel Spangler Walsh & Associates will share best practices for developing zoning frameworks that are sensibly flexible, organized to be easily maintained, tailored to your community's vision, and supportive of existing investments' adaptive reuse.
12:15 pm - 1:30 pm	LUNCH
1:00 pm - 1:30 pm Compass Point Planning Room CM 0.5	Guided Tour of Anderson Station (weather permitting)
1:30 pm - 1:45 pm	BREAK
1:45 pm - 2:45 pm MSP Design Theater CM 1	PUDs – a 75-yr fad? Are they here to stay? Speakers: Todd Kinskey, Jonathan Woche This session will explore the pros/cons of PUDs and review modern approaches communities can use to enable innovation without using a PUD.
1:45 pm - 2:45 pm Dinsmore Room CM 1	Natural Preservation vs. Property Rights: Finding Common Ground Speakers: Liz Fields, Andy Juengling, Keeghan White Preserving farmland and open space is a common goal in comprehensive plans, valued for maintaining natural beauty and community character. However, these efforts can conflict with property owners' rights to develop their land. This session examines diverse perspectives and strategies for balancing preservation with property rights.
1:45 pm - 2:45 pm Devou Good Foundation Room CM 1 SR	Harnessing Foresight: Planning for the Future The Future of Planning Speakers: Leah Hollstein, Danilo Palazzo, Hye Yeon Park This session is intended to help planners understand upcoming planning trends and calmly face the unexpected. Through an interactive session exploring APA Planning Trends reports, attendees will 1) be informed about the Trends Reports and their purposes, 2) learn their pedagogical value and applications in scenario exploration, 3) and be involved in a series of activities to explore potential planning scenarios.
1:45 pm - 2:45pm Human Nature Room CM 1	Choose Your Own Adventure Speakers: Steve Johns Come share your great planning idea and see if it resonates with other planners. This fast past session is designed to identify innovative planning ideas and take them to the next level through brainstorming with fellow planners.
1:45 pm - 2:45pm Compass Point Planning Room CM 1	Leveraging Data to More Effective Plan for Housing Speakers: Andy Meyer, Liz Blume Housing is a topic of significant importance throughout the region. Robust planning and sound policy will be instrumental in meeting housing challenges over the coming decade. Sound and accessible data will be key to delivering on these needs and empowering local communities. OKI recently launched an interactive housing data dashboard to promote a data-driven approach to local housing planning and policy.
2:45 pm - 3:00 pm	BREAK
3:00 pm - 4:00 pm MSP Design Theater CM 1	Connecting the Dots: the Process of Creating Transformational Land Use Policy Speakers: Katherine Keough-Jurs, Andrew Halt Creating and adopting new land use policy is a multi-faceted process, and it can be difficult to translate broad concepts into detailed zoning text amendments and maps. The City of Cincinnati recently faced this challenge with its Connected Communities project, which aimed to increase housing production and affordability through changes to the zoning code. This session will provide a behind-the-scenes look at how community engagement paired with collaborative work between City Staff and Elected Officials helped break down barriers and transform big, conceptual, complex policy ideas into actual law.

<div>3:00 pm - 4:00 pm</div> <div>Dinsmore Room CM 1</div> <div>Eg</div>	<div>People Over Pavement: Rethinking our Urban Highways</div> <div>Speakers: Mackenzie Mason, Brenden Pulte, Daniella Beltran</div> <div>The Coalition for Transit and Sustainable Development is engaging residents in Covington and Cincinnati with a bottom-up approach to urban planning and transportation. Through block walks, canvassing, and community listening sessions, CTSD hopes to create a community-oriented approach for the Brent Spence Corridor through a different approach to the public engagement process.</div>
<div>3:00 pm - 4:00 pm</div> <div>Devou Good Foundation Room CM 1</div>	<div>Let's Plan a Base: a Mock Charrette</div> <div>Speakers: Tim Hawk</div> <div>Help! Wright-Patterson Air Force Base has a lot of development in the works, and we need you to design a layout that balances physical security with historic preservation and sustainability with fiscal discretion. Join us as we roleplay developing three courses of action that address these competing priorities and decide which one to present to the Wing Commander.</div>
<div>3:00 pm - 4:00 pm</div> <div>Human Nature Room CM 1</div>	<div>Beyond Zoning: Acknowledge the Larger Regulatory Pot When Tackling the Housing Crisis</div> <div>Speakers: Deana Swetlik</div> <div>Developing housing involves more than zoning. We must address the larger regulatory pot, including subdivision regulations, building/fire codes, utility providers' templates, hard development costs, those developing, and those approving the developments. Let's have an honest conversation on the multitude of ingredients, looking at this through a broad lens that includes public sector, private sector, elected/appointed, and the general public.</div>
<div>3:00 pm - 4:00 pm</div> <div>Compass Point Planning Room CM 1</div>	<div>Anderson Center Station 2.0</div> <div>Speakers: Steve Sievers, Paul Drury, Michael Copfer</div> <div>The redevelopment of Anderson Township's Beechmont Mall in the early 2000s triggered an effort to secure a new home for over 150 vehicles a day that utilized the mostly vacant site as an unofficial METRO park and ride. This process led to the development of the Anderson Center Station development in 2005, a suburban transit hub consistent with the "Metro Moves" plan, that not only complimented the nearby retail, office, park and government uses, but also was home to hundreds of public and private events for the next 15 years. However, as METRO ridership waned in 2015, Township leaders worked to facilitate a redevelopment of this key site, nestled in the heart of the Township. The new Vantage at Anderson Towne Center community will open in early 2025, fulfilling a number of community goals and serving as the next catalyst to ensure the economic vitality of "Downtown Anderson".</div>
<div>4:00 pm - 5:00 pm</div> <div>Lower Level Atrium</div>	<div>HAPPY HOUR</div>

About David J. Allor

David Joseph Allor was a professor of urban planning and head of the School of Planning at the University of Cincinnati. Raised in Mount Clemens, Michigan, he began teaching at UC in 1976 and rose to the position of Director of the School of Planning in 1989. He was President and Trustee of the Ohio Planning Conference (now APA-Ohio), helped establish the Ohio Planning Foundation, and wrote the Planning Commissioners Guide. His numerous awards and honors include Fellow of the American Institute of Certified Planners and the American Planning Association Distinguished Service Award. He was also a Senior Fulbright research scholar.

We at the APA Cincinnati Section named our annual Planning and Zoning Workshop in memory of his advocacy for educating citizen planners and the general public about planning, as well as for the countless hours he spent helping to train local planning commissions, often in jurisdictions that could not afford to hire a professional planner. He was a trusted mentor to many of his students as well as other planners in Cincinnati and throughout the region. Professor Allor championed the practice of planning up to his death at the age of 56 in April, 2000.

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