

**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

Registration will be opening soon, please visit [ohioplaning.org](http://ohioplaning.org) for more information.

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 effect 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. Reus and Redevelopment**

This session will show how Richfield Village's historic district was redevelop 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. Flood Plains 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 storm-water 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. Shedding some light on Zoning Administration**

Enforcement of zoning has many different aspects to it. This session will discuss the difference between zoning code, building code and health code. It will also discuss property and nuisance abatement.

### **C. Short Term Rental**

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.