

37th Annual Miami Valley Planning and Zoning Workshop

Friday, December 5, 2025



Miami Valley

Presented by the
Miami Valley Section of the American Planning Association,
Ohio Chapter



Miami Valley

Hosted at the Sinclair Conference Center (Building 12)
Sinclair College, 444 West Third Street, Dayton, OH 45402

Keynote Speaker

Corrin Wendell, AICP, Founder & Executive Director of YEP! Youth Engagement Planning



Too often, youth are seen only as the “future leaders” of our communities. But young people are already shaping our cities, policies, and civic life today. In this keynote session, Corrin Wendell, AICP, Founder of YEP! (Youth Engagement Planning), challenges the traditional narrative and makes a powerful case for why youth must be centered in the now—not just planned for in the future. Drawing from real-world engagement projects, community planning initiatives, and her experience leading national youth planning efforts, Corrin will highlight how planners, policymakers, and community leaders can move beyond symbolic involvement toward meaningful, and how tapping into that energy can create more resilient, inclusive, and equitable communities right now.

Registration

REGISTRATION DEADLINE

Wednesday, November 26, 2025

REGISTER ONLINE

www.ohioplanning.org/miamivalleyworkshop

REGISTRATION FEES

\$70 APA members | \$75 non-APA members | \$25 students

Registration fee includes all sessions, parking,* lunch, and the after workshop social.

QUESTIONS

Having trouble registering online? Can't register online? Other registration questions?

Contact Christine Dersi Davis info@ohioplanning.org or 330-814-6295

Non-registration workshop questions?

Email the Miami Valley Section @ apaohmiamivalley@gmail.com

or Pete Williams, Workshop Chair @ PWilliams@riversideoh.gov

*Free garage parking is available under the Sinclair Conference Center (Building 12) only; enter off W. Fourth Street.

We regret that no refunds can be issued after November 28, 2025

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SCHEDULE OF EVENTS

7:30 AM – Ongoing Registration

8:15 AM – 9:30 AM Keynote Address: Youth Are Not the Future, But the Now

Corrin Wendell, AICP is the Founder and Executive Director of YEP! Youth Engagement planning, with 20 years of experience in urban planning and youth engagement. YEP! is passionate about empowering young people to participate in shaping their communities. Their expertise includes developing educational programs, leading workshops, and facilitating community discussions.

9:45 AM-12:15 PM Mobile Workshop

Dayton's Wright Dunbar and Wolf Creek Neighborhoods. Tour two Dayton neighborhoods which are in different stages of redevelopment: the previously stabilized and now vibrant Wright Dunbar and its associated business district, and the currently ascending Wolf Creek neighborhood. Tour will highlight new housing, future river levee modifications, the Third Street business district, and the historic Wright Dunbar neighborhood, home to the Dayton Aviation Heritage National Historical Park.

9:45 AM-11:00 AM Concurrent Sessions

Managing a Quasi-Judicial Hearing and What is Relevant Evidence: Controlling the Crowd, the Testimony and Deliberations to Avoid Appeals and Reversals. BZA hearings can be complicated. This presentation will focus on controlling citizen comments, what is relevant testimony, what board members can and cannot say, and how to conduct deliberations and create the written decision. In addition, the City of Oxford's move to BZA private deliberations will be discussed.

Why Are We Still Losing Wetlands and Their Inhabitants in the Miami Valley? The Miami Valley is still losing wetlands. This session will review current wetland regulations, the value of wetlands and their inhabitants and a local case study. Zoning code changes to support wetlands will also be presented.

Shovel Ready - How to Position Vacant, Abandoned Property for Redevelopment. This session will examine how strategic interventions—including brownfield remediation, demolition, and tax foreclosure processes—can reposition problem properties for productive reuse.

Planning for All: Accessibility, Age-Friendly and Active Transportation. This panel focuses on planning for all and the importance of incorporating an equity, accessibility and age-friendly lens into all planning efforts, including active transportation.

Planning for Health in the Miami Valley: Where Do We Stand? MVRPC will share findings from the P4H "Local Plan Health Assessment" and "Healthy Communities Needs Assessment" regarding planning practices and barriers that prevent communities from planning for health and lead a discussion on how to break down these barriers and advance planning for healthier communities.

11:15 AM – 12:15 PM Concurrent Sessions

Reimagining West Carrollton's Riverfront. West Carrollton is transforming its riverfront through strategic property acquisition, brownfield remediation, and innovative public-private partnerships. Anchored by the \$25 million Whitewater Adventure Park, this multi-phase redevelopment blends recreation, housing, and commercial growth. The session will explore how creative funding strategies, targeted investments, and placemaking around the City's premier natural asset are fueling reinvestment and redefining the community's future.

Leveling the Playing Field for Neighborhood Grocers. Join a discussion around both the zoning and economic support needed to develop and sustain locally owned grocery stores.

City Lights, Starry Nights: Designing for People and the Planet. This session will highlight how cities can achieve better illumination with less lighting infrastructure by using dark sky principles that enhance visibility, safety, and efficiency, while minimizing glare and light spill and preserving the night sky.

Engaging Youth in the Planning Process: Youth Engagement Action Plan. With Corrin Wendell, explore bold, impactful approaches to embedding youth voices in planning. Learn how authentic engagement with young people can drive innovation, build political will, advance equity, and address planning challenges—while preparing the next generation to lead.

Funding the Future of Flood Protection: The Miami Conservancy District's Benefit Assessment Study. The Miami Conservancy District has protected Southwest Ohio from devastating floods for over 100 years. This session explores how MCD is addressing aging infrastructure, developing a new funding model through a comprehensive Benefit Assessment Study, and engaging an Advisory Committee to ensure community safety, economic resilience, and fiscal sustainability for the next 100 years.

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SCHEDULE OF EVENTS

12:15 PM – 1:15 PM Lunch and Door Prize Give-Away

** Attention APA Miami Valley Section Members: During the lunch period the Section will conduct any necessary Section business. **

1:15 PM-3:30 PM Mobile Workshop

Foundation to Front Door: Housing Development in Action. This immersive tour of four Dayton neighborhoods (Wolf Creek, Madden Hills, Fairview, & Five Oaks) provides a unique opportunity to see housing development strategies in action while learning from the practitioners who are reshaping Dayton's residential landscape through innovative partnerships and community-centered approaches.

1:15 PM – 2:15 PM Concurrent Sessions

Giving Eye Sores the Black Eye - Effectively Abating Nuisances. Declaring something a nuisance is easy, abating one is much harder. In this session we will go over the various statutes that help define a nuisance, how to properly declare a nuisance, Constitutional and other considerations regarding notice and opportunity to cure, and enforcement steps, should litigation become necessary.

Applying LEED Regional Priority Credits to Site Plans. This session will examine the role of Regional Priority Credits in the US Green Buildings Council's LEED scorecard and how to use them to influence site plans, reducing the life cycle cost of new construction. We will explore an example of a US military project in White Sands, New Mexico and discuss how the plan may have changed if it had occurred in the Miami Valley region.

Chains, Pavement, and Change: How Fairborn's Active Transportation Plan Went from Nothing to Something. Hear how Fairborn flipped the script to create their Active Transportation Plan using an unorthodox and citizen led approach that placed the community first.

Art Across the Map: A Strategic Guide to Countywide Arts Planning. This session will explore the unique opportunities and challenges of creating a unified arts and culture plan that extends beyond a single city or neighborhood to encompass an entire county. We'll present case studies of successful, collaborative planning processes that engaged rural and urban communities, large institutions, and independent artists to build a shared vision.

Planning and AI - Ethical Implications. The AICP Code of Ethics does not specifically mention the use of artificial intelligence. As the use of AI increases, how do planners adhere to the principles of honesty, integrity, quality, etc. stressed in the Code of Ethics?

2:30 PM – 3:30 PM Concurrent Sessions

Group Housing for Youth: How Planners Can Make Them Safe and Sound. The session will provide an opportunity to learn about Group Housing for Youth issues faced by local jurisdictions. Presenters will dive into several aspects of Youth Group Housing, discuss the latest trends and their impacts, and proposed approaches and solutions to ensure healthy and safe environments.

Optimizing Site Selection for Urban Agriculture Using Geospatial Analysis. This presentation introduces Urban Land Evaluation and Site Assessment (uLESA), the first adaptation of USDA's LESA technique traditionally used in conventional agricultural planning for an urban setting. It highlights the uLESA model created by Richmond, Virginia to empirically identify optimal locations for future urban agriculture.

Citizen Petitions – Planning, Zoning and Community Impacts. Many of the planning and zoning actions by a legislative body are subject to citizen-initiated petitions, sometimes resulting in voter decisions on election day. This session will discuss some recent citizen petition trends experienced in Clermont County and will present a planner's perspective on these actions.

Park It! Parking Studies and Downtown Development. Learn best practices, public education strategies, and data presentation for parking studies, and how to drive change in our approach to parking in downtown districts to energize activity and development and reduce "overparking."

Countywide Roundabout Study- A Full Circle Story on Intersection Safety Planning in Clark County. This session will focus on the County-Wide Roundabout Study in Clark County, explain how the study team identified the 14 intersections analyzed for this study and study findings, and next steps moving forward.

3:45 PM – 6:00 PM After Workshop Social in Dayton's Oregon District: Oregon Express, 336 E Fifth St.

We have applied for AICP CM credits and AIA learning units for sessions. Due to circumstances beyond our control, it is possible a session or two may be canceled, changed, or not be eligible for AICP CM or AIA learning units.

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