



PLANNING & ZONING WORKSHOP

Thursday, May 14, 2026 | Independence Conference Center

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At A Glance Schedule

| | BALLROOM 1 | BALLROOM 2 | INDEPENDENCE | BROADVIEW HTS |
|------------------------|---|---|---|---|
| 7:45 — 8:15 AM | Registration/Check-in (Hallway) | | | |
| 8:30 — 9:40 AM | Keynote Breakfast (Ballrooms 3 & 4) <i>Access for All: Connecting Our Region Through Parks & Trails</i> | | | |
| 9:45 — 10:45 AM | Euclid v. Ambler Realty: 100 Years On | From State Route to Main Street: Strategies for Converting State Routes into Walkable Community Corridors | Incremental Neighborhood Revitalization in Youngstown and Canton | How Parking Studies and GIS Fit into the Broader Planning Ecosystem |
| 11:00 AM — 12:00 PM | Co-Creating Neighborhood Plans that Evolve with Community Needs | Transforming Legacy Assets into Future Opportunity: The Avon Lake Resiliency Story | Off to the Races: Lessons Learned from the Warren County Fairgrounds Master Plan | Updating the 2019 Cuyahoga Greenways Plan: New Data, Mapping, Standards, Tools, New Facilities! |
| 12:00 — 1:15 PM | Lunch (Ballrooms 3 & 4) <i>APA CLE Remarks, 2026 Student Awards, Hunter Morrison Tribute</i> | | | |
| 1:30 — 2:30 PM | Collaboration, Creativity and Economic Development: A Case Study About Solving Legacy Issues in a Historic Downtown | Greater Ohio Policy Center Update | Public Art Playbook: From Plans to Paint | Autonomy, AI, and the City: What We Got Right (and Wrong) 10 Years Later |
| 2:45 — 3:45 PM | Inclusive Play Matters: Innovating Outdoor Play Destinations for People of All Ages and Abilities | A Planner's Toolkit for Data Center Development | From WOTUS to H2Ohio: Navigating Environmental Regulation and Funding for Local Restoration | Stronger Together for Safer Streets and Beyond: Coalition-Driven Change in Lorain County |
| 4:00 — 6:00 PM | After Hours Networking Social (Club Impulse- On site) | | | |

Keynote

8:30 AM - 9:40 AM

Access for All: Connecting Our Region through Parks & Trails

The Regional Metroparks Trails Connectivity Study, completed in 2025, established a forward-looking framework for building a fully connected, all-ages-and-abilities trail network across the five-county NOACA region over the next 25+ years. Grounded in three central goals—improving connectivity and accessibility, serving all modes and trip purposes, and minimizing environmental impacts—the study laid the foundation for linking parks, neighborhoods, schools, jobs, and recreation across Northeast Ohio.

This keynote panel will explore how local Metroparks and park districts have embraced this regional vision and are transforming community-based planning into actionable, early implementation successes. Panelists will highlight the partnerships, funding strategies, and lessons learned that are helping to accelerate trail development and advance a truly regional multimodal network. Attendees will hear firsthand how collaboration across county lines is turning a shared plan into real, connected equitable access for all.

Moderator



Greg Peckham
President/CEO
Conservancy for
Cuyahoga Valley
National Park

Panelists

Joseph V. Roszak
Chief Operating
Officer

Cleveland Metroparks



Isaac Smith, AICP
Planning Manager

Medina County
Park District



James E. Ziemnik
Director

Lorain County
Metro Parks



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Better Codes Make Better Places

Concurrent Sessions 1

9:45 AM - 10:45 AM

Ballroom 1

Euclid v. Ambler Realty: 100 Years On

Sean Suder, Esq.

LAW

This session covers the impact of the Euclid v. Ambler Realty Co. Supreme Court decision, which established the constitutionality of zoning and its ongoing influence on land use regulation, segregation, urban sprawl, and housing policy. The presentation encourages planners to critically engage with the legacy of Euclid and consider reforms for more equitable and inclusive communities.

Ballroom 2

From State Route to Main Street: Strategies for Converting State Routes into Walkable Community Corridors

Erica Tinnirello | Josh Slaga | Arthur Schmidt | Matt Stewart

Many communities across Ohio are shaped by state routes that were originally designed to prioritize vehicle mobility and regional connectivity. While these corridors serve an important transportation function, they often divide neighborhoods, create barriers to reinvestment, and limit opportunities for walkability, economic development, and placemaking. This panel discussion explores how communities can transform state routes into community-centered corridors that better balance mobility with safety, access, and quality of place. Using recent planning efforts along State Routes 44, 619, and 303 as case studies, panelists will discuss the challenges, trade-offs, and opportunities while sharing different professional perspectives on corridor transformation, including planning, engineering, agency coordination, and implementation. Attendees will gain practical insights into building partnerships, identifying feasible improvements, and advancing context-sensitive solutions through phased and funding-aligned strategies.

Independence

Incremental Neighborhood Revitalization in Youngstown and Canton

Ian Beniston | Don Ackerman

The session will highlight the incremental neighborhood revitalization efforts currently underway in the greater Glenwood Avenue area located on the south side of Youngstown and the Shorb neighborhood in Canton. The session will cover a range of strategies including: property condition and resident survey data collection, neighborhood planning, comprehensive housing strategies, vacant land reuse and management, corridor revitalization and basic commercial services, healthy eating, infrastructure, and the capacity and funding sources that make it possible.

Broadview Heights

How Parking Studies and GIS Fit into the Broader Planning Ecosystem

David Zubenko | Jennifer Kasper | Joe Gacioch

Accurate, accessible data is essential for today's planning decisions. This session highlights how Fishbeck uses GIS-based tools to streamline data collection, analysis, and community engagement, with a focus on parking studies. Attendees will see how Field Maps, Survey123, Dashboards, and Hub Sites work together to verify parking inventory, gather public input, visualize trends, and support transparent, data-driven planning. The session will show how these tools help communities understand parking patterns, inform land-use decisions, and maintain ongoing data collection for future needs.

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Concurrent Sessions 2

11:00 AM - 12:00 PM

Ballroom 1

Co-Creating Neighborhood Plans that Evolve with Community Needs

Elizabeth Ellis | Mordecai Cargill | Evan Green

Neighborhood planning often relies on “check-the-box” engagement or burdens communities with unrealistic expectations, especially as CDC capacity continues to decline. This session explores a recent planning process for NuPoint CDC that adapted to shifting priorities, limited resources, and the distinct needs of the Union Miles and Mount Pleasant neighborhoods in Cleveland. Co-created by TSAL, CUDC, and community-focused partners, the NuPoint Strategic Growth Blueprint offers a flexible, community-centered alternative to traditional planning—prioritizing listening, intentional communication, and deliverables tailored to local capacity. Presenters will share challenges, lessons learned, and techniques for designing planning processes that are more inclusive, meaningful, and implementable.

Ballroom 2

Transforming Legacy Assets into Future Opportunity: The Avon Lake Resiliency Story

Jamie N. Beier Grant | Lauren O. Falcone, AICP | Ted Esborn

The closure of Avon Lake’s historic power plant created both economic challenges and a transformative redevelopment opportunity for the city. In response, Avon Lake developed an Economic Development Recovery & Resiliency Plan to strengthen long-term stability, diversify the local economy, and align future development with community priorities. This session will explore how the plan supports economic recovery, guides reinvestment of key sites—including the former power plant property—and integrates land use, infrastructure, workforce, and environmental stewardship. Presenters will share actionable strategies any Ohio community can use to build resilience, support existing businesses, pursue targeted redevelopment, modernize infrastructure, and leverage sustainable, lakefront-focused development.

Independence

Off to the Races: Lessons Learned from the Warren County Fairgrounds Master Plan

Katie Phillips | Shneur Kushner, AICP

Reimagining a 170-year-old fairgrounds requires balancing deep community identity with the pressures of modernization. This session examines the Warren County Fairgrounds Master Plan, where the project team alongside a diverse stakeholder committee and the public worked through concerns about ownership, change, and the future of a site rooted in equestrian heritage. Presenters will discuss how transparent, trust-building engagement helped move a contentious process toward a shared vision that protects the fairgrounds’ character while expanding year-round use and reinvestment potential. Using Lebanon, Ohio as a lens, the session will explore broader challenges facing Ohio fairgrounds—from outdated governance to shifting land-use contexts—and offer strategies for integrating historic assets into growing communities, navigating difficult public conversations, and planning for sustainable, future-ready programming.

Broadview Heights

Updating the 2019 Cuyahoga Greenways Plan: New Data, Mapping, Standards, Tools, New Facilities!

Paul Triolo, AICP | Liam Leveto | Sara Byrnes Maier | Cameron Roberts, AICP

More than five years after the Cuyahoga Greenways Plan was completed, County Planning has undertaken a comprehensive update to reflect new standards, expanded data, and significant progress across the countywide active transportation network. With input from 90% of Cuyahoga County jurisdictions, the updated inventory—developed through an online Facilities Editor and shared via a new public Dashboard—captures built, planned, and proposed facilities and aligns local priorities with regional partners. This session will highlight key findings on Regional Links, Key Routes, and Critical Gaps, and explore how updated design guidance, Levels of Traffic Stress analysis, “All Ages and Abilities” standards, and regional wayfinding practices are shaping the next phase of greenway and bikeway development.

Lunch

12:00 PM - 1:15 PM

Annual APA Cleveland Student Scholarship Awards

The Annual APA Cleveland Student Award recognizes exemplary planning students from Cleveland State University who demonstrate a commitment and passion to the planning profession. Selected by a committee of Cleveland APA board members and CSU faculty, Awardees are selected based upon a combination of academic achievement, community and professional involvement, and APA participation.

2026 Student Awardees:



Madeleine Pierce

Master of Urban Planning and Development student



Molly Ridge

Master of Urban Planning and Development student

Tribute to Hunter Morrison



Image courtesy of Steven Litt, independent journalist

Presented by:



Chris Ronayne

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Concurrent Sessions 3

1:30 PM - 2:30 PM

Ballroom 1

Collaboration, Creativity and Economic Development: A Case Study about Solving Legacy Issues in a Historic Downtown

Brian Frantz, AICP | Amelia Nauer | David Neumeyer, P.E.

Participants will learn innovative techniques to balance local government initiatives such as pedestrian connectivity and green infrastructure with private sector interests. This session will focus on a successful multi-faceted project involving the transformation of an underutilized historic downtown into a sought-after social environment focused on community engagement and economic development. This panel discussion will take a deep dive into how a single phone call from an interested entrepreneur led to a public/private partnership that unearthed decades of planning efforts focusing on stormwater, parking, and access management problems that loomed over the compact, historic downtown in Richfield, Ohio since the early 1990s. The session will also provide participants with insight into “thinking outside the box” by leveraging non-traditional funding sources to bridge the gap of unplanned rising construction costs.

Ballroom 2

Greater Ohio Policy Center Update

Jason Warner

This session features an in-depth policy update from Jason Warner of the Greater Ohio Policy Center, highlighting emerging legislative developments, statewide research, and key trends shaping communities across Ohio. Attendees will gain insight into current proposals affecting economic development, housing, transportation, and community revitalization, as well as the broader forces influencing local and regional planning efforts. The presentation will help planners understand how evolving policy landscapes may impact their work and provide context for navigating upcoming challenges and opportunities facing Ohio’s communities.

Independence

Public Art Playbook: From Plans to Paint

Kara Hamley O'Donnell, AICP | Nahid Parsiipour | Amanda Cramer, AICP | Erin Guido

Public art plays a vital role in shaping vibrant communities. It enhances public spaces, reflects community identity, and fosters a sense of belonging. Beyond aesthetics, public art can stimulate economic activity and encourage social interaction, transforming ordinary spaces into gathering places and destinations. Thoughtful collaboration between planners, artists, and citizens ensures that public art helps create more livable, engaging environments that connect people to place. But where to start, how to proceed, pitfalls that can slow or halt a project, and lessons learned. Our team will share their varied public art experience: public art/placemaking in comprehensive and corridor plans (North Olmsted, Lakewood), creating public art plans (LAND studio throughout NEO), and implementing public art from artist calls and selection, contracting, community engagement, funding, design, cost estimating, fabrication, and maintenance (Lakewood, Shaker Heights, LAND studio).

Broadview Heights

Autonomy, AI, and the City: What We Got Right (and Wrong) 10 Years Later

Jason Sudy | Justin Robbins, AICP

A decade after bold predictions about autonomous vehicles reshaping cities, the reality has unfolded unevenly. Some mobility technologies—especially in freight, e-commerce, and AI-driven logistics—have advanced rapidly, while widespread passenger AV adoption has progressed more slowly. This interactive workshop revisits past assumptions to explore what planners got right, what shifted, and what it means for today’s policies and development patterns. Through brief presentations, case examples, and scenario discussions, participants will examine how emerging mobility and AI systems are influencing land use, infrastructure, and local planning decisions. Attendees will leave with a practical framework for updating plans and zoning to better prepare for a future that is evolving unpredictably yet inevitably.



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Concurrent Sessions 4

2:45 PM - 3:45 PM

Ballroom 1

Inclusive Play Matters: Innovating Outdoor Play Destinations for People of All Ages and Abilities

Ron Blake | Joe Fasnaugh

EQUITY

Be inspired to innovate high quality outdoor play experiences for people of all ages and abilities by aligning evidence-based design best practices to inclusive play destinations to encourage active, independent, and meaningful play for all. Both a physical and social event, inclusive play is not solely about physically accessing an environment, but what experiences happen once an individual gets there. Learn inclusive design principles that go beyond minimum accessibility and intentionally address the needs of the whole child.

Ballroom 2

A Planner's Toolkit for Data Center Development

Sarah Jammal AICP, WEDG | Jim Hockaday | Max Upton | Brendan Heil, Of Counsel

LAW

This session will examine the current landscape of data center development and the increasing pressure communities face to respond to this fast-moving and infrastructure-intensive land use. It will explore key industry trends influencing data center siting and discuss how communities can proactively prepare for growth through thoughtful land use planning, zoning updates, development incentives, and public engagement strategies. The session will highlight actionable steps communities and developers can take to align community goals with market realities, drawing on real-world examples from data center siting and community development advisory work. Attendees will gain insight from both community and developer perspectives to help planners navigate the policy, infrastructure, and engagement challenges associated with data center development.

Independence

From WOTUS to H2Ohio: Navigating Environmental Regulation and Funding for Local Restoration

Laura DeYoung | Michael Liptak | Emily Arthur

Ohio communities are facing growing challenges related to water quality, stormwater management, and flooding. Green infrastructure and watershed-based planning are critical tools to addressing these issues. However, shifting regulatory frameworks—including federal changes in Waters of the United States (WOTUS), new state programs like H2Ohio, and evolving local zoning—are impacting communities' ability to protect and retrofit their environments and reshaping how projects move from planning to implementation. This session provides a clear, applied overview of how these regulatory and funding dynamics intersect and what they mean for planners and local officials. Attendees will gain practical strategies to navigate emerging requirements, leverage funding sources, and advance projects that balance community needs.

Broadview Heights

Stronger Together for Safer Streets and Beyond: Coalition-Driven Change in Lorain County

Kat Bray, MS, CHES | Katie Moss Sieb, AICP

Since 2014, transportation, economic development, and health advocates have linked up with community advocates to form Community Collaboratives in Lorain County. This coalition approach is a powerful model for implementing active transportation and other plans by building buy-in before, during, and after a planning process. The County's new Comprehensive Safety Action Plan is an opportunity for expanding this model, framing mobility and safety outcomes as central to economic growth.

After Hours Networking Social!

4:00 PM - 6:00 PM

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