

**ROSS COUNTY PLANNING COMMISSION
REGULAR MEETING
JANUARY 16, 2024**

CALL TO ORDER

The meeting of the Ross County Planning Commission being held at the Ross County Service Center, Conference Room D was called to order at 6:30 p.m. by James Hatfield, Vice Chairman. Members present: Dan Clary, Jack Everson, Dwight Garrett, Tom Ramsey, John Cottrill, James Lowe, Victor Picciano and Ray Wiget. Members absent:, Martha Rittinger and Charles Scherer. Staff present: J. Devon Shoemaker. Guests present: Tammy Eallonardo, Bob Whitten and Kevin Chester (Ross County Water Company).

APPROVAL OF MINUTES

Mr. Garrett made a motion to approve the October 17, 2023, meeting minutes. Mr. Clary seconded the motion. Motion carried.

ELECTION OF OFFICERS

Mr. Hatfield asked for nominations for Chairman, Vice Chairman and Secretary of the Commission. Mr. Garrett nominated Charles Scherer to continue as Chairman. Mr. Lowe seconded the nomination. Motion passed. Mr. Cottrill nominated James Hatfield for Vice Chairman. Mr. Lowe seconded the nomination. Motion passed. Mr. Garrett nominated Devon Shoemaker to continue as Secretary. Mr. Cottrill seconded the nomination. Motion passed.

COMPREHENSIVE PLAN DISCUSSION

Mr. Shoemaker said there was a need for a comprehensive plan and reviewed the slides. (Please see Attached)

Mr. Shoemaker expressed the need for Planning Commission support for the Comprehensive Plan. He asked that they write a letter to the Board of Commissioners supporting the Plan.

Mr. Everson made the motion to approve. Mr. Clary seconded the motion. Motion carried.

MODEL SUBDIVISION REGULATION (DRAFT)

Mr. Shoemaker handed out the Draft Model Subdivision Regulations and said they would discuss it another time.

MORTON ROAD (JEFFERSON TOWNSHIP)

Melinda Oney from the Ross County Engineer's Maproom advised the Commission that the latest easement/maintenance agreement will be signed by all of the current owners. The holdout owner recently sold the property and the new owner agreed to sign. The Commission required that all signatures be obtained and that proof be shown before allowing any new splits to be reviewed and stamped for planning purposes. Mr. Shoemaker & Ms. Oney asked if the Commission would approve the new agreement without bringing it back for review. Mr. Shoemaker and Ms. Oney advised the Commission that they would follow up with attorney Joe Motes to make sure that the new agreement did contain all the appropriate signatures and then move forward. Mr. Garrett made a motion to approve and Mr. Lowe seconded. Motion carried.

ADJOURN

Mr. Garrett made a Motion to adjourn the meeting. Mr. Clary seconded the Motion. Motion carried.

Meeting adjourned at 7:42 p.m.

APPROVED:

James Hatfield, Vice Chair

J. Devon Shoemaker, Secretary



ROSS COUNTY PLANNING COMMISSION

Ross County Planning Department 15 N. Paint Street, Suite 200, Chillicothe Ohio 45601

Phone: 740-702-3008 Fax 740-773-1668

*“Good fortune is what happens when opportunity meets with
planning”*

Thomas Edison



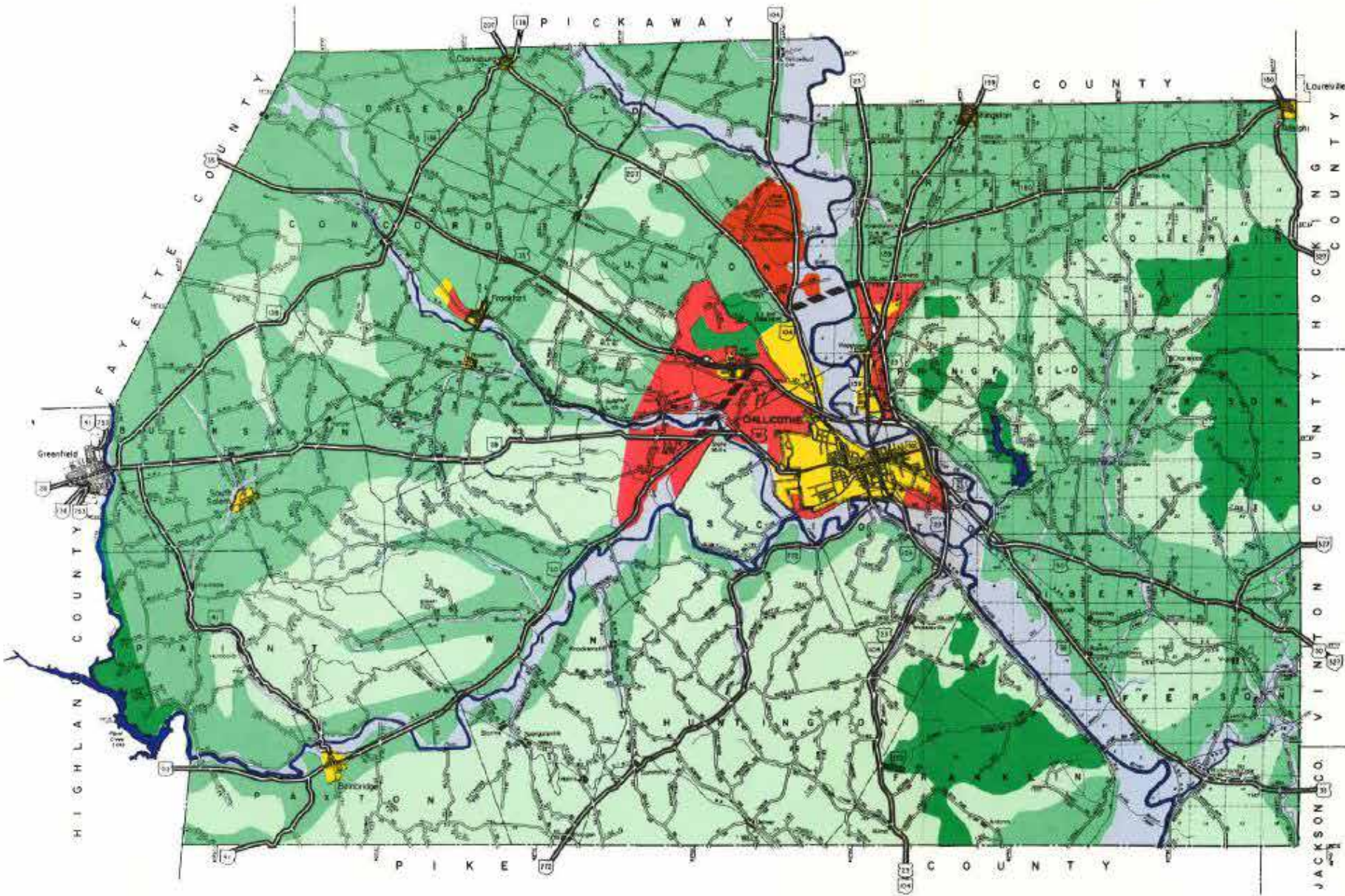
Ross County's First and Only Comprehensive Plan



**Optimum Land Use
Policy and Plan**

**Ross County &
Chillicothe, Ohio**

- Adopted in 1978
- Paid for and required by HUD to receive various pots of funding
- Adopted by Chillicothe and Ross County Planning Commissions



ROSS COUNTY OHIO

LAND USE PLAN

- Incorporated and Developed Areas
- Urban Development
- Potential Development Area
- Flood Plain
- Other Agriculture and Rural Development
- Productive Agriculture
- Recreation and Natural Resource Areas
- Proposed Highway Extensions

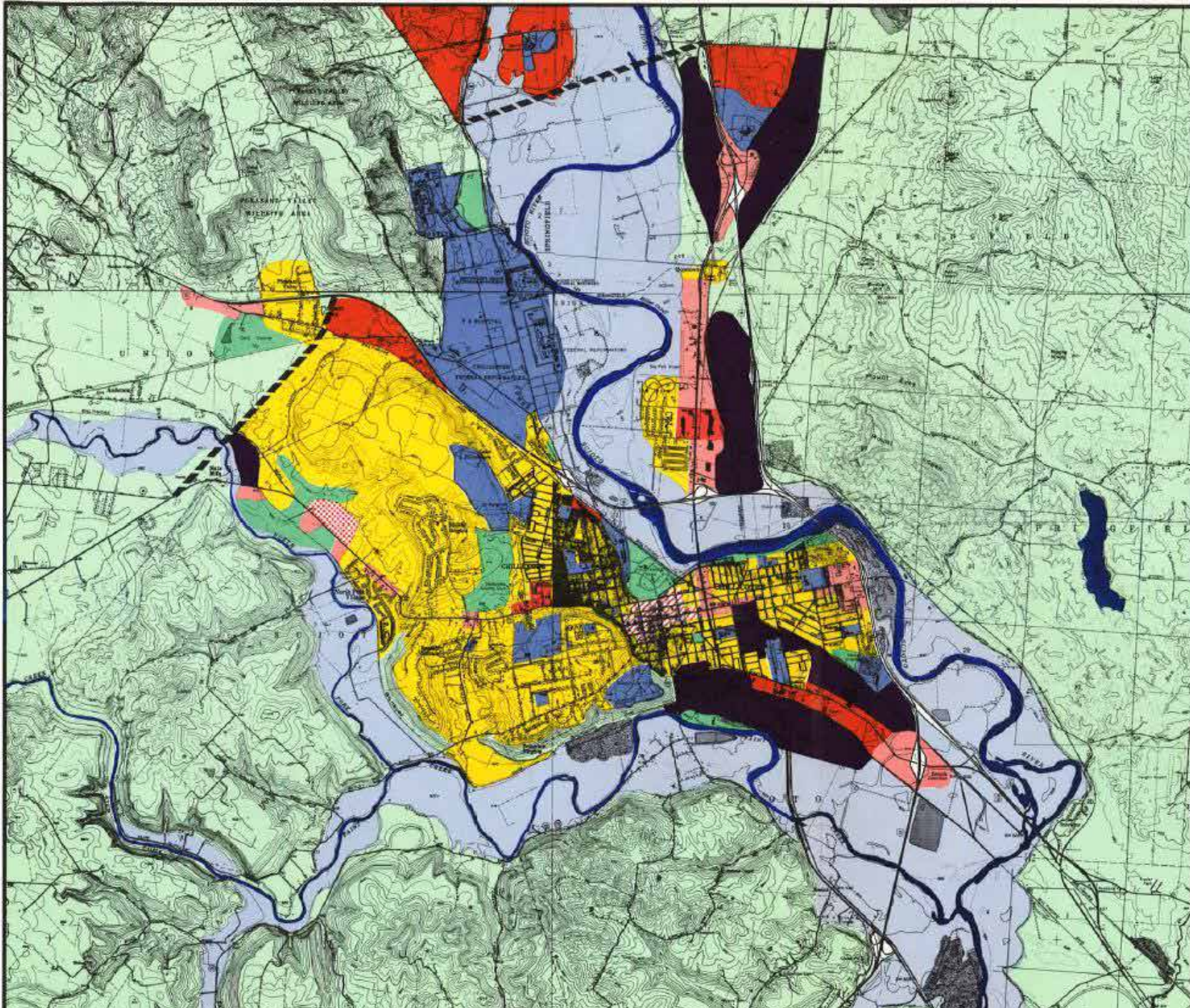


PREPARED BY
HURLEY, SCHNAUFER & ASSOCIATES

CHILlicothe, OHIO PLANNING AREA

LAND USE PLAN

-  Urban Residential
-  Commercial
-  Central Business District
-  Shopping Center
-  Potential Shopping Center Site
-  Industrial
-  Public, Semi-Public, Institutional
-  Optional Development Area
-  Flood Plain
-  Parks and Recreation
-  Rural Development and Conservation Uses
-  Proposed Highway Extensions



PREPARED BY
HURLEY, SCHNAUFER & ASSOCIATES
COLUMBUS, OHIO





PLANNING REVIVED

- Chillicothe Comprehensive Plan (2023)
- Ross County Affordable Housing Assessment (2022)
- Thoroughfare Plan (2021 needs revisited)
- Strategic Workforce Analysis (2020)
- Ross County Active Transportation Plan (2023)
- Chillicothe Complete Streets Policy (2023)
- Wayfinding Plan (2023)
- Ross County Emergency Medical Services Plan (in Final Stage)



The Future of Planning in Ross County

- To build on this success and to keep the planning momentum going forward, Ross County must develop a strategic and long term land use and economic vision for the entire county.
- We must be proactive in planning our future. For too long we have been reactive to the pressures of economy and development.....too often, a step behind our neighbors in meeting the needs of our residents, existing and prospective business, and attracting development in the right places.

If not now....when?



Comprehensive Plan

What is a Comprehensive Plan?

- A comprehensive plan is a long-range vision of the built environment and a strategy on how to achieve the vision.
- How our community will look and feel within the plan horizon, usually 20 years.
- The problem with many comprehensive plans is that they fall short on the “how do we get there” part.....
- To address that issue.....Not only will we develop an actionable long-range vision and implementation plan, we will develop a five-year “critical plan” necessary to implement key economic and land use initiatives.

Comprehensive Plan



- Components of a comprehensive plan vary from place to place depending on the unique needs of a community, but usually considers topics such as land use (form, function, and density), economic development, quality of life, environment, health, culture and history, transportation, parks and recreation, and any other topic important to the community.
- A Comprehensive Plan
 - ü Provides an economic and land use strategy
 - ü Informs future budgets - capital improvements, utilities, infrastructure etc
 - ü Supports state and federal grant opportunities, and
 - ü Directs future planning efforts.
 - ü The basic intent of a comprehensive plan is to look at where we are now as a community, determine where we want to go, and develop a plan on how to get there.
- A comprehensive plan helps decision-makers allocate resources.....investment priorities, policy decisions, location-based tax incentive packages, workforce programming etc..



Comprehensive Plan

Future Land Use

Economic
Development

Housing

Thoroughfare Plan

Transportation
Improvements

Healthy Community

Environment

Farmland Preservation

Infrastructure/Utilities
(Gas, Water, Sewer)

And more



Critical Plan

- Critical Plan - Not only will we develop a long-range vision and implementation plan, we will develop a five-year “critical plan” necessary to implement key economic and land use initiatives, developed during the planning process, vital toward implementing the vision.
- The critical plan is basically an action plan, a to-do list. For example, actions required to make a growth area marketable to site selectors.....these are physical and programmatic actions and policy necessary to realize the vision.
- A critical plan may help determine what actions should we take to spur housing development within the next five years and to encourage people to move to Ross County?



A Focus on Land Use

- The land use element develops a custom land use typology that focuses on:
 - Form (rural to urban) – this is what it looks and feels like. Context rural vs urban
 - Function (single use vs. mixed use) – this is the level of land use diversity
 - Density (low or high) – ex. single story vs multistory; one unit vs 20 unit per acre.
- It also lays the foundation for future planning efforts and identifies the tools necessary for its implementation, such as zoning, subdivision regulations, property maintenance standards, streetscape plans, infrastructure prioritization etc.



A Focus on Economic Development

Develop a strategic economic development and programming plan for Ross County. The strategic economic development plan will look at Ross County as a whole, including all jurisdictions.

- Assess the Strengths, weaknesses, opportunities, and threats to economic growth in Ross County;
- Economic Base Analysis (State, Regional, County) and Target Industries Analysis
- Workforce Strategy
- General Marketing Strategy
- Growth Area Analyses



A Focus on Economic Development

A focus of this effort is to identify land most suitable for building new business, industry, and supportive residential uses...places where we want to grow economically.

- **Growth Areas** - In traditional plans, staff planners commonly define "Growth Areas" (GA) as places where public infrastructure is already available to support growth. This effort will take the concept in a little different direction.
- Planning these areas through the lens of Site Selectors, needs of existing business, and emerging sectors is essential. A GA plan will inform decision-makers on how to prepare for and maximize opportunity for investment in these areas. Delineation of GA's in a comprehensive land use plan lays the foundation for decision-making and resource allocation.....meaning where, when, and how we focus efforts to achieve development inside growth area boundaries to achieve the land use vision.
- A GA is a limited due diligence effort on the part of the county. It is a plan to prep an area for expected development. In practice, this component of the plan helps decision-makers answer the basic question does a particular development proposal meet the economic and land use vision for the growth area? If so, we focus our resources.
- Creates predictability and creates a level of expectation for developers and business



Economic Development: Growth Area Analysis

- SWOT analysis for each GA
- Land Use Analysis (Primary and secondary uses) and Area Delineation
- Access management plan
- Tax incentive packages unique to each growth area to encourage particular use categories or business sectors as determined by the study – Targeted Business
 - ü Uses and business/industry sector supported and complimentary to the area and existing and/or emerging industry
 - ü TIF, JEDD/Z, CRA, EDA, Enterprise Zones, Direct Assistance etc...
 - ü Different “growth areas” may utilize different incentive packages etc.
- Roads, utilities, and communications investment priorities (tie to Thoroughfare Plan)
 - ü TID’s, ODOT, OPWC, direct funding
 - ü Water/Sewer/Gas/Communications availability
- Other public/private partnership opportunities
- Marketing Plan(s)
- Decision Matrix: a tool for decision-makers
- Workforce Needs



Economic Development: Growing Tourism and Recreation

Growing tourism and recreation in Ross County by capitalizing on World Heritage, local and regional recreation, sports, entertainment, and cultural and historic assets is a priority moving forward. Working with the Chillicothe Ross County Visitors Bureau and GCRC&D

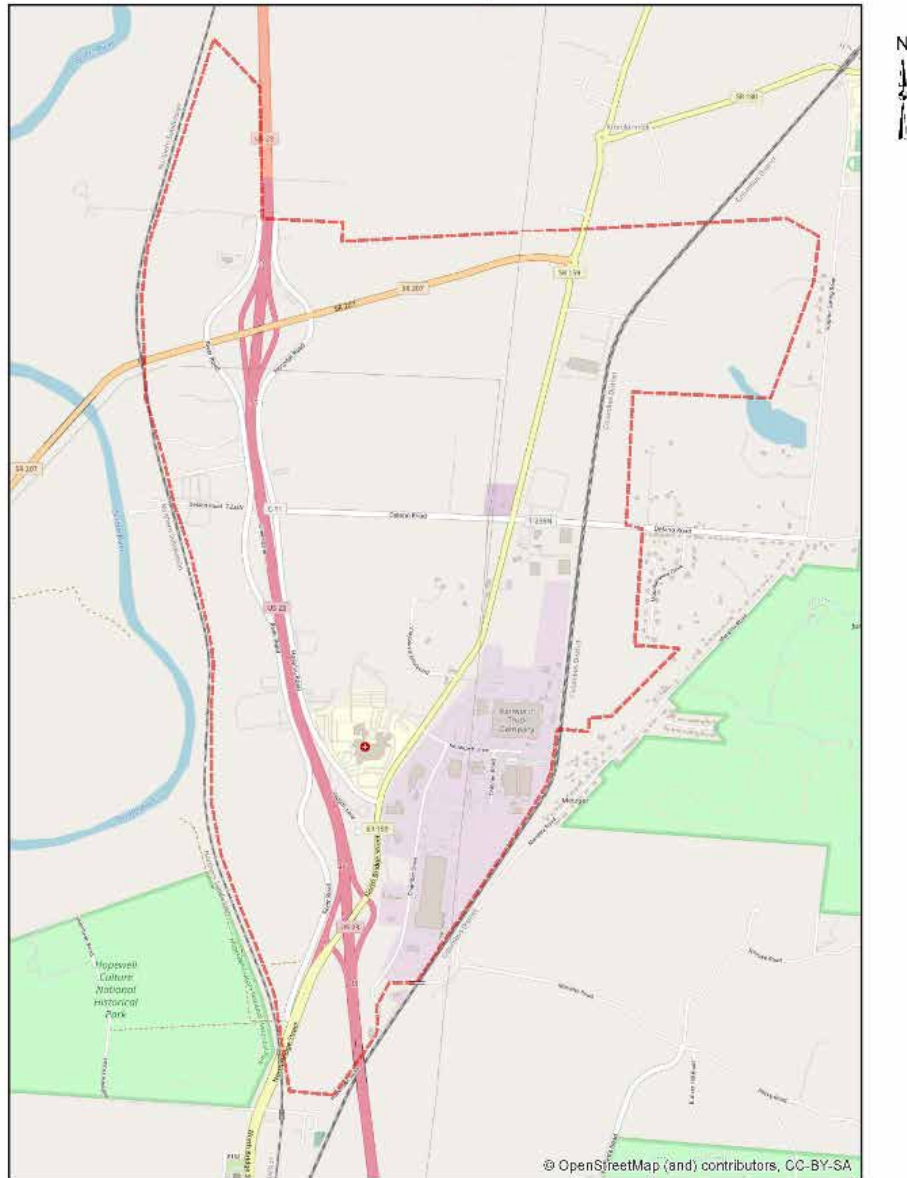
- Develop a strategic approach to grow this sector of the economy.
- Conduct a comprehensive analysis of the current tourism landscape and identify strengths, weaknesses, opportunities, and threats.
- Develop a comprehensive tourism plan that addresses the unique characteristics and assets of Ross County.




Comprehensive Plan – Other Elements

- Farmland Preservation Element
 - ü Promote and protect agriculture as a primary use of land in Ross County
 - ü Encourage urban and suburban development within growth areas
 - ü Protect farmers ability to expand agricultural activities
 - ü Ag is an important industry and heritage that should be preserved in Ross County
 - ü Relationship to Solar and Wind energy development (where, when, and how)
- Renewable Energy Policy – Wind and Solar
- Thoroughfare Plan – vision of roadway system
- Healthy Community
 - Active Lifestyle and walkable communities
 - Healthy and affordable housing
 - Local food options and farmers markets
 - Active transportation

Map 1: Study Area



Study Area is Approximately 3.8 Square Miles and Encompasses Existing Development and Predicted Development Areas

 Preliminary Study Area
1 inch = 2,250 feet

We have an opportunity to combine two major studies to achieve cost savings and resource efficiencies by combining the "Triangle study" with the "Growth Area" analysis in our northern tier. ODOT and Ross County partnered to receive a Surface Transportation Block Grant to study the road network in this area:

- The purpose of the ROS-159 & US 23 Interchange and Growth Area Study is to analyze the entire network feeding the US 23/SR 159/River Road interchange, which includes the US 23/SR 159 interchange, the SR 207/SR 159 intersection, as well as, the US 23/SR 207/ River Road interchange.
- These facilities will be examined within the context of existing and future development within the study area. The project will analyze future development potential and the resultant increase in traffic, determine failure thresholds, and identify roadway and intersection improvements to accommodate additional traffic within the study area.
- Cost savings will be achieved by utilizing one procurement process and hiring a single prime to conduct the same future land use and economic analyses required in both the triangle study and the growth area analysis.



Comprehensive Plan – Tentative Deliverables

1. County Comprehensive Plan – All elements tied together.
2. Model Township Zoning Resolution
3. Triangle Area Study (ODOT Scope)
4. County Economic Development Report (GCRCDD and VB Scope)
 - Strategic Economic Development and Programming plan
 - Three to Five Growth Area Analyses
 - Tourism and Recreation