

# 34th Annual Miami Valley Planning and Zoning Workshop Friday, December 2, 2022

David H. Ponitz Center (Building 12), Sinclair College, 444 West Third Street, Dayton, OH 45402

Presented by the Miami Valley Section of the American Planning Association -- Ohio Chapter and the Greater Dayton Regional Transit Authority

NOTE THE WORKSHOP'S NEW  
START AND END TIMES!

8:00 AM – Ongoing Registration

8:30 AM – 9:30 AM Keynote Address

**Keynote Address: Small Town Ohio's Comeback** -- In just 10 years, Small Nation has taken the dying small town of Bellefontaine, Ohio, and turned it into a Best-in-State destination. Hear from Small Nation Founder/CEO, Jason Duff, how this happened and how you can replicate it in your own small town.

9:45 AM – 11:00 AM Concurrent Sessions

**FRAMEWORK: Aligning Communities to Shape Change in Anticipation of Intel's Investment.** Learn about this unprecedented planning initiative in Licking County to create a desired future in the wake of the largest economic development effort in the history of Ohio.

**Land Use Law Essentials.** This session will touch on many items important to board members and staff. Topics will include a brief history of zoning in Ohio, running a successful meeting, administrative appeals, variances and conditional uses, ethics considerations and Sunshine Law considerations.

**Mindfulness Walks: Blending Nature's Natural Benefits with Self-Care for Individual and Community Resilience.** Experience the power of being present and how Five Rivers MetroParks brings this benefit to the public through programs and self-guided physical and electronic trail invitations. *Please bring your coat to the session; part of it will occur outside the building.*

**Resilience, Resolve and Commitment: How Improvements to Lakeside Lake Restored a Community's Trust.** This session will explore how CityWide's community development team engaged residents and community stakeholders in the restoration of this long-neglected neighborhood asset.

**The Six Ingredients You Need to Revitalize the Heart of Your City.** Learn the steps taken to launch a major revitalization to Centerville, Ohio's Architectural Preservation District. The reinvigoration of this historic hub involves nearly every City department.

**Landing the Flight Line: Creating a Dynamic Campus in Dayton's Oregon District.** Hear about the creation of an advanced manufacturing campus for a 100+ year old Dayton business, new housing and retail, and the vision for the Flight Line – a rails to trails project connecting Dayton to Kettering.

11:15 AM – 12:15 PM Concurrent Sessions

**Small Town Ideas.** Bellefontaine, Ohio, has come back to life through innovation and owning its weird-isms. Learn about creative ideas you can take home to your town from taking advantage of existing assets to coming up with creative solutions.

**Ethics for Planners.** Join this interactive dialogue about ethical principles and guidelines that professional planners face. It will cover the AICP Code of Ethics and will apply the Code to the 2022-23 "Ethics Case of the Year" developed by the AICP Commission and other real world scenarios.

**Show Me the Money! A Funding Summary for the Miami Valley Clean Ohio Conservation Fund Programs.** Learn the fundamentals of the Clean Ohio Conservation Fund programs in Districts 11 and 4 and determine if this funding can be used in your community.

**Dogs, Bikes, and Skateboards – The Reuse of Underutilized Park Land in Dayton.** Two new dog parks, a skate park, and a bike park are now located in City of Dayton parks. Learn how these changes emerged and were implemented, bringing new vibrancy and energy to these parks.

**PLAN4Health – Miami Valley: Improving Health Outcomes through Planning.** Discover how this planning initiative aims to create environments that promote healthy behaviors and improve health outcomes through collaboration and partnerships between planning and health professionals.

**Ohio Sunshine Law: A Review of Open Meetings in the Digital Era.** This session will inform and provide board/committee members and staff useful knowledge on open meetings and public records in the digital era.

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

**1:15 PM-3:30 PM Mobile Workshop: Walking Among the Giants of Fourth Street – A Downtown Dayton Walking Tour.** Visit a future development site, the Grant Deneau Tower, Dayton Arcade Complex, Levitt Pavilion, United Brethren Publishing Building, Home Telephone/Journal Herald Buildings, and the Power House to view first-hand the transformations completed, underway, or in the development pipeline. **Dress to be outside, walk and climb stairs.**

1:15 PM – 2:15 PM Concurrent Sessions

**Sign Regulations – What to Do?** Learn about the 2022 Austin v. Reagan U.S. Supreme Court case regarding off-premise signs and receive more guidance on best practices for regulating signs.

**West Social Tap and Table – The Making of a Great Gathering Spot.** This grassroots entertainment operation serves diverse, flavorful, and authentic cuisines in Dayton's Wright Dunbar Historic District. Hear how the dream to create this gathering spot became a reality.

**Wetland Regulations, Preservations and Restorations.** Due to the Miami Valley Sole Source Buried Aquifer, our region is blessed with abundant water. Not all parts of our nation and the world are so lucky. Explore how well we are doing in protecting this vital resource.

**Unlock the Potential of Your Small, Shrinking Community.** Across America, small towns and rural communities are shrinking, but population loss doesn't have to lead to decline. Learn keys to success from Clinton County and other communities that have worked to address these challenges.

**Challenges and Benefits of Managing the Great Miami River: Strategies to Strengthen and Modernize MCD's Systems.** Hear what has worked for the past 100 years, and the strategies and tactics being used to prepare for the next 100 years in light of extreme weather and other challenges.

**Wright Patterson Air Force Base Air Installation Compatible Use Zones.** In 2022, an Air Installation Compatible Use Zones (AICUZ) study was published for the Base. Zoning requirements to be considered for long range planning by local zoning authorities will be presented.

2:30 PM – 3:30 PM Concurrent Sessions

**Planning Slam.** Quick, bite-sized nuggets of information and inspiration are the order of the day. Come be amazed by your colleagues in this fast-paced idea sharing forum.

**The Dayton Bike Yard: Building a Regional Attraction while Preserving a Community Asset.** This fall, Dayton will complete construction of its first outdoor mountain bike park. Learn how the project crossed the finish line while also repairing and building relationships with the community.

**Public Engagement and a Pandemic.** This session shares how MVRPC's public engagement efforts using GIS have evolved over the years, including the challenges and opportunities that COVID-19 pandemic brought in the area of public engagement.

**Dayton Riverfront Plan: A Strategic Execution.** Over the past four years, the plan's public partners have been executing the plan by prioritizing equity and building momentum toward the most ambitious projects. See how that strategy has allowed this broad plan to flourish in its execution.

**Equity in Foodshed Production, Distribution and Consumption.** Lack of equity in production, distribution and consumption has resulted in poor health, reduced employment opportunities and loss of cultural identity in our region. Learn how organizations in the region are tackling these issues.

**Preserving History: Lessons from Dayton and Segovia, Spain.** Learn of the opportunities and obstacles encountered in preservation efforts in Dayton and a medieval walled city in Spain.

3:45 PM – 6:00 PM After Workshop Social in Downtown Dayton – Location Announced at Workshop

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, change, or not be eligible for AICP CM or AIA learning units.

**Registration Information**  
**34th Annual**

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**Friday, December 2, 2022**

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**Sinclair College, 444 West Third Street**  
**Dayton, OH 45402**

Registration is \$60 a person for APA members and \$65 a person for non-APA members. Your registration fee includes all sessions, parking\*, lunch, and the after-workshop social.

\*Free parking is available for the garage under the Ponitz Center (Building 12) only; enter off West Fourth Street.

Registration deadline: Wednesday, November 23, 2022.  
We regret that no refunds can be issued after November 23, 2022.

**Registration questions?**

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

**Non-registration questions?**

Contact Tim Davis at  
tim.davis@trovohio.gov or 937-339-9481

**Register online at**

**[www.ohioplanning.org/2022MVWorkshop](http://www.ohioplanning.org/2022MVWorkshop)**

**Register by Mail**

Name: \_\_\_\_\_  
Organization: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Daytime Phone: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

Please make checks payable to **APA-OH** and mail with registration form to:

Miami Valley Planning and Zoning Workshop  
c/o APA Ohio  
P.O. Box 4085  
Copley, OH 44321

**Keynote Speaker**



Jason Duff is the Founder/CEO of Small Nation which encompasses a group of companies, leaders and investors who develop places, spaces and dreams for small towns and small-town entrepreneurs across the county. Jason and his team at Small Nation have completely revitalized the town of Bellefontaine, Ohio. In 10 short years, they have turned a dying town into a Best-in-State destination. In Bellefontaine, Jason and his team can be credited with renovating more than 56 historic buildings and storefronts, starting or recruiting over 24 new businesses that created over 190 new downtown jobs, and renovating 34 new loft apartments. They continue to lead and inspire in making towns and communities strong.

**Thank you to Our Keynote Sponsor**



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