

What is Planning?

“Good planning helps create communities that offer better choices for where and how people live. Planning helps communities to envision their future. It helps them find the right balance of new development and essential services, environmental protection, and innovative change.”



American Planning Association

Making Great Communities Happen

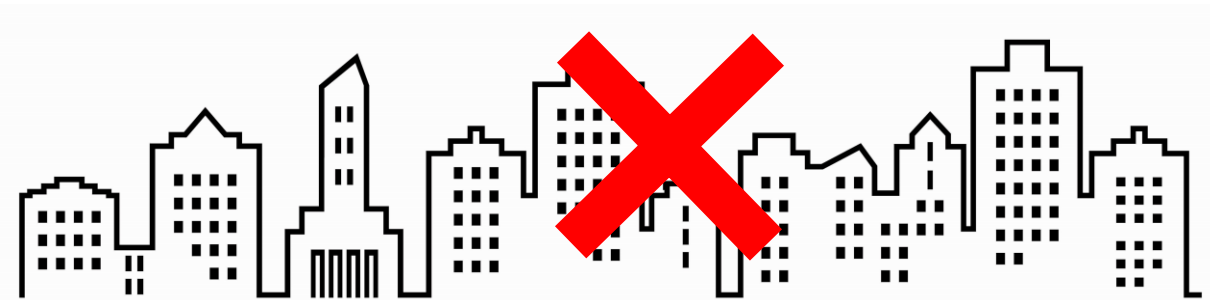
What is a Comprehensive Plan?

- Policy document guiding future land use decisions in the Township
- Focuses on the physical layout of various land uses and the compatibility of activities anticipated on the land
- Includes analysis and recommendations based on the community's population, economy, housing, transportation, community facilities, environmental resources and land use
- Provides a sound basis for any subsequent regulations, policies and programs intended to help achieve the planning goals and objectives laid out in the Comprehensive Plan
- All inclusive, built on consensus, facts and data



A Comprehensive Plan is Not...

- a Zoning Ordinance or regulation of land
- a zoning map
- a Transportation Plan or Parks and Recreation Plan
- developer or politically driven
- a plan to become a city

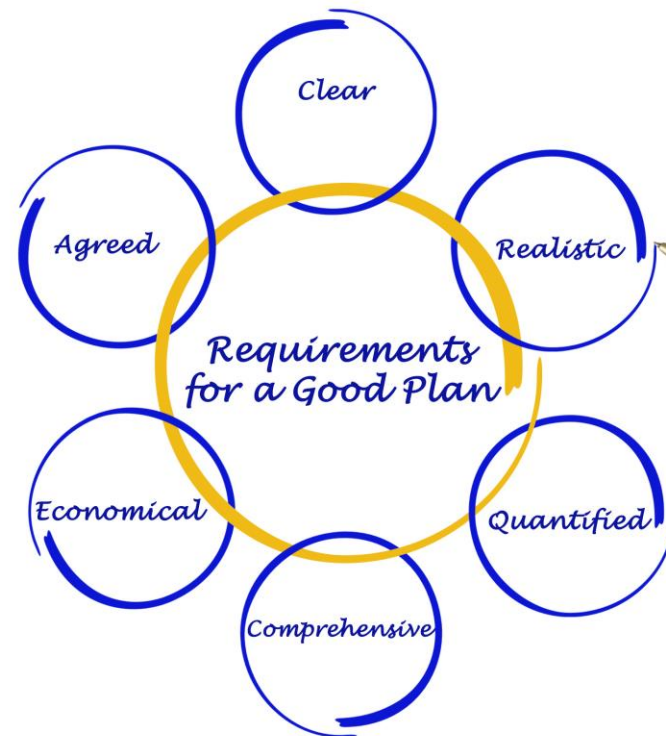


A Comprehensive Plan Can...

- Protect and enhance community character
- Envision placemaking
- Enhance quality of life
- Promote collaboration
- Promote common goals
- Set the stage for development and redevelopment
- Provide a basis for development regulations

Comprehensive Plan Steps

1. Inventory existing conditions (land use, demographics, etc.)
2. Identify community concerns and preferences
3. Set goals and objectives
4. Test ideas and alternatives
5. Understand best practices
6. Achieve consensus
7. Implement



Potential Chester Twp. Components

- Update Existing Conditions
- Market Analysis
- Subarea/district/redevelopment plans
- Non-motorized planning
- Housing/neighborhood planning
- Commercial Design Guidelines
- Future Land Use
- Others?



Public Participation Ideas for Chester Twp.

- Public Visioning Open House (Residents, Churches, Students etc.)
- Stakeholder Interviews – Local Business/Property Owners
- Developer/Real Estate Roundtable
- Agency Day (meet with ODOT, NOACA, County, and others)
- Online community forums and surveys
- Design Charrettes – 2-day intensive “problem-solving” days on key topics or sites



Where do we begin?

1. Establish a Committee
2. Set Goals and Priorities
3. Responsible parties
4. Actions
5. Generate a Timeline



Thank You!

