

# Plan Implementation

City of Sidney Comprehensive Plan



## XI. Plan Implementation

### Introduction

The Sidney Comprehensive Plan represents the culmination of over eight months of dialogue during which an interactive conversation occurred as to how the community should continue to grow, revitalize and prosper.

The greatest challenge to any plan is to sustain the energy to implement it. Because it is a byproduct of human engineering, it is also easily affected by human error, poor decision making or ineffective leadership.

#### ***This Plan will not implement itself.***

Another challenge to implementing a plan can occur when conditions change that existed when the plan was prepared. One of the few certainties when using this Plan is that new situations will arise that were not anticipated when this Plan was developed and adopted. These may be due to shifts in economic markets, changes in desired community services, or new opportunities that arise. Whatever the reason, this Plan must remain a useful tool in helping Sidney, its

residents, and business community work toward the Plan's goals and objectives.

One of the most important considerations that the reader, user, proponent, or opponent of this unique planning document should understand is that any plan is only as effective as the level of communication that exists between local government officials and the community. For this reason, interaction and communication between City officials and their constituency must remain high.

### How to Use the Plan

This Plan provides City officials, residents, and other stakeholders with visions and strategies to help build a more perfect union. To this end, the Plan should be used in the following situations:

#### Planning and Zoning

It is recommended that City officials could look to arrive at land use and zoning decisions in conjunction with the guidance of this planning document. If a proposal is contrary to, or conflicts, with a literal interpretation of the Plan, the planning commission should clearly document the reasons as to why the City should take

an action, or look to amend the zoning, plan or both over time.

In all cases, individuals and organizations should use the Comprehensive Plan early in this process to provide guidance to the City for prioritizing development. All parties involved in the planning process are strongly encouraged to meet with the City Administration early to review the Plan's recommendations, and discuss development proposals, prior to formal submittal of an application for development approval.

Land Use and Housing strategies are primarily delegated to the Planning and Zoning Department, Planning Commission, Service Department (for property maintenance) and ultimately, City Council. After public approval and adoption, all planning and zoning decisions should be made in accordance with this Plan.

#### Neighborhood and Capital Improvements

This Plan assists in highlighting areas that were identified throughout the planning process as those most preferred to promote the quality of life. Whether it

is the extension of water or sewer facilities, the resurfacing of roads, or any other neighborhood improvements, it should be done in accordance with the Plan's vision.

### Intergovernmental Relations

This Plan should be used to develop a stance on joint issues and programs, and also be used to move forward on programs and initiatives in which Sidney and other contiguous political subdivisions could mutually benefit from.

### Economic Development

Expanding economic development opportunities in accordance with the public's desires will require the assistance of a variety of public and private organizations. These organizations should be knowledgeable of the Plan and its preferred outcomes.

### **Plan Review**

Because of the ongoing nature of community and economic development, this Plan is not a static document, but one that will evolve over time. It is recommended that the Plan, and sections therein, be updated or reviewed in the following manner:

#### Annual Review

It is recommended that this Plan be reviewed annually by the planning and development director, Planning Commission, and City Council to ensure progress is being made. This discussion should identify the Plan's beneficial impacts to the Sidney, and recognize areas where the Plan may not have assisted in facilitating the visions and strategies. To further assist discussion, planning stakeholders can assign a "progress grade" to each plan strategy (See: *Plan Implementation Table*).

#### Critical Review

As the planning conditions change over time, it is recommended above all else that City officials and the Planning Commission take the necessary steps to review the Plan every three years, with a plan update scheduled within five years.

#### New Data Development

This Plan should be amended or updated upon the arrival of new information like the 2020 Census, GIS and other socioeconomic and demographic data. Existing land use and zoning maps should be developed every six months to ensure zoning and land use policy decisions reflect the current landscape.

#### Plan Implementation

Each Chapter of the Plan represents a functional planning area of the community, and it is guided by a broad vision that is implemented by several strategies.

The Plan's strategies are by no means completely exhaustive. They were developed in conjunction with public input, and take into account past, current and projected problems. Over time, each strategy may need to be revised or amended to reflect the current environment.

Some strategies are focused around a one-time action or completed immediately while others will need additional consideration and research, and possibly be subjected to further scrutiny by public officials and residents.

Plan Implementation Table

Plan Element & Vision Statement	Strategy	Collaborating Entity or Organization								
		City Council	Community Services / Planning Commission	City Departments	Sidney Alive	Area Schools	County Organizations	Local/Other Organizations	Time Frame	Progress Grade (A-F)
Community Facilities & Services	Update the City's Parks & Recreation Master Plan	X		Parks & Recreation		X		YMCA ; Senior Center; Recreation Board	Short-Term	
	Improve visibility and access to certain neighborhood parks			Parks & Recreation				Recreation Board	Long-Term	
	Revisit the City's parkland dedication requirements in the zoning ordinance	X	X	Parks & Recreation				Recreation Board	Short-Term	
	Expand recreation activities and programs			Parks & Recreation		X		YMCA ; Senior Center; Recreation Board	Short-Term	
	Encourage community-based policing and neighborhood watch programs	X	X	Police; Parks & Recreation	X	X			Short-Term	
	Address public / safety service needs of newer growth areas	X	X	Fire & Emergency Services, Parks & Recreation, Police; Public Works					Short-Term	
	Continue to pursue the feasibility of the third fire station to accommodate growth and improve response times to areas north of Russell Road	X	X	Fire & Emergency Services, Public Works					Short-Term	
	Continue to foster partnerships between the City, surrounding jurisdictions and public and private organizations	X	X	Fire & Emergency Services, Parks & Recreation, Police	X	X	SSEP, SMHA	Chamber of Commerce, YMCA; Surrounding Townships; Shelby County Park District	Long-Term	

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Downtown	Work with Sidney Alive and interested stakeholders in promoting downtown development and in developing a branding strategy	X	X	City Manager	X	X	SSEP	Chamber of Commerce	Short-Term	
	Identify areas to encourage quality housing opportunities	X	X				SMHA	Citizens Peer Review Committee	Short-Term	
	Address vacant and deteriorating residential and commercial properties	X	X	Fire & Emergency Services, Police	X				Short-Term	
	Develop effective building standards for commercial properties	X	X	City Manager; Fire & Emergency Services				Downtown Design Review Board	Mid-Term	
	Target adjacent neighborhoods for proactive nuisance and property maintenance enforcement	X	X	Fire & Emergency Services					Short-Term	
	Adjust the zoning code to coordinate with Plan strategies, best practices and public preferences	X	X						Short-Term	
	Incentivize efforts that encourage a thriving downtown	X		City Manager; Finance	X		Regional Planning Commission; SSEP	Chamber of Commerce	Mid-Term	
	Optimize traffic circulation and parking opportunities		X	Public Works; Police	X				Short-Term	
	Improve landscaping and signage standards, and wayfinding		X	Parks & Recreation, Public Works	X			City Tree Board; Recreation Board	Long-Term	

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Economic Development	Continue business expansion and retention efforts	X	X	City Manager	X		SSEP	Chamber of Commerce	Short-Term	
	Target businesses and services identified as “opportunity gaps” in the market analysis		X		X		SSEP	Chamber of Commerce	Long-Term	
	Create an economic development strategy that addresses tourism, entrepreneurial development, and business attraction marketing	X	X	City Manager	X	X	SSEP	Chamber of Commerce	Mid-Term	
	Inject community and neighborhood development strategies into the City's overall economic development framework	X	X		X		Land Bank; Regional Planning Commission; SSEP	Chamber of Commerce	Mid-Term	
	Collaborate with local and regional educational institutions to support workforce development for specific industry needs		X		X	X	SSEP; Workforce Development	Chamber of Commerce; Edison State Community College; Upper Valley Career Center	Short-Term	
	Improve the civic infrastructure essential for community and economic development by providing a platform for the open exchange of ideas	X	X		X		Shelby County Commissioners; SSEP	Chamber of Commerce	Long-Term	
	Continue to survey residents and business to identify key issues and potential opportunities	X	X		X	X	SSEP	Chamber of Commerce	Mid-Term	

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Housing	Rigorously enforce existing city codes and develop new tools to revitalize and protect neighborhoods	X	X	Fire & Emergency Services; Police	X		SMHA	Citizens Peer Review Committee	Short-Term	
	Pursue the feasibility of vacant property and rental property ordinances	X	X		X		Land Bank		Short-Term	
	Identify sources of financial and other assistance that can be used by property owners facing code enforcement actions and underground utility enforcement actions for major renovations		X				Land Bank		Short-Term	
	Allocate the appropriate resources to property maintenance and enforcement	X	X	City Manager; Finance					Short-Term	
	Utilize the new Land Bank to expedite the acquisition process of blighted properties	X	X				Land Bank		Mid-Term	
	Encourage diversified housing opportunities that allow residents to "age in place"	X	X				SMHA, Regional Planning Commission		Mid-Term	
	Encourage grassroots efforts and public/private partnerships that promote neighborhood quality of life	X	X	Police			SMHA	Citizens Peer Review Committee	Mid-Term	
	Encourage the development of neighborhood associations	X	X					Citizens Peer Review Committee	Long-Term	
	Organize community forums to address housing strategies and opportunities	X	X				SMHA		Mid-Term	

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Land Use	Beautification of the City	X	X	Parks & Recreation, Public Works	X	X	Shelby County Focus	Citizens Peer Review Committee; City Tree Board	Short-Term	
	Encourage and develop visually-attractive and pedestrian-friendly corridors by utilizing overlay districts along targeted corridors (SR 47, Wapakoneta Avenue, St. Marys, Fair Ave, etc.)	X	X	Parks & Recreation, Public Works					Short-Term	
	Develop community gateways along I-75	X	X	Parks & Recreation					Short-Term	
	Link the downtown to I-75 through beautification and wayfinding techniques	X	X	Parks & Recreation, Public Works	X			City Tree Board	Mid-Term	
	Develop design / landscaping standards for public spaces and facilities	X	X	Parks & Recreation; Public Works				City Tree Board	Short-Term	
	Enhance rights-of-way	X	X	Public Works			County Engineer		Long-Term	
	Encourage partnerships with service organizations and other groups such as garden clubs	X	X	Parks & Recreation				City Tree Board	Mid-Term	
	Encourage infill and mixed use development, targeting downtown and the surrounding neighborhoods	X	X	Public Works	X				Long-Term	
	Buffer residential areas from the encroachment of dissimilar land uses	X	X						Long-Term	

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Land Use (Continued)	Identify, maintain & protect natural resources that help to promote the resiliency of the community	X	X	Parks & Recreation				City Tree Board	Mid-Term	
	Update the zoning code to reflect best practices	X	X		X				Short-Term	
Connectivity	Require new developments to provide adequate automobile and multi-modal transportation facilities	X	X	Public Works			Regional Planning Commission		Short-Term	
	Improve bicycle and pedestrian infrastructure	X	X	Parks and Recreation; Public Works		X	Regional Planning Commission		Mid-Term	
	Work with interested stakeholders in connecting Sidney to the Greater Miami River Trail and Miami Valley Bike Trail System.	X	X	Parks & Recreation, Public Works		X	Regional Planning Commission; Shelby County Commissioners; Shelby County Chamber of Commerce		Mid-Term	
	Prepare a sidewalk inventory identifying sidewalk condition and areas where gaps exist in the network beginning around key public facilities and abutting neighborhoods		X	Public Works; Parks and Recreation		X		Neighborhood Associations	Short-Term	
	Enforce existing city codes relative to sidewalk repair	X	X	Public Works					Short-Term	

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Connectivity (Continued)	Team with local schools (Christian Academy, Lehman Catholic and Sidney City Schools) in developing a School Travel Plan and participating in ODOT's Safe Routes to School Program		X	Public Works; Police		X			Mid-Term	
	Continue to utilize the pavement conditions rating system to prioritize street improvements			Public Works					Mid-Term	
	Proactively pursue alternate funding sources for transportation and connectivity improvements	X	X	Public Works; Parks and Recreation		X	Regional Planning Commission		Short-Term	
	Time transportation network improvements to correlate with capacity improvement and economic development initiatives	X		Public Works; Parks and Recreation			SSEP; Regional Planning Commission		Mid-Term	
	Various Hoewisher Road extensions	X		Public Works				ODOT	Long-Term	
	Extend Stolle Avenue	X		Public Works			SSEP	ODOT	Long-Term	
	Extend Fourth Avenue	X		Public Works			SSEP	ODOT	Long-Term	
	Review private development projects for improvements to maintain acceptable levels of service for roadways and intersections.	X		Public Works				ODOT	Long-Term	
	Develop level of service standards and trigger for roadway and intersection improvements in Engineering Standards.	X		Public Works				ODOT	Long-Term	

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Utilities	Continue to educate the community on the nature of the storm water system and runoff	X		Public Works					Short-Term	
	Create master plans for utility infrastructure including a financially feasible capital improvements schedule	X		Public Works					Short-Term	
	Continue the development of the City's new water source in advance of capacity needs	X		Public Works					Long-Term	
	Proactively pursue alternate funding sources for utilities development, replacement, and extension			Public Works			Regional Planning Commission	State Representatives; Other State Organizations- See Chapter: Utilities	Long-Term	
	Identify funding for future underground utility replacement and extension projects	X		Public Works				State Representatives; Other State Organizations-See Chapter: Utilities	Short-Term	