

IMPLEMENTATION STRATEGIES

Implementation is crucial to the success of any planning process. This document serves as a roadmap that can be used by elected officials, administration, boards and commissions, public sector organizations, and citizens to guide future decisions. As written, the Plan contains over fifty individual recommendations. It is unreasonable to think that all of these recommendations can be implemented immediately. Many of the recommendations will take a decade or more to implement. However, some very crucial steps must be undertaken in the first one to three years to ensure plan success.

Many of the recommendations require further action in the form of in-depth studies that should be undertaken by the appropriate city department. Below is a prioritized list of the most important studies that should be considered and the appropriate recommendations that should be accomplished as a part of those studies.

1. Zoning Study

- Industrial Recommendations #1 and #6
- Wyse/Benchwood/Miller Lane Recommendations #4
- Airport Recommendation #4
- Zoning Recommendations #1 thru #11
- Commercial Recommendations #5 and #6
- Downtown Recommendations #7 and #9
- Land Use Recommendation # 5
- Urban Corridor Recommendation #9

2. Landscape Architecture/Planning Study

- Urban Corridor Recommendations #1, #3 and #5
- Neighborhood Recommendations #1, #3 and #4
- Commercial Recommendations #2 and #3
- Wyse/Benchwood/Miller Lane Recommendation #3
- Downtown Recommendations #2 and #11
- Airport Recommendation #7

3. Economic Development Plan/Study

- Commercial #1 and #4
- Wyse/Benchwood/Miller Lane Recommendation #10
- Downtown Recommendation #6

4. Access Management Plan

- Access Management Recommendation #1
- Wyse/Benchwood/Miller Lane Recommendation #1
- Downtown Recommendation #4
- Urban Corridor Recommendations #10 and #11

5. Park and Recreation Master Plan

- Open Space and Recreation Recommendations #1 thru #7

6. Master Plans

- Create detailed master plans for the Wyse/Benchwood/Miller Lane area, the Airport Access Road area and the area south of I-70.

Several of the recommendations of the Plan require no new investment of public funds. Instead, they require a modification of the current policy and/or an intensification of an existing effort. These recommendations were placed into five major categories: on-going activity, promotion, enforcement, encourage/discourage, and legislative action.

On-going activities are efforts at the local community level that represent existing efforts or activities. These efforts should be continued; however, some require a redirection in the existing manner in which they are conducted. To ensure consistency of policy application, existing policy direction should be built into the communication system between the public, elected officials, boards and commissions, and administration.

ON-GOING ACTIVITIES	
<i>Recommendation Block</i>	<i>Recommendation</i>
Airport Expansion Area	Continue to oppose the expansion of runway 6R-24L.
Water	Continue with current negotiations/plans with Tipp City for a centralized water treatment facility.
Wastewater	Maintain current maintenance efforts, particularly where the distribution system is older. Monitor for inflow and infiltration regularly.
Stormwater Management	Undertake the preparation of a stormwater management plan that provides an inventory of the existing system, as well as making recommendations for future needs based on projected population and business growth.
Stormwater Management	Continue to work with MVRPC and the regional communities to address regional stormwater issues and the impacts of the individual communities on the system as a whole.
Intergovernmental Relationships	Work with Butler Township to coordinate land use policies and future land use plans.
Intergovernmental Relationships	Assist the school district in future planning efforts.
Intergovernmental Relationships	Coordinate approach on critical regional issues including economic development and the airport and highway expansion
Intergovernmental Relationships	Clarify partnerships with the business community. Develop a coordinated link for support.
Administrative Issues	Coordinate efforts across departments to ensure the Comprehensive Plan is implemented.
Administrative Issues	Promote the Plan to obtain support.
Administrative Issues	Provide regular training sessions for the Planning Commission and BZA.
Administrative Issues	Review the Plan every five years and update as needed.
Administrative Issues	Develop a citizen's academy.
Administrative Issues	Update the demographic information and adjust the population projections when the 2000 Census data becomes available.

The public needs to be aware of existing policy and where future emphasis will be placed. The recommendations listed below simply require the promotion of public policy.

PROMOTION	
<i>Recommendation Block</i>	<i>Recommendation</i>
Housing	Promote desirable residential growth that enhances the diversity of the housing stock while targeting specific population groups.
Housing	Promote a spectrum of housing types suitable to the needs of the elderly including working with local service providers to ensure that the needs of elderly individuals “aging-in-place” are met.
Commercial	Provide a link to the Vandalia Chamber of Commerce homepage.

Currently the policy below is in place. Vandalia needs to ensure future enforcement in order to protect existing neighborhoods and housing stock.

ENFORCEMENT	
<i>Recommendation Block</i>	<i>Recommendation</i>
Neighborhood, Housing	Actively enforce the property maintenance code.

Predictability of public policy decisions is crucial to both public and private sector organizations. The policies listed below reflect public policies that should be either encouraged or discouraged. Many of these policies are already in place and need further encouragement to accomplish the desired goal(s). Note that in several cases, the encouragement of the recommendations listed below will require public financial assistance. However, by decreasing funding in areas deemed undesirable by the Plan, money can be funneled into positive recommendations.

ENCOURAGE/DISCOURAGE	
<i>Recommendation Block</i>	<i>Recommendation</i>
Industrial	Encourage development on underutilized properties by invoking the use of tax increment financing and other development tools as appropriate.
Industrial	Using Ohio Revised Code 1724-10, create a Community Improvement Corporation.
Commercial, Land Use	Discourage the development of new strip commercial areas and focus future activity in such areas to create a more clustered pattern of commercial development.
Wyse/Benchwood/Miller Lane	Appoint an administrative or Council representative to work with Poe Avenue businesses to ensure continued viability of this section of the City.
Downtown	Encourage the renovation of facades within the downtown district through the development of incentives including grant programs and low interest rehabilitation loans.
Land Use	Continue development of industrial and residential areas.
Open Space	Encourage the preservation of open space along the Miami River.
Open Space	Provide aggressive leadership in encouraging collaborative partnerships between county, townships, municipalities, and the private sector in the creation and/or designation of new open space.

Legislative action will be required to accomplish many of the recommendations. The action found below represents the recommendation that requires no outlay of public funds. Future legislative action should depend on the results of the future study areas discussed later in this section. Building the recommendations into the budget process will be the most crucial legislative action.

LEGISLATIVE ACTION	
<i>Recommendation Block</i>	<i>Recommendation</i>
General Economic Development	Establish a roundtable for discussion.

To provide input, a combined workshop was conducted with the Planning Commission and Board of Zoning Appeals. After reviewing the plan, the group was asked to prioritize major plan sections.

The following table illustrates the voting of the Planning Commission and Board of Zoning Appeals. Note that many of the priorities of the Planning Commission and Board of Zoning Appeals are reflected in the proposed work items previously discussed.

Recommendation Block	Votes Received
Neighborhood recommendations	4
Housing recommendations	0
General Economic Development recommendations	3
Industrial recommendations	2
Commercial recommendations	5
Wyse/Benchwood/Miller Lane recommendations	7
Downtown recommendations	8
Airport Expansion Area recommendations	0
Land Use recommendations	7
Zoning recommendations	7
Open Space / Recreation recommendations	0
Access Management recommendations	0
Urban Corridor recommendations	5
Water recommendations	0
Wastewater recommendations	0
Stormwater Management recommendations	0
Community Facilities recommendations	0
Intergovernmental Relationships	2
Administrative Issues	4

City Council also had the opportunity to review the Plan and the major recommendation blocks. Several Council members felt that many of the recommendations such as the water, wastewater, stormwater management, intergovernmental relationships and administrative issues recommendations were on-going and would need constant attention, as reflected in the statements above. The majority of City Council members ranked the land use and zoning recommendations as a high priority. Other recommendations receiving a priority status include the Wyse/Benchwood/Miller Lane recommendations, the downtown recommendations, and the commercial recommendations.