



WAYNE COUNTY OHIO



Jonathan Hofstetter



Dave McMillen



Matt Martin

BOARD OF COMMISSIONERS



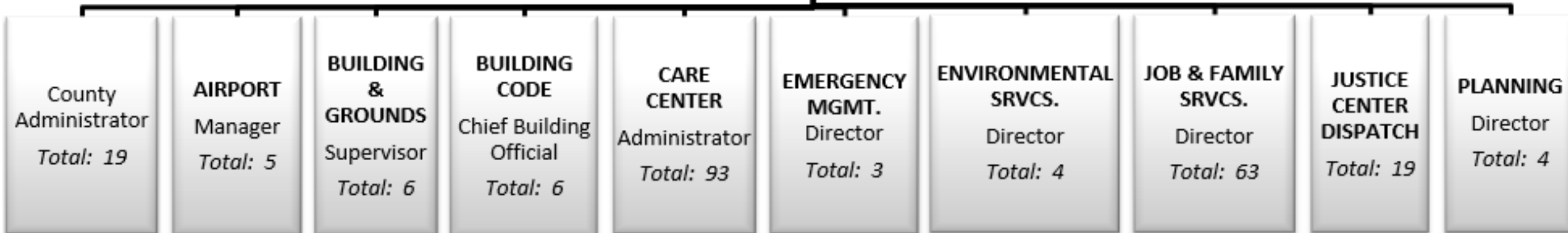


WAYNE COUNTY COMMISSIONERS



COUNTY COMMISSIONERS

Total: 225

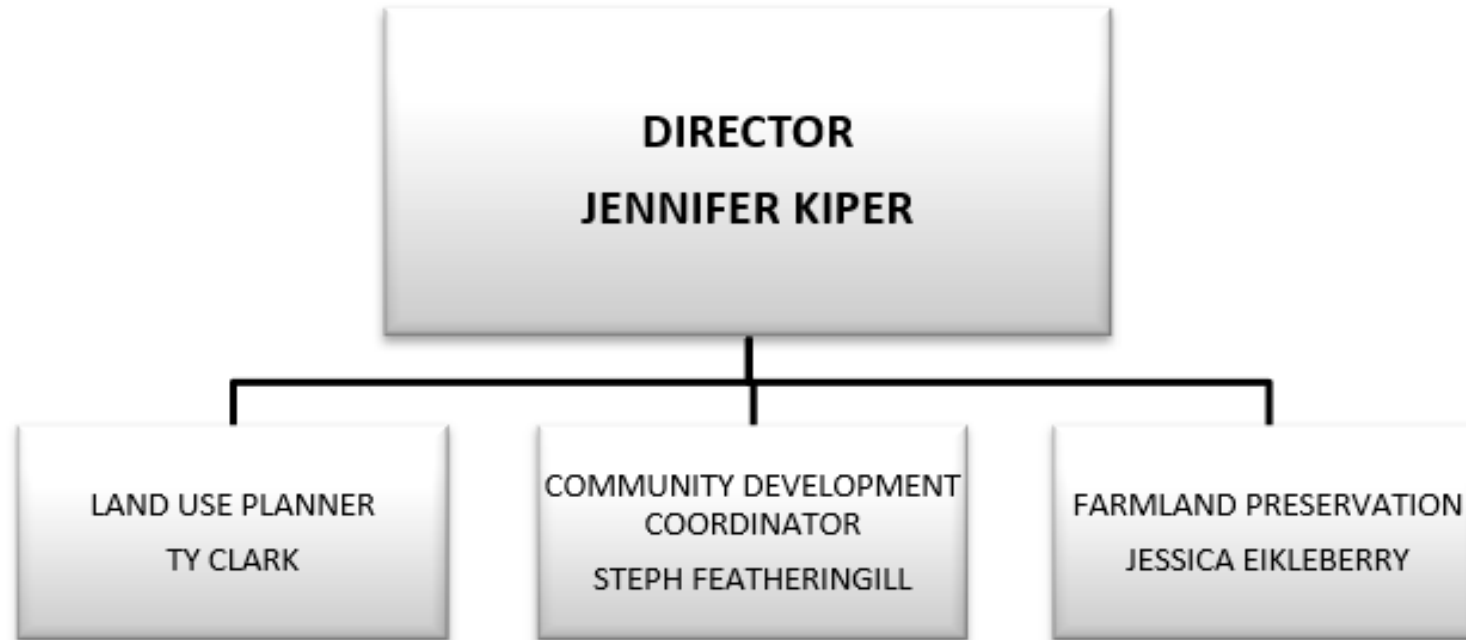




WAYNE COUNTY COMMISSIONERS



Planning





BOARD OF COUNTY COMMISSIONERS
JONATHAN HOFSTETTER • MATT MARTIN • DAVE MCMILLEN

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

WAYNE COUNTY PLANNING DEPARTMENT

PROGRAMS AND ACTIVITIES



LAND USE

Technical Review Committee (TRC)

- Sub Regs
- CAP

Planning Commission

- Majors
- Variances
- CADS
- Inter Governmental Review (IGR)
- Zoning Amendments

Flood Plain Management

- Permits
- Development Permits

Zoning

- Chippewa Twp.

Comp. Plan Action Items



ECONOMIC DEVELOPMENT

Enterprise Zone

- Tax Incentive Review Council (TIRC)
- Status Reports

Community Investment Corp. (CIC)

Transportation Improvement District (TID)

Work with WEDC

- Comm. Reinvestment Area (CRA)
- Tax Incentive Financing (TIF)
- Joint Economic Development District (JEDDS)

Comp. Plan Action Items



COMMUNITY DEVELOPMENT

Community Development Block Grant Programs (CDBG)

- Allocation
- Revolving Loan Fund (RLF)
- Fair Housing

Community Housing Impact and Preservation (CHIP)

- Home Funds
- Fair Housing

Housing Coalition

Transportation Coalition

Comp. Plan Action Items



FARMLAND PRESERVATION

Agricultural Security Areas (ASAs)

Clean Ohio Local Agricultural Easement Purchase Program (LAEPP)

Agricultural Conservation Easement Program - Agricultural Land Easements (ACEP-ALE)

Ag Success Team

Comp. Plan Action Items



MISCELLANEOUS & OTHER

Ohio Public Works Commission (OPWC)

NEFCO

- Environmental Resources Technical Advisory Committee (ERTAC)
 - 201/208 Comm.
- Comp. Economic Development Strategy (CEDS)
- General Policy Board

Natural Resource Assistance Council (NRAC) Clean Ohio Grant

Wayne County Trail Committee

Misc. Grants

Comp. Plan Action Items

History of planning in the County



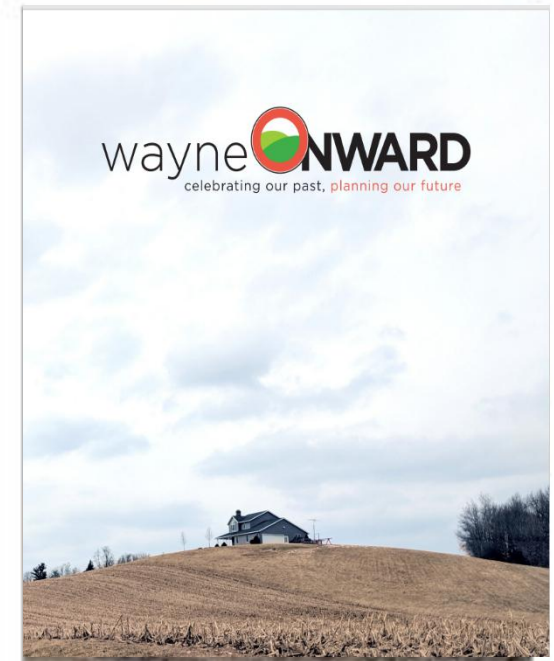
1997



Comprehensive Plan Audit 2007
December 12, 2007

Wayne County Board of Planning and Zoning
11000 E. Grand Ave.
Ann Arbor, MI 48107
www.waynemi.gov/planning

2007



2019



Possible Audit/Update to Wayne Onward in 2029-2030

VISION

Well-planned and managed development, abundant farmland and greenspaces, a full-range of housing opportunities and economic prosperity are the combined vision of the Comprehensive Plan.

CONDITIONS AND TRENDS

The following chapter provides contextual information about the County that has informed the planning work. It is organized into three topics: people, place and prosperity.

OVERVIEW

Wayne County's many assets include its rich rural and agricultural heritage as well as the opportunity for "small town" living. A steady population, a diverse economic base, significant natural resources and a number of other advantages contribute to a high quality of life for residents and workers in the County. At the same time, the County has an opportunity to encourage the continuation of these trends by proactively planning for the future.

Note: Most recent demographic data comes from the 2016 American Communities Survey (ACS) unless otherwise noted.



PEOPLE

Demographic conditions and trends related to population, household makeup, age and diversity.

COUNTY AND CITY POPULATION REMAIN STEADY

Since 2010, the County's population has increased by 1%. This slight population increase is 2.5 times that of Ohio. Compared to population change of surrounding counties (Stark, Summit, Tuscarawas, Ashland, Holmes, and Medina), Wayne County has experienced the third greatest population growth in this period, following Holmes and Medina County.



WAYNE COUNTY'S POPULATION INCREASE HAS BEEN 2.5 TIMES THAT OF OHIO

5TH

LARGEST AMISH POPULATION IN THE COUNTRY



10% LARGER HOUSEHOLD SIZE THAN OHIO

AMISH POPULATION CONTINUES TO GROW

Wayne County is home to the fifth largest Amish population in the nation. The Amish population in Wayne County was 8% of the total population in 2013, though it is estimated to double every 20 years. This means that the Amish population is likely to have an even greater presence in the county in the future. The Amish also believe religion is a way of life, which informs their community values. This is reflected in the way they live, conduct business, farm, travel and otherwise relate to the County. For this reason, it is essential that any planning work take the specific needs and influences of the Amish population into careful consideration.

HOUSEHOLD SIZE LARGER THAN STATE AVERAGE

The average household size in Wayne County is 2.61 persons, which is 10% higher than Ohio. The household size includes single person households, as well as families. Household size decreased from 2.68 to 2.61 between 2000 and 2010. The relatively large household sizes are important to recognize because they have implications on housing demands, the local economy, infrastructure and needs for services.

MEDIAN AGE IS YOUNG, BUT POPULATION IS GROWING OLDER

At 38.7, the County's median age is just younger than the state average, 39.3. Between 2010-2016 the largest growth in population was seen in the 65+ age range, which increased by 17%. This aging population can shift demands for County services as older adults may need different programming compared to younger people.



PROSPERITY

Facts and figures summarizing personal prosperity, economic vitality and workforce development

STRONG ECONOMIC BASE

Wayne County ranks fifth in the US in economic strength among the country's micropolitan areas and is ranked first in the State of Ohio. This ranking is based on educational institutions, transportation access, natural resources, and other factors. Over 50% of Wayne County's industry is manufacturing, though there is significant diversity within it including auto, food processing, and others. A number of large companies, including Smith Dairy and Smucker's have been major anchors and employers for many years. There have been 200 new development projects in Wayne County since 2011. These have added over 5,000 jobs and \$1.23 billion dollars of capital investments. Nearly every year, the number of jobs and their associated average wages have exceeded goals set forth by the Wayne Economic Development Council.

VALUABLE FARMLAND

Wayne County has the third highest farmland value in the State totaling over \$1.7 billion in land and structures. The estimated market value per acre is significantly higher than the State average. These figures certainly point to the valuable natural assets the County has in terms of soil, but also the investments made into dairy barns, processing facilities and other physical assets.

WORKFORCE DEVELOPMENT SUCCESS

The County benefits from secondary and post-secondary training focused on preparing students for jobs in growing industries and the County, including 28 career and technical fulltime programs at Wayne County Schools Career Center as well as programs at the College of Wooster, OSU-ATI, the University of Akron Wayne College and the Wayne County Schools Career Center.

1ST

MICROPOLITAN AREA IN THE
STATE OF OHIO

PRIME FARMLAND



LEGEND

- Prime
- Prime if drained



21% AGRICULTURE AND
FOOD PRODUCTION

\$54,037

MEDIAN HOUSEHOLD INCOME

5.1%

OF WAYNE COUNTY'S PRIVATE
EMPLOYMENT IS TOURISM



AGRICULTURE STRENGTHENS THE ECONOMY

Representing 21% of the County's economy, agriculture and food production add \$1 billion in value to the County and employ over 9,400 people. The total labor income from agriculture is projected at over \$580 million, representing 20% of the County's total labor income. A few of the top agricultural production sectors in the County include, dairy cattle and milk production, farm inputs, equipment and professional service and poultry and egg production. Overall, Wayne County's taxes on production and imports of the agriculture and food production cluster total \$54.7 million. (Source: Department of Agricultural, Environmental, and Development Economics- The Ohio State University)

MEDIAN HOUSEHOLD INCOME HIGHER THAN STATE AVERAGE

In 2017, Wayne County's median household income was \$54,037 which is slightly higher than the state average at \$52,407. The 2017 Wayne County income also represents a 5.4% increase from 2016, per the American Community Survey.

TOURISM IS PROFITABLE

Visitors generated \$269.2 million in business activity in Wayne County in 2017. Tourism generated personal income of \$66.0 million, sustaining 5.1% of private employment. Additionally in 2017, tourism generated \$32.9 million in taxes. The economic benefits of tourism directly and indirectly affect various industries including recreation, retail, lodging, transportation, and food and beverage. (Source: Wayne County Convention and Visitors Bureau)

Goals

A. Land Use and Development

- Manage growth and change to balance agricultural, residential, commercial and industrial needs and provide a strong quality of place.

B. Preservation

- Promote, protect and celebrate the County's rich heritage, culture and natural resources.

C. People and Housing

- Support a strong, resilient and diversified local economy to provide opportunity for all members of the community.

D. Transportation

- Improve safety, efficiency and condition of transportation infrastructure.

E. Quality of Life

- Enhance the quality of life for those who live and work in the County.

GOAL A: HAS 8 OF THE PRIORITY ACTION ITEMS

GOAL A: LAND USE AND DEVELOPMENT

Manage growth and change to balance agricultural, residential, commercial and industrial needs and provide a strong quality of place.

OBJECTIVES

1. Encourage the efficient use of land and focus development in areas already served by utilities.
2. Encourage cooperation in land use planning among local units of government.
3. Conserve farmland.
4. Protect and enhance rural character.
5. Encourage cities, villages and townships to update or prepare new comprehensive plans.
6. Encourage cities, villages and townships with zoning regulations to update them to align with the Comprehensive Plan.
7. Create county-level funding to guide growth and to encourage implementation of the Comprehensive Plan.
8. Encourage implementation of Resource Management Areas (RMAs).
9. Manage and minimize adverse effects of intrusive developments and land uses.
10. Create a structure of involvement for exploring new or updated regulatory tools.
11. Engage with Township Trustees.
12. Continue to improve collaboration with the cities of Wooster, Orrville and Rittman.

TRACKING WORKSHEET

The following table provides more information on each community action including timeframes for completion or initiation and identification of a lead coordinating body. It is intended to be used for tracking recommendation implementation over time. Priority recommendations are shown on this page followed by a list of all recommendations organized under goals and objectives. For each goal, key indicators of success for the first two years are also identified following the table of actions. It is anticipated that progress on indicators will be evaluated annually and adjusted over time.

TIMEFRAME KEY

- > O = Ongoing
- > S = Short term (0-3 years)
- > M = Med. term (4-7 years)
- > L = Long term (8-20 Years)

PRIORITY ACTIONS

| CODE | ACTION | TIMEFRAME | LEAD COORDINATOR |
|-------|---|-----------|--|
| A.1.1 | Direct future development to identified Growth Areas and Future Expansion Areas as per the Resource Management Areas map. | O | Wayne County Planning Department / Cities, Villages and Townships |
| A.1.6 | Develop a strategy to designate Community Reinvestment Areas in cities, towns and unincorporated parts of the County to incentivize investment in redevelopment | S | Wayne County Planning Department / Cities and Villages |
| A.2.3 | Review and consider adjustments to the Three Mile Limit consultation process in collaboration with local city governments. | S | Wayne County Planning Department / Cities |
| A.2.4 | Coordinate throughout the County to identify opportunities for land banking properties. | S | Wayne County Planning Department / Cities, Villages and Townships |
| A.3.3 | Encourage participation in the Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas, to reduce tax burdens and preserve land for farming. | O | County Commissioners / Wayne County Planning Department / County Auditor |
| A.5.2 | Conduct a campaign to distribute and share information about the Comprehensive Plan. | S | Wayne County Planning Department |
| A.9.1 | Establish an exploratory committee of representatives from County departments, townships, interest groups and others to explore new or updated regulatory tools. | S | Wayne County Planning Department / County Commissioners |

PRIORITY ACTIONS

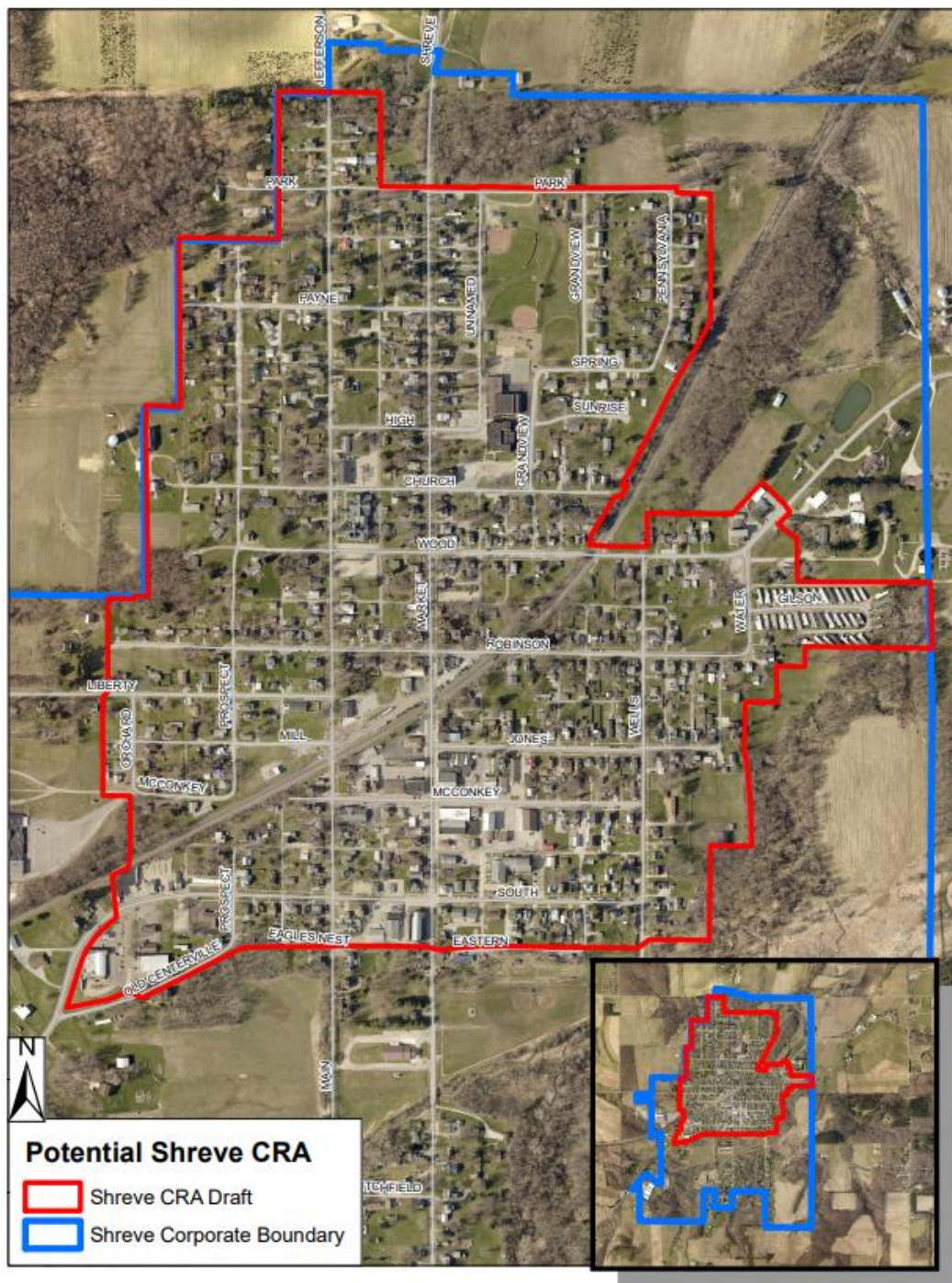
| CODE | ACTION | TIMEFRAME | LEAD COORDINATOR |
|-------|--|-----------|--|
| A.9.3 | Review potential to modify subdivision regulations to encourage or require Open Space subdivisions and address irregular lots. | S | Wayne County Planning Department |
| C.4.1 | Identify new opportunities to support "family farms," including an awareness campaign about their changing nature. | M | Farm Bureau / County Commissioners / Wayne County Planning Department / Ag Success Team and other associations |
| C.6.2 | Encourage the targeting of government programs (such as Community Reinvestment Acts or CRAs) to stressed neighborhoods. | S | Wayne County Planning Department |
| E.2.2 | Create policies that encourage the assemblage of property in cities and villages to support new infill housing in existing municipalities. | S | Wayne County Planning Department / Cities and Villages |
| E.2.4 | Conduct a Residential Market Analysis to identify future housing type needs, preferences and opportunities to retain and attract residents. | M | County Commissioners / Wayne County Planning Department |
| E.1.1 | Conduct an integrated strategic plan between entities that own, maintain and/or plan for parks, open space and trailways in the County, including benchmarking with other counties. | S | Wayne County Park District / other organizations or associations |
| E.1.2 | Support dedicated funding for the Wayne County Park District, which may include public funding and require a coordinated strategy between relevant organizations. | S | County Commissioners / Wayne County Park District / other organizations and associations |
| E.1.3 | Continue to support connecting the County through its trailway system (including ODOT State & U.S. Bike Route System) and work closely with partners to identify new trailway opportunities. | O/S | Wayne County Planning Department / Wayne County Parks District / other organizations and associations |

A.1.6 DEVELOP A STRATEGY TO DESIGNATE COMMUNITY REINVESTMENT AREAS IN VILLAGES and The CITIES AND UNINCORPORATED AREAS (EZ)

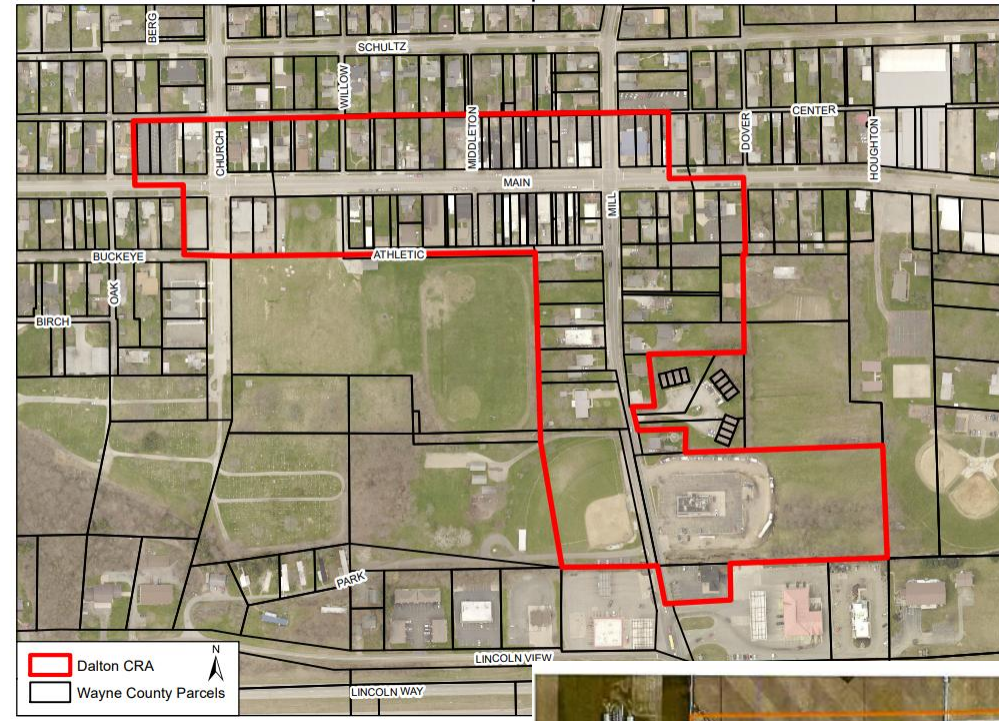
C.6.2 Encourage the targeting of government programs such as CRA

What is a Community Reinvestment Area?

- A Community Reinvestment Area (CRA) is an area of land in which a property owner can receive tax incentives for investing in real property improvements.
- The CRA provides temporary tax abatement of increased real property taxes on qualifying residential, commercial or industrial real property improvements within the area. This could be residential remodeling/renovations or new residential construction as well as new commercial/industrial construction or expansion projects.
- CRA's are used to encourage revitalization of the existing neighborhoods and housing stock while also promoting the development of new structures.



Dalton CRA Map 08/24/2021



DALTON CRA

Smithville CRA



Community Reinvestment Areas

A 2.4 COORDINATE THROUGHOUT THE COUNTY TO IDENTIFY OPPORTUNITIES FOR LAND BANK PROPERTIES

The Wayne County Land Reutilization Corporation (WCLRC), also known as a land bank, was established in 2020, operates on a calendar year, and is an independent corporation governed by board members comprised of county, municipal, and township leaders. Funding can be done in a variety of ways:

- Through the county's delinquent tax and assessment collection fund.
- Delinquent tax penalties.
- Tax delinquency anticipation notes.
- Through loans, land sales, or grants.

The WCLRC affords the county the ability to reclaim, rehabilitate, and reutilize nonproductive land under sections 1724 and 5722 of the Ohio Revised Code. With a land bank in effect, Wayne County has the option of taking ownership of foreclosed property and managing it until a time that redevelopment can begin.

Land banks are not a new concept. They were formed in the 1960s as an urban planning tool. But recently, they have become increasingly important tools for counties facing an ever-growing amount of vacant and abandoned buildings. In 2008 state legislators passed a bill allowing Cuyahoga County Commissioners to create a modern land bank in Ohio. The Ohio land bank became the model other states followed. A county land bank may be customized to fit the unique needs of the community it serves.

Utilizing a land bank will align with Wayne County's county comprehensive plan, Wayne Onward. The plan outlines community investment as an opportunity to re-establish communities experiencing decline and support the redevelopment of public and private buildings.

Orrville

Demolition of a dilapidated building.



West Salem

A single family residence demolition.



Wooster

A single family residence with a shared single stall garage. The Property had violations and was boarded up by the City of Wooster. Most of the violations are exterior and interior of the property is unknown.



Wooster

A duplex converted into a single family dwelling. Project cost \$85,000.

House is rented for \$500 to a low income family.

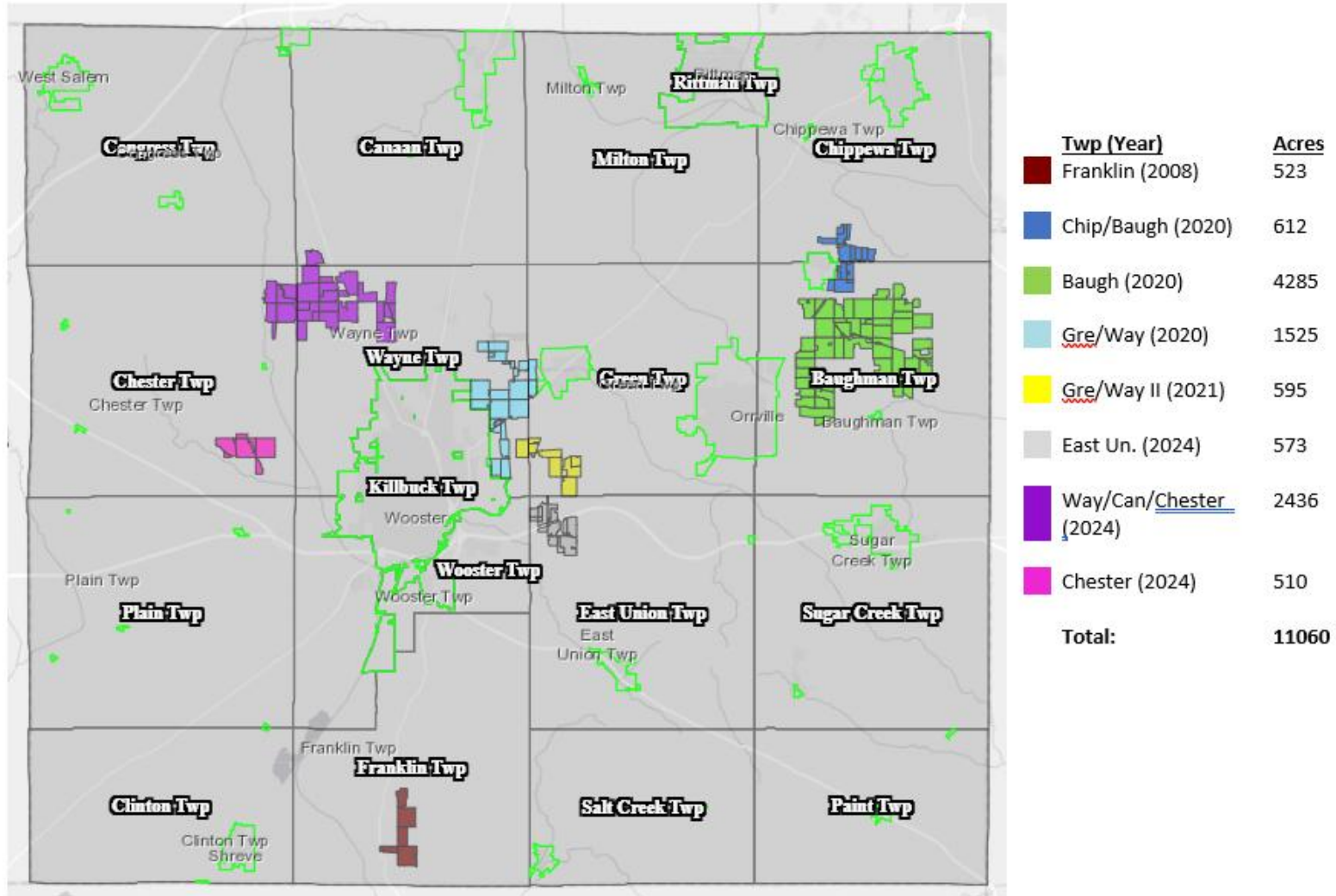


2. Derelict Property Rehab



1,336 housing units within Wayne County are expected to be obsolete, substandard, or derelict. 35 of these homes per year need to be renovated over the next 5 years for Wayne County to keep up with the demand of homes needed for sale below \$200,000 and for rent below \$1,000 per month.

A 3.3 Encourage participation in the current CAUV program and Ag district – also in the Agricultural Security Areas



Agricultural Security Areas (ASAs)

What is an ASA?

Agricultural Security Areas, or ASAs, have been a program of the Ohio Department of Agriculture (ODA) since 2005 and have been in place around Wayne County since 2008. *There are more ASAs in Wayne County than anywhere else in the state.*

Requirements

- At least 500 acres
- One or multiple landowner(s)
- Unincorporated
- Enrolled in CAUV/Ag District
- Conservation Plan or Best Management Practices in place
- **\$40 fee per landowner**
- Approval by Township Trustees and County Commissioners

Interested?

The Wayne County Planning Department will assist with your application.

Benefits for Landowners

- **Tax exemptions for new agricultural investments** (50% for 10 years)
- Land is **protected** from non-farm development

Make a Statement!

An ASA is like billboard letting everyone know that you want your land to stay in agriculture!

It can help reduce solicitations and lets others know to direct development projects to different locations.

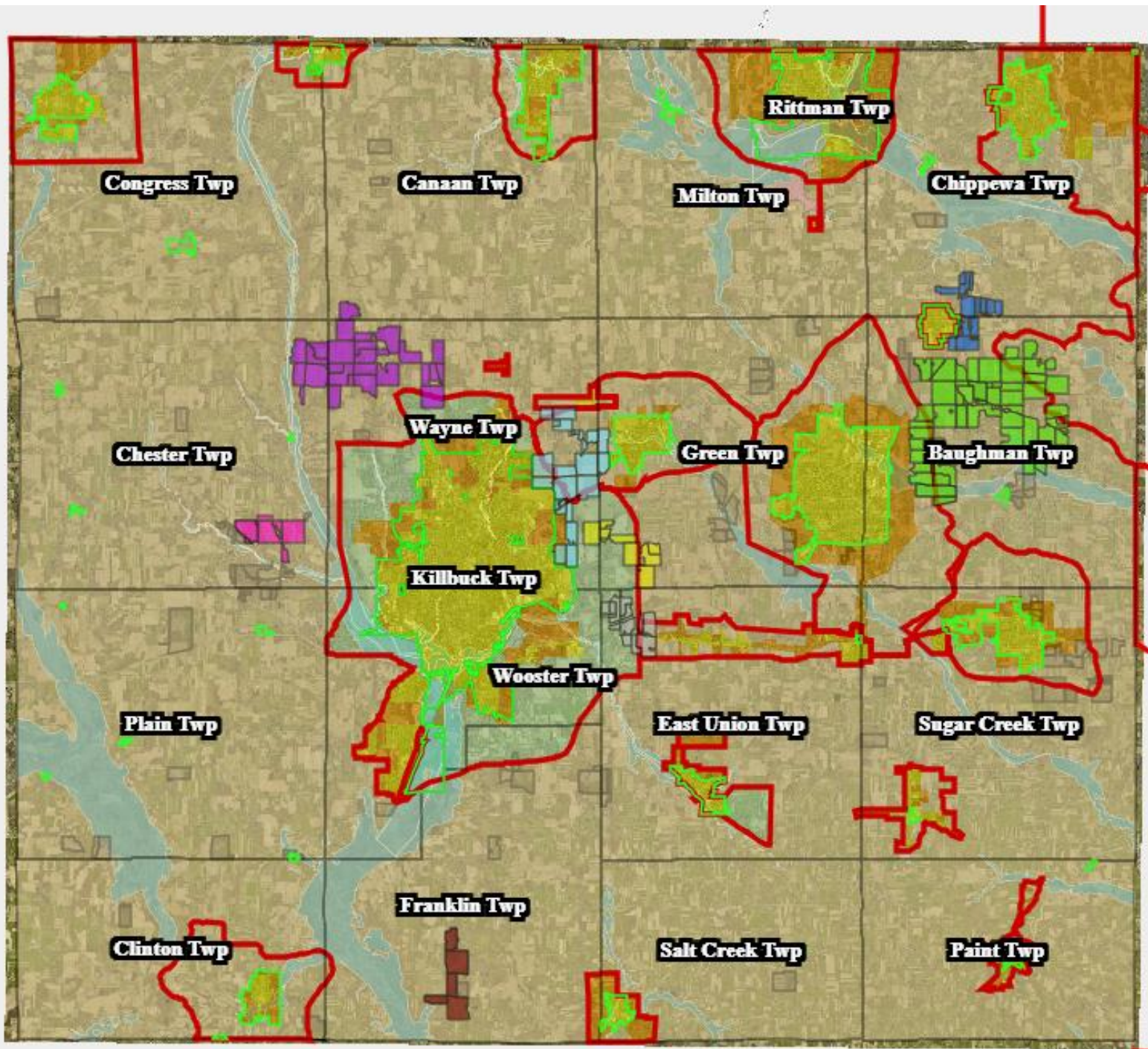
A9.3 REVIEW
POTENTIAL TO
MODIFY
SUBDIVISION
REGULATIONS

Subdivision Regulations

Wayne County, Ohio

As Amended on September 21, 2022

Wayne County Planning Department
428 West Liberty Street
Wooster, OH 44691
330-287-5420
www.wayneohio.org



PLANNING GIS LAYER-

*NEFCO- 208 FPA,

*ASA & CONSERVATION EASEMENT

*FLOODPLAIN

E.2.2 CREATE POLICIES TO ENCOURAGE THE ASSEMBLAGE OF PROPERTY IN CITIES AND VILLAGES TO SUPPORT INFILL HOUSING IN EXISTING MUNICIPALITIES.

WAYNE COUNTY, OHIO HOUSING NEEDS ANALYSIS

Summer 2024

Prepared by:



Next Move Group
We Are Jobs

Prepared for:



E.2.4 CONDUCT A RESIDENTIAL MARKET ANALYSIS TO ID FUTURE HOUSING TRENDS

Wayne County, Ohio, has a substantial industrial base which creates well-paying jobs for the county, but a unique threat currently facing industries is the ability to recruit skilled employees as 3,234 houses (2,443 for sale and 791 for rent) need to be built or renovated over the next 5 years to keep pace with housing demand.

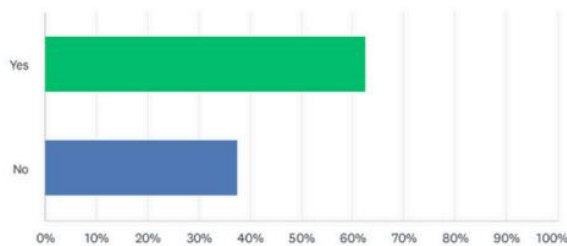
More than 22,000 people currently drive to Wayne County each day to work from outside the county, yet residential land use within the county has actually decreased by roughly 1,700 acres since 2016. Stakeholders indicated houses are currently selling in 19 days in the county with contracts going for above asking price. Additionally, cost-burdened analysis shows that Wayne County households are less cost-burdened in comparison to Ohio and National averages. This suggests that housing affordability is not a major factor deterring people who work in Wayne County from living there. Instead, the issue seems to be a shortage of available homes. These well-paying jobs present a unique opportunity for residential developers to make desired returns on investment should they choose to build in Wayne County, and such residential development is needed to sustain the impressive list of companies in the county. Employees of Wayne County industries who work in Wayne County yet live elsewhere were surveyed. 12.5% of those surveyed said they intend to purchase a home within the next 2 years. Consider these facts:

- Wayne County needs the following new homes for sale within the next 5 years to keep up with projected housing demands to support the workforce:
 - 140 new or renovated homes for sale priced between \$150,000-\$200,000
 - (Across America developers are generally reluctant to build homes for sale at prices below \$200,000. As a result, we recommend addressing this demand by focusing on renovating existing dilapidated properties)
 - 1,372 new homes priced between \$200,000-\$350,000
 - 802 new homes priced between \$350,000-\$500,000
 - 129 new homes price above \$500,000
 - 2,443 total new homes for sale within the next 5 years

Wayne County needs the following new units for rent within the next 5 years to keep up with projected housing demands to support the workforce: 35 new or renovated units for rent priced between \$750-\$1,000/monthly (We recommend addressing this demand by focusing on renovating existing dilapidated properties) 461 new units for rent priced between \$1,000-\$1,250/monthly 269 new units for rent priced between \$1,250-\$1,500/monthly 26 new units for rent priced above \$1,500/monthly+ 791 total new rental units within the next 5 years

Results from surveying employees who work in Wayne County, Ohio

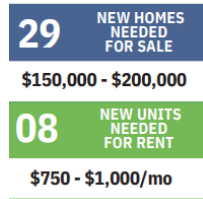
Q2 Would you consider moving to Wayne County if affordable housing was available?



The figures in this section are not inclusive of units permitted in 2024.

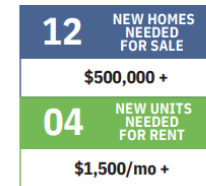
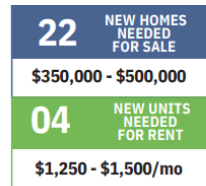
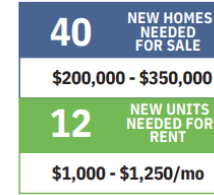


THESE ARE 5 YEAR PROJECTIONS

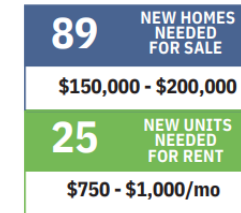


Most developers are generally reluctant to build homes for sale at prices below \$200,000.

As a result, we recommend addressing this demand by focusing on renovating existing, derelict properties.

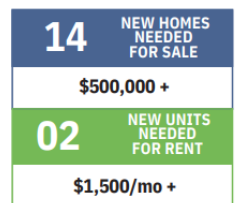
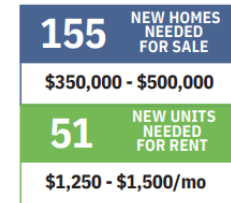
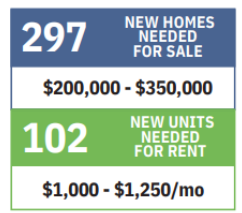


THESE ARE 5 YEAR PROJECTIONS



*Most developers are generally reluctant to build homes for sale at prices below \$200,000.

As a result, we recommend addressing this demand by focusing on renovating existing, derelict properties.



Actions

- E.1.1*** Conduct an integrated strategic plan between entities that own, maintain and/or plan for parks, open space and trailways in the County, including benchmarking with other counties.
- E.1.2*** Support dedicated funding for the Wayne County Park District, which may include public funding and require a coordinated strategy between relevant organizations.
- E.1.3*** Continue to support connecting the County through its trailway system (including ODOT State & U.S. Bike Route System) and work closely with partners to identify new trailway opportunities.

PARK ORGANIZATIONS

Wayne County Parks District

This organization's goal is to ensure that selected natural areas in Wayne County are conserved for outdoor recreation, education, and enjoyment by present and future generations. They manage the Barnes Preserve.

Rails to Trails

Rails to Trails is a national organization that advocates for the positive impact trails have on strengthening and transforming communities.

Ohio Department of Natural Resources (ODNR)

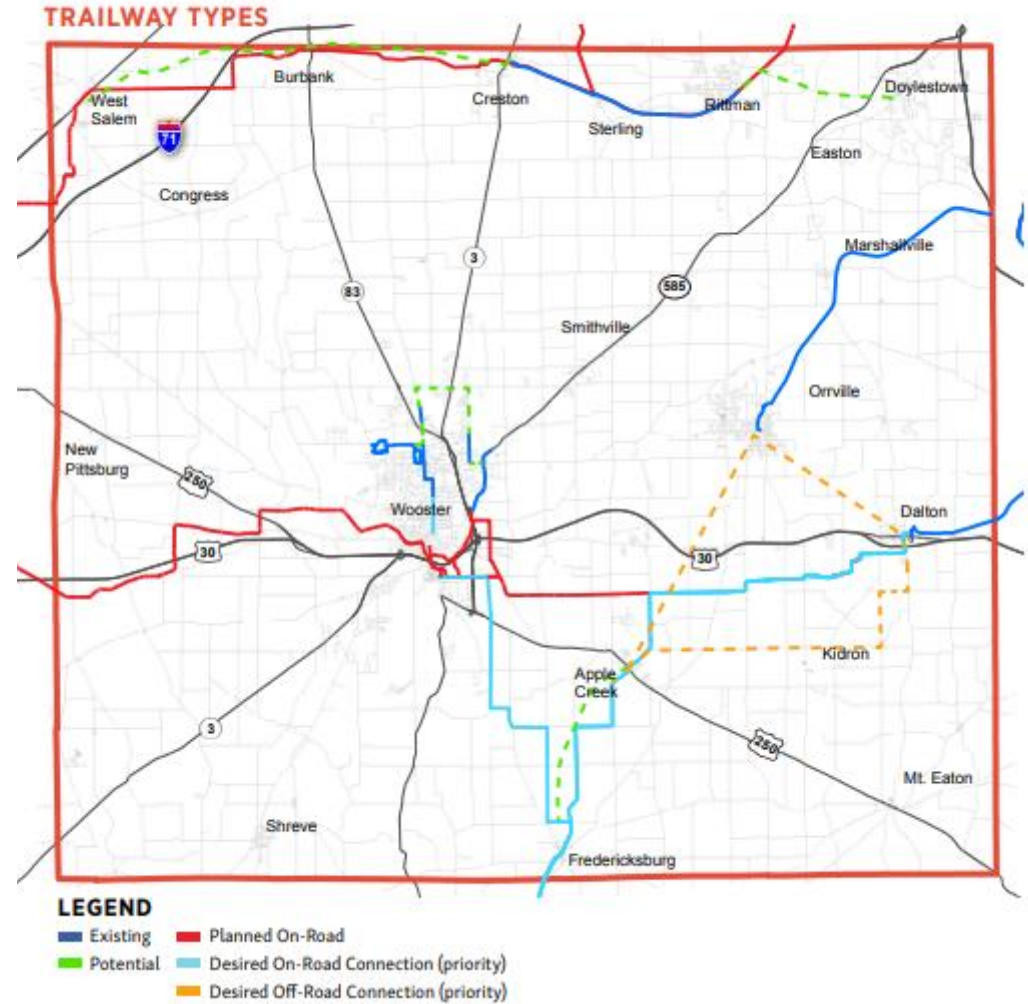
ODNR is a state agency that ensures thoughtful use and protection of the state's natural resources.

OSU Wooster Campus

OSU Wooster owns publicly accessible open space, including the Secret Arboretum on the campus of the Ohio Agricultural Research and Development Center.

Local Jurisdictions

Cities, towns and villages also manage parks and green space.





QUESTIONS?

JENNIFER KIPER

DIRECTOR

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WOOSTER, OHIO 44691

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WWW.WAYNEOHIO.ORG/AGENCY_DEPARTMENTS/PLANNING-DEPARTMENT/