

# CONNEAUT COMPREHENSIVE PLAN UPDATE 2017

Public Forum  
Tuesday, July 25, 2017



## WHAT TO EXPECT TONIGHT...

### ❖ Presentation

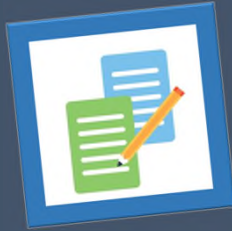
- Review of Update Process
- Overview of Trends for Conneaut & Region
- Vision and Goals
- Key Focus Areas

### ❖ Your Turn- Tell Us What You Think

- Conneaut's Assets and Issues
- 5 Focus Areas



## WHAT IS A COMPREHENSIVE PLAN?



Set of policy statements (& maps) to guide future land use and physical development

Has a long-range outlook (10 years plus)

Includes strategies and action steps to implement policies

Guiding document, not regulatory



## HOW TO USE THE PLAN...

### City / Planning Commission

- Provides Guidance
  - Development Plan Approval
  - Zoning Changes
  - Capital Improvements Planning
- Leverage Document For Grant Funding

### Private Sector

- Provides Predictability (both businesses and residents)
- Informs Private Investments

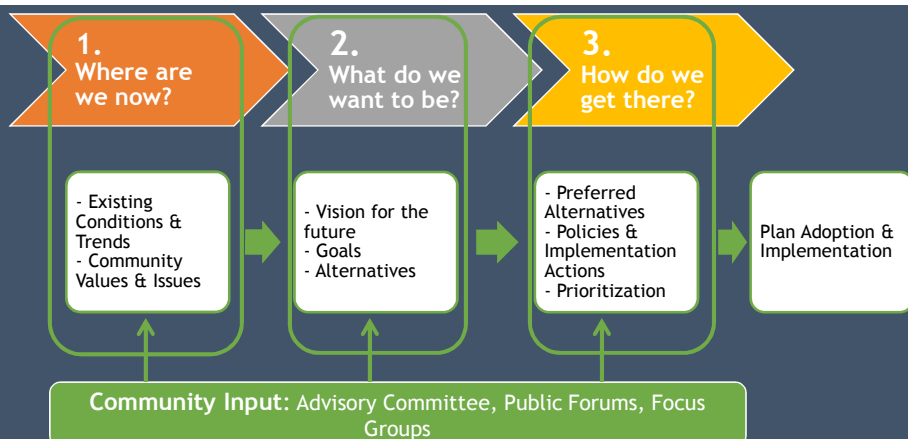


## THE CITY'S UPDATE PROCESS...

Created long-term plan for how the City wanted to grow and develop in the future



## PLANNING PROCESS STEPS



## 2017 SCHEDULE AT A GLANCE



## CONNEAUT PROFILE

### Key findings

People

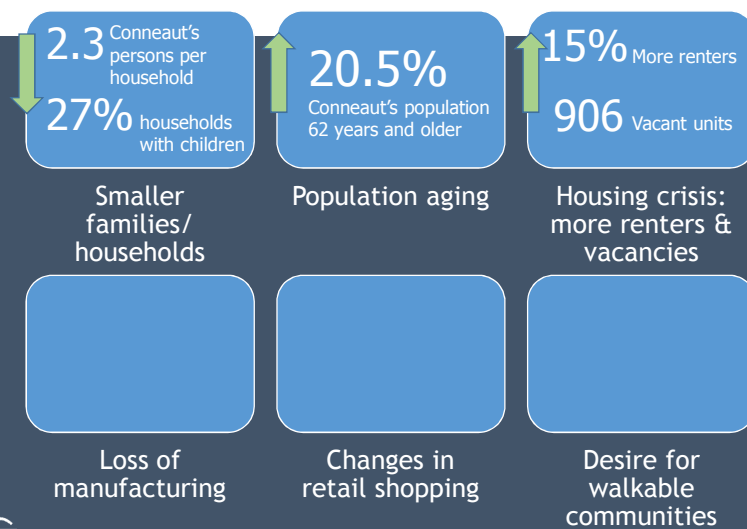
Place



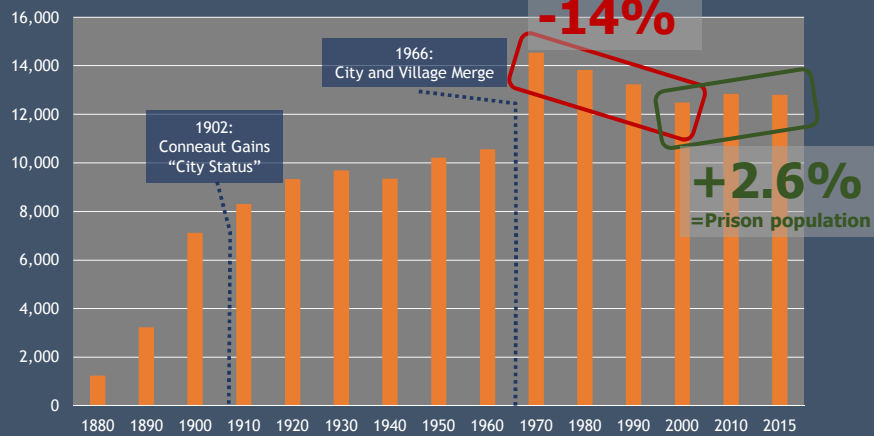
## INFLUENCERS



## NATIONAL TRENDS



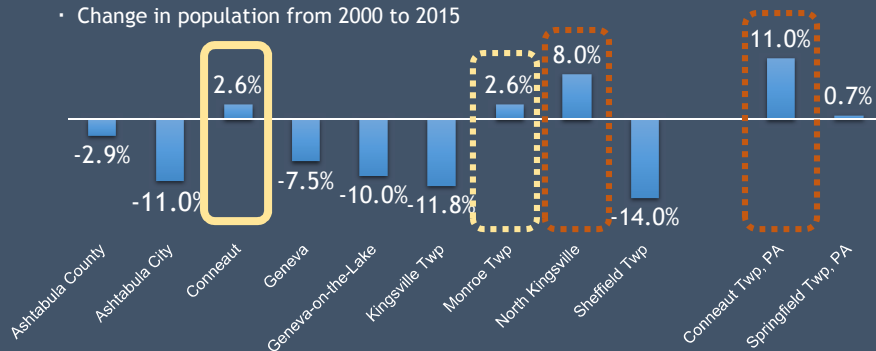
# CONNEAUT POPULATION SINCE 1880



## REGIONALLY

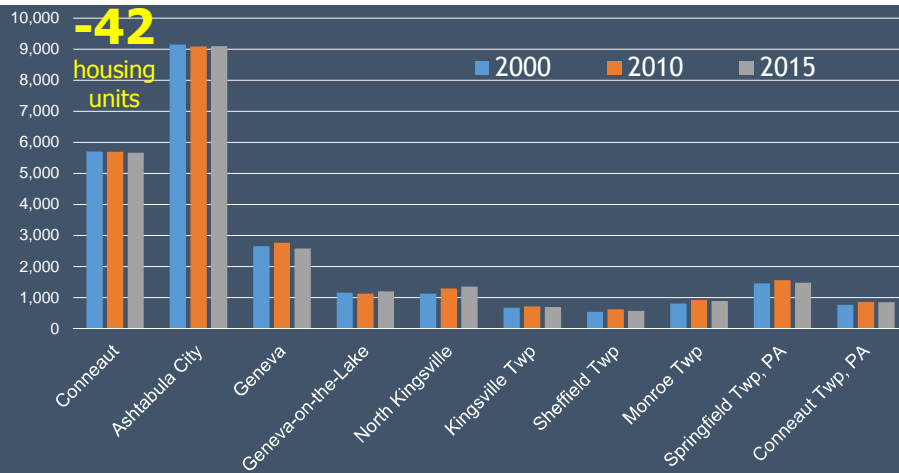
... growth occurring in a few surrounding places

• Change in population from 2000 to 2015



## HOUSING DEVELOPMENT

... slowed considerably



## CONNEAUT

... has a lot of history... rich history

Incorporated in 1902

Historic buildings include:

**44%** of housing stock built before 1939 - 76% before 1970

**3/4** of houses are more than 45 years old.

**75%** of units are single-family



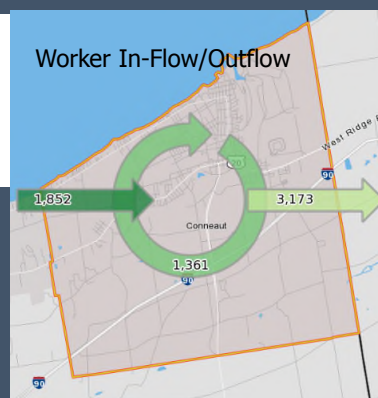
# JOBS AND UNEMPLOYMENT

**3,213** jobs in Conneaut

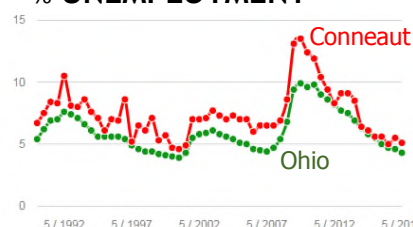
**-16%** 2004-2014

**3,173** residents work outside the city

**5.1%** unemployment (4.6% for Ohio)



## % UNEMPLOYMENT

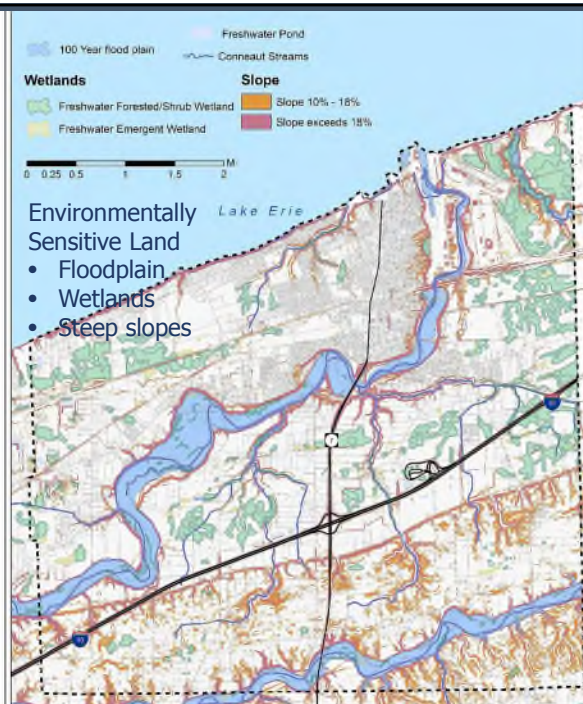


# NATURAL FEATURES

... influence and limit development

... Contribute to Conneaut's distinct character

... attract visitors to the area



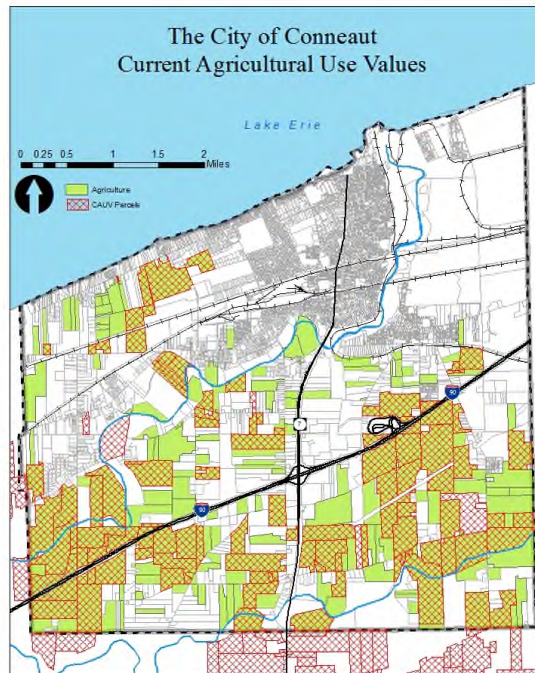


# FARMING

**35%** of City  
is devoted to  
agriculture

Majority  
participates in  
CAUV\* program  
as income  
producing  
farmland

\*Current Agricultural Use  
Value



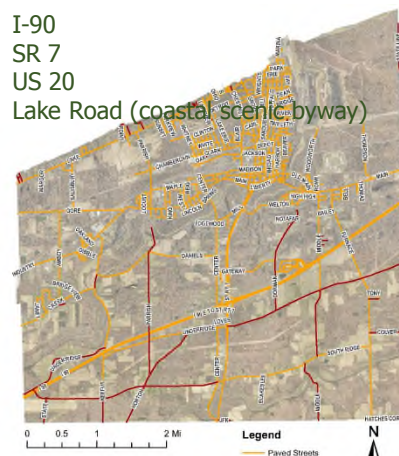
# UTILITIES AND ROADS



Existing Utilities

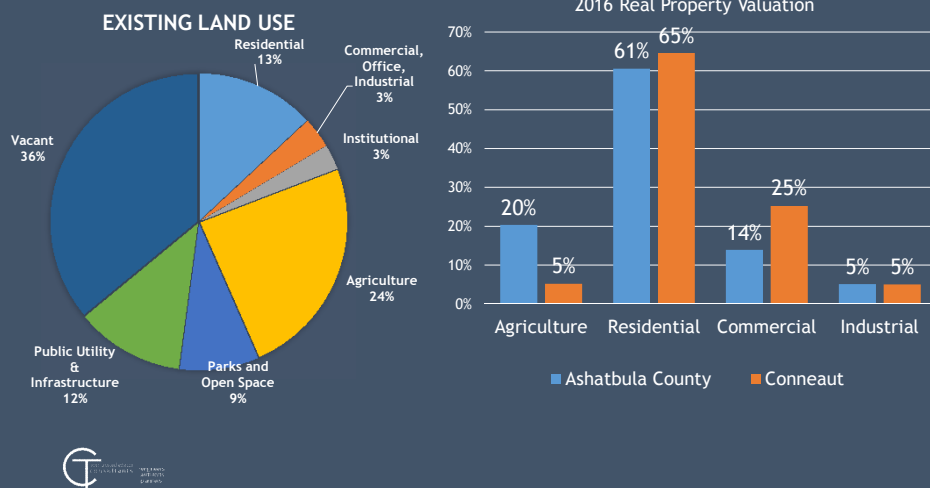


I-90  
SR 7  
US 20  
Lake Road (coastal scenic byway)



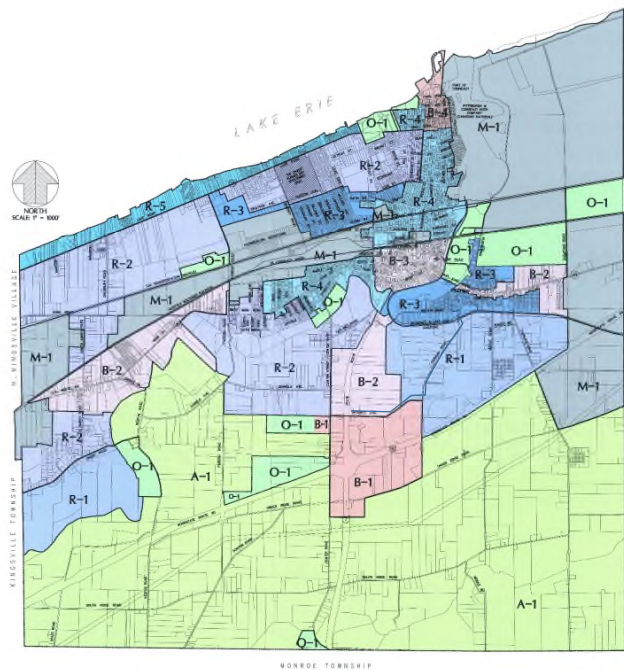
Paved and Unpaved Streets

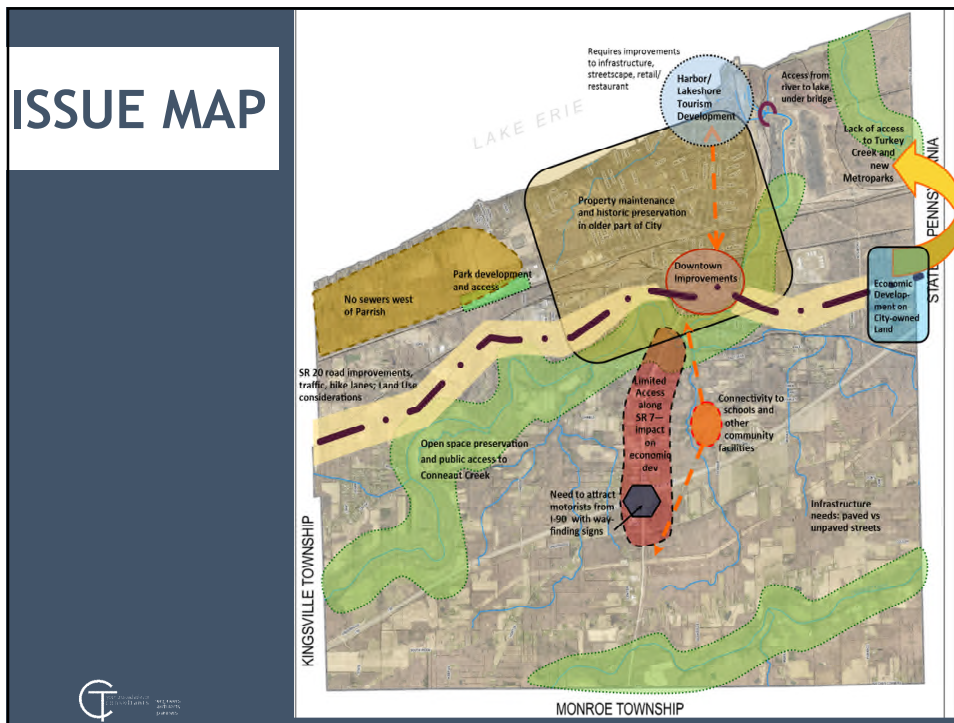
# LAND USE AND VALUATION



## EXISTING ZONING

- A-1 Agricultural District
- R-1 Suburban Residential District
- R-2 Urban Residential District
- R-3 Urban Residential District
- R-4 Urban Residential District
- R-5 Coastal Residential District
- B-1 Highway Service Business District
- B-2 Highway and Community Business District
- B-3 General Business District
- B-4 Coastal Business District
- M-1 Industrial District
- O-1 Open Space District
- F-1 Flood Plain District\*
- Planned Unit Development District\*





# THE VISION FOR CONNEAUT

## DRAFT VISION

**Conneaut envisions a prosperous and vibrant community that responsibly maximizes the full potential of our:**

- **Natural resources** (namely -Lake Erie, the river and streams); and,
- **Small town attributes and charm** (namely - size, historical context, location).



## PROSPEROUS AND VIBRANT MEANS:

1. Robust Businesses, Industry & Jobs
2. Stores, Restaurants And Other Services, With Bustling Downtown And Attractive Harbor Area
3. Good Stewards Of Lake Erie, Conneaut Creek, Turkey Creek Etc.
4. Quality Recreation Activities - City Parks, Public Spaces, And Other Community Facilities
5. Clean And Well Maintained Properties (Both Renovation And New Construction.
6. Quality Services To Residents And Businesses
7. The Right Zoning, Funding And Incentives In Place



## GOALS (SUMMARIZED)

### GOALS

1. Attract more businesses, industry, residents and tourists, so we have a **diverse economic base**, variety of retail and residents, employees and tourists to support them.

2. Properly Manage the growth and development we hope to attract, making sure it occurs in the most **suitable locations**

3. Preserve and enhance the positive qualities of Conneaut.

4. Enhance our image, with quality development (good site design, landscaping, etc.) and property maintenance.

5. Ensure infrastructure supports our land use and economic development objectives.



## GOALS (SUMMARIZED)

### GOALS

6. Preserve the **natural environment** in Conneaut, and provide opportunities for **recreational activities**.

7. Promote a variety of housing types and enhance and revitalize older neighborhoods.

8. Promote **community facilities** to contribute to a high quality of life.



## BUILD ON OUR STRENGTHS

- Lake Erie
- Preserve Conneaut Creek and other natural features
- Tourism
- Retain our Agricultural Community
- Quality of Life
- Potential for Economic Development
- Top Notch Public Services
- Partnerships
- Variety of Housing Stock



## OVERCOME CHALLENGES

- Transportation limitations
- Waterfront issues
- Economic development:
  - Limited locations
  - Resources
  - Vacant buildings
  - Zoning
- Tourism difficulties
  - Services/accommodations
  - Impact on residential
  - Seasonality
- Maintaining housing stock
- Managing green space
- Expanding sewer service





# KEY FOCUS AREAS



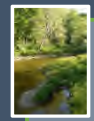
I-90 & SR 7



Downtown Revitalization



Lakefront/Harbor Development



Green Space/  
Creek Access

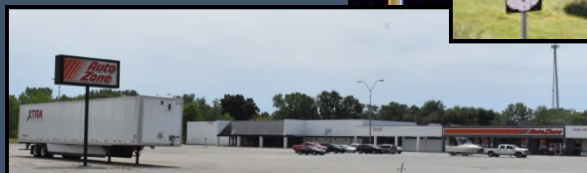
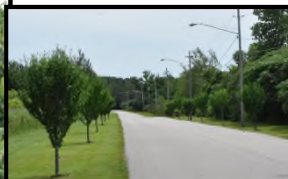


Conneaut's Image



## ROUTE 7/I90 INTERCHANGE *EXISTING CONDITIONS*

- City Working on Eliminating RT 7 Limited Access
- Gateway To Conneaut
- Lots of Vacant Land
- Plaza And Other Vacancies
- Few Interchange Oriented Businesses
- Lots of Wetlands



# ROUTE 7/I90 INTERCHANGE

## OBJECTIVES

Attract Development & Jobs



Overcome Limited Access



Create An Attractive Gateway for Travelers



Promote Quality Design



Reoccupancy/ Reuse of Plaza



Allow Greater Flexibility



Improve Connectivity to Downtown



Preserve Agriculture In The South End



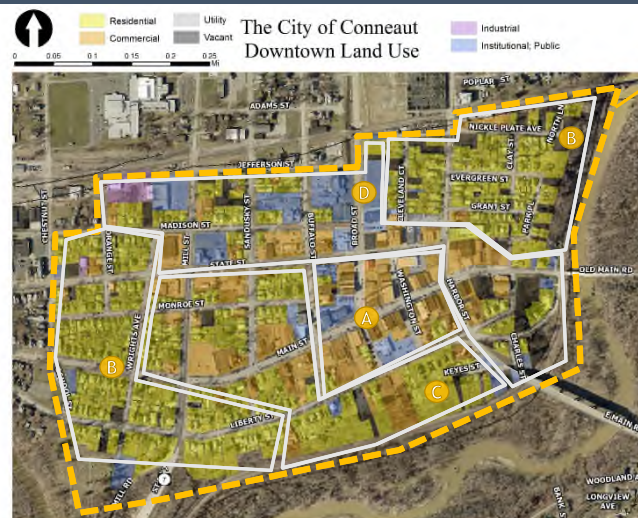
Expand Industrial Appropriately



Preserve Natural Features

# DOWNTOWN REVITALIZATION

## EXISTING CONDITIONS



Entire Area Zoned B-3

- Scattered & Inconsistent Development Pattern
- Vacancies
- Underutilized Spaces
- No Connection with City

Existing Form

- A Historic Downtown Core
- B Historic Residential Areas
- C Neighborhood Commercial
- D RT 20 Corridor



# DOWNTOWN REVITALIZATION

## OBJECTIVES



	Attract New Business
	Encourage Entrepreneurship
	Improve Façade and Condition of Existing Buildings
	Create Distinctive Corridors
	Improve Connectivity
	Preserve Historic Features and Charm

# LAKEFRONT & HARBOR

## DEVELOPMENT

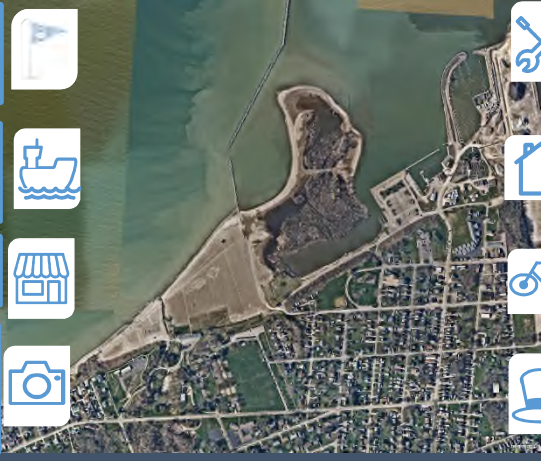
### EXISTING CONDITIONS









- Premier Location For Outdoor Recreational Activities
- Small Concentration Of Restaurants And Related Stores And Services
- Older Buildings In Need Of Repair
- Busy Marina, Traffic Congestion
- Use Of Sandbar




# LAKEFRONT & HARBOR DEVELOPMENT

## OBJECTIVES



Increase/ Improve Public Access			Improve Property Maintenance
Enhance Recreational Offerings			Increase Housing Options
Increase Retail & Services			Connect To Downtown
Promote & Responsibly Manage Tourism			Preserve Historic Features and Charm

 WILSON PARKS AND RECREATION DEPARTMENT

# GREENSPACE MANAGEMENT: PRESERVATION & RECREATION

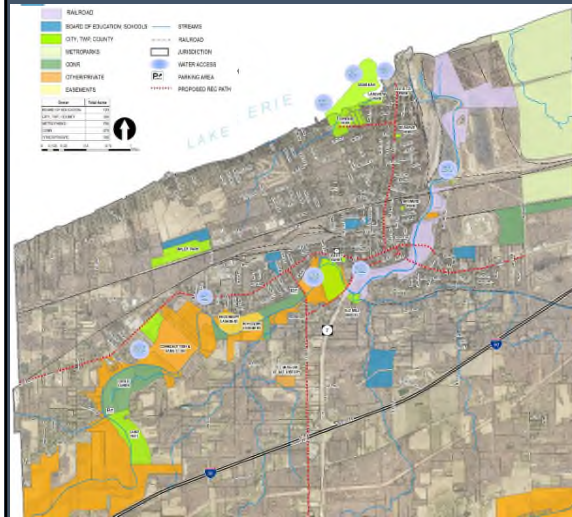
## EXISTING CONDITIONS



- Township Park & A Disbursed Network Of Small- To- Medium Parks
- Inventory:
  - 5 City Owned Parks
  - 2 Township Board Parks
  - New Turkey Creek Metropark
  - Other: Dock Co Park, Camp Peet, School Rec Facilities, CLYO Ballfields,
- Insufficient Bike Paths - RT 20 Constraints
- Private & Railroad Ownership Along Creek

 WILSON PARKS AND RECREATION DEPARTMENT

# GREENSPACE MANAGEMENT: PRESERVATION & RECREATION OBJECTIVES



Preserve  
Extensive Natural  
Features System



Expand Public  
Access:  
Lake, Creek, Parks



Manage  
Resources and  
Facilities



Improve  
Connectivity

# COMMUNITY CHARACTER: CONNEAUT'S IMAGE *EXISTING CONDITIONS*

- Lake Erie
- Historic Character And Small Town Charm
- Not Enough Regional Recognition
- Older Houses In Need Of Maintenance/ Repairs
- Some Wayfinding Signs Installed Recently
- Local Tourism Board And Port



City of Conneaut  
1000 Lakeshore Drive  
Conneaut, OH 44824

# COMMUNITY CHARACTER: CONNEAUT'S IMAGE *OBJECTIVES*



Retain Small Town Charm  
and Sense of Place and  
Preserve Historic Features



Streetscape & Wayfinding  
Improvements



Create and Promote a  
Brand



Promote Tourism  
Destination



Encourage Beautification  
& Property Maintenance

## YOUR TURN- TELL US WHAT YOU THINK



