



Plan Implementation

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The updated 2020 Sandusky County Comprehensive Plan is designed to be a blueprint for managing growth, revitalization, and community development efforts, and to create new programs, infrastructure, and assets most desired by residents. Implementation of this Plan will require the proper alignment of County and local jurisdictions.

This Plan is framed around a series of strategies that are given an implementation timeframe and linked to potential actors and agencies that will be tasked with advancing them. To ensure a type and level of growth consistent with the public’s preferences, it is encouraged the Plan is used during the following situations:

1) Land Use Planning and Zoning

Because land use planning in the unincorporated areas is the responsibility of the SCRPC, they will play a key role in implementing this Plan working closely with other key stakeholders.

It will be up to the planning and/or zoning boards within each municipal corporation and township to ensure their specific plans and zoning codes generally compliment this Plan. Because the SCRPC provides an advisory role in connection with township zoning, all development proposals, re-zonings, subdivision plats, variances, and other related programmatic matters, should be reviewed

and weighed against the future land use planning area they are located, and their specific impact and compatibility with this Plan and adjacent surroundings.

2) Plan Review

This Plan was developed with Plan Implementation in mind. Each Plan Strategy was given a specific timeframe for implementation, and the Plan Implementation Table provides planning stakeholders the ability to track and “grade” the progress of the implementation of each strategy. To this end, the SCRPC should have an annual meeting where they review and grade the Plan in light of the past years’ development and governmental activities. In situations where the Plan assisted progress it should be noted. It should also be noted in what areas, if any, the Plan failed to facilitate its strategies and the best management practices highlighted in the Plan Implementation Toolbox.

3) Updating the Plan

To ensure these conditions are being planned for property, it is recommended that this Plan be updated by 2025. While the current Census 2010 numbers are still current, efforts are underway to begin the Census 2020. This process is predicted to be completed by 2022. Once completed, it is recommended that new data be reviewed in specific areas of housing, demographics, and employment, and compared with existing Plan data.

When and where applicable, the Plan should be updated to reflect major changes and data trends.

The process to update the Plan should be similar to the process that originally formulated it. The update process should be one that reestablishes, and if necessary, modifies the vision statements of the Plan through public participation; reaffirms or modifies Plan strategies and implementing parties; and recommends changes to other areas in the Plan appropriate to the changed conditions. Most importantly, the updated Plan should specifically track how well this Plan was implemented.



“Living in a smaller town allows for real participation in the community. Church, local eateries, events, etc. provides opportunity to form strong bonds. Residents who are involved in the community truly believe they are contributing and making an impact.

-Woodville Resident

Plan Implementation Table

Plan Element	Strategy	Collaborating Entity or Organization						Time Frame Short Term (S), Less than 2 years. Medium Term (M), 3-5 years. Long Term (L), 6-10 years. Ongoing (O)	Percent Complete
		RPC	County Organizations	City/Village Council	Township Trustees	Area Schools	Local/Other Organizations		
Connectivity	Implement the Active Transportation Plan	X	Commissioners; Park District; Health Dept.	X	X	X	Terra Community College; Local Bike Groups; GLCAP; Consultants	O	
	Expand Pedestrian Connectivity Infrastructure	X	Commissioners; Engineer; Park District	X	X	X	ODOT (SRTS); ODSA; ODNR; Terra; Bike Groups	O	
	Develop a Complete Streets Policy	X	Commissioners; Engineer; Park District	X		X	ODOT; National Complete Streets Coalition	S	
	Implement the Coordinated Public & Human Services Transportation Plan		Commissioners; Health Dept.; SCEDC	X	X	X	GLCAP; Stakeholders	S	
	Develop Access Management Policies	X	Commissioners; Engineer		X		ODOT	S	
	Leverage Grant Resources		Engineer; Park District	X	X	X	ODOT; CCEO; ODNR; Consulting Engineers	O	
	Deploy Branding Elements (Wayfinding) and Market Community Assets	X	Commissioners; Chamber of Commerce; CVB; Engineer; Park District; SCEDC	X	X	X	Terra; Targeted Stakeholders; Private Businesses	M	
	Create a Parks and Recreation Master Plan	X	Commissioners; Sandusky Parks; Engineer; Sanitary Engineer	X	X	X	Local Park Depts; Stakeholders	S	

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		RPC	County Organizations	City/Village Council	Township Trustees	Area Schools	Local/Other Organizations		
Land and Resources Management	Enhance Public and Private Partnerships	X	Commissioners; SCEDC	X	X	X	Hospitals; Terra; CVB; Sandusky River Watershed Coalition; TMACOG; Private Sector	O	
	Utilize Sustainable Land Use Tools	X	Commissioners; SWCD	X	X		Black Swamp Conservancy; USDA-NRCS	O	
	Create/Update Zoning Resolutions/Ordinances	X		X	X		Planning/Zoning Commissions	O	
	Conserve Prime Farmlands and Environmentally-Sensitive Areas	X	Commissioners; Health Department; SWCD		X		Farmers; Farm Bureau; USDA-NRCS; Black Swamp Conservancy; Land Trusts; Sandusky County Watershed Coalition; TMACOG	O	
	Expand the County’s GIS Capabilities	X	Auditor-GIS Div.	X			Realtors; Conservation Groups	M	
	Update the Water and Sewer Master Plan	X	Sanitary Engineer; Commissioners; Engineer; SCEDC	X	X		Consulting Engineer; NORW; Developers; Landowners	S	
	Update the Sandusky County Subdivision Regulations	X	Commissioners; Engineer; Sanitary Engineer; Health Department; SWCD		X		Local Developers; Consultants	M	

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		RPC	County Organizations	City/Village Council	Township Trustees	Area Schools	Local/Other Organizations		
Prosperity and Renewal	Develop Effective Nuisance and Property Maintenance Standards	X	County Commissioners; Land Bank; Health Dept.; Sheriff	X	X		Fire Depts; Neighborhood Groups; Homeowner Associations	S	
	Improve Public Infrastructure in Targeted Neighborhoods and Growth Areas	X	Commissioners; Land Bank;	X	X	X	Local Econ. Dev. Depts; RGP-Jobs Ohio; Ohio Dev. Services Agency; Consultants	O	
	Heighten Workforce Development and Business Retention and Expansion Efforts	X	Commissioners; SCEDC; Jobs and Family Services (Ohio Means Jobs)			X	Area Colleges; Jobs Ohio; GLCAP; NORED; Employers; OSU Extension	O	
	Expand Economic Incentives (Develop new CRA Areas, formalize job grants)	X	Commissioners; SCEDC	X	X	X	Local economic development departments; Private businesses, Developers; Jobs Ohio; ODSA	S	
	Improve the Housing Supply	X	SCEDC; Chamber of Commerce	X	X	X	Local Econ. Dev. Depts; Hospitals; Developers; Terra; Jobs Ohio; ODSA; Banks; Realtors; Consultants	O	
	Heighten Downtown Planning Efforts	X	SCEDC	X	X	X	Downtown Business Assn; Local Econ. Dev. Depts.; Main Street Groups	M	
	Develop One or More State-Certified Industrial Parks		SCEDC; Commissioners; Engineer	X	X		RGP / Jobs Ohio; Developers; Private Businesses	M	
	Increase Accessibility to Healthy and Locally-Sourced Food	X	Farm Bureau; Commissioners; Health Dept.; Chamber of Commerce; SWCD	X	X	X	Farmers; Farmer's Markets; USDA-Farm Services Agency; Downtown Business Assn; OSU Extension; Event Planners	M	

Plan Implementation Tools

Tool	Summary	Target Planning Area	Best Practice Example
Access Management	Limits new access points on most roads (except for access to new roads, which may serve major subdivisions). Limits number of lot splits along Major and Minor arterials and may require joint use driveways or cross access easement to meet driveway spacing requirements.	All Planning Areas	Butler County, OH Licking County, OH Lucas County, OH
Agricultural Districts	<p>Provides protection against nuisance suits over farm operations, deferment of tax assessments on land to build sewer and water lines and allows for additional review if land is taken by eminent domain for a public purpose.</p> <p>Land or combination of lands must total 10 acres or more to be included in the district or have generated an average yearly gross income of at least \$2,500 during the past three years.</p>	Conservation Areas Growth Areas Rural Management Areas	Sandusky County, OH
Agricultural Lands Protection	Places extra limitations on uses within the district based on lot size. Use of land for agricultural purposes or construction of structures for agricultural purposes on lots less than 1 acre is prohibited (unless conditional use is approved); Buildings and structures on lots between 1 and 5 acres are prohibited from being used for dairying or poultry husbandry (unless conditional use is approved).	Conservation Areas Growth Areas Rural Management Areas	Harrison Township, Darke County, OH Darby Township, Union County, OH Green Township, Ashland County, OH
Agricultural Best Management Practices (BMPs)	Agricultural BMPs are tools that help to minimize nonpoint source pollution load in water systems by decreasing the velocity of runoff after storm events. BMP tools include nutrient management, conservation tillage and no-till, contour strip cropping and livestock husbandry. In urban settings, vegetative buffers, filter strips, grassed swales, constructed wetlands and innovative stormwater retention and infiltration systems can be used along with overlay zoning techniques.	Conservation Areas Environmentally-Sensitive Areas Growth Areas Rural Management Areas	Sandusky County SWCD
Agricultural Easement Purchase Program (AEPP)	<p>Agricultural easements provide a great tool for farmers to use to not only protect prime farmland from development and receive financial assistance. To be eligible, the farmland must be located in an agricultural preservation area (see Future Land Use Planning Areas Map), must be enrolled in CAUV, and be 40 acres or more (unless adjacent to another farm, then the minimum is 25 acres).</p> <p>All land enrolled in AEPPs are designated as Protected Farmland Areas on the Future Land Use Planning Areas Map.</p>	Conservation Areas Environmentally-Sensitive Areas Rural Management Areas	Black Swamp Conservancy Fairfield County SWCD Fairfield Land Preservation Association

Tool	Summary	Target Planning Area	Best Practice Example
Agricultural Security Area (ASA) Program	<p>ASA Programs create blocks of at least 500 acres of farmland where agriculture is encouraged and protected and may include multiple farmland owners.</p> <p>Farmlands must be enrolled in Agricultural district and CAUV. Local governments agree to not initiate, approve, or finance development for residential, commercial, or industrial purposes for 10 years while landowners commit to exclusively engage in agricultural activities and related development. The landowners located in ASAs can apply for a real property tax reduction on new ag improvements. ASAs are currently located in Walnut Township.</p>	Conservation Areas Environmentally-Sensitive Areas Rural Management Areas	Fairfield County, OH
Current Agricultural Use Value (CAUV) Program	<p>The CAUV program allows farmland devoted exclusively to commercial agriculture to have reduced property taxes based on agricultural value of the land, rather than on full development value. Value is based on the soil types on the property.</p> <p>To qualify for the CAUV, the property must be ten or more acres or produce an average yearly gross income of at least \$2,500 and must be devoted exclusively to commercial agricultural use.</p>	Conservation Areas Environmentally-Sensitive Areas Rural Management Areas Growth Areas	N/A
Community Improvement Corporation (CIC)	Authorized under ORC 1724, all political subdivisions can create CICs for the purposes of advancing, encouraging, and promoting economic and civic development. A CIC can also facilitate the reclamation and reutilization of vacant, abandoned, tax-foreclosed, or other real property, and be used to assemble, clear, and clear the title of real property in a coordinated manner.	Growth Areas	N/A
Community Reinvestment Area (CRA) Program	<p>Provides businesses locating in a designated CRA an exemption of up to 100 percent of improvement value for up to 15 years on real property taxes. A company must make an agreement with the local community prior to going forward with the qualifying project.</p> <p>As of 2019, the entire city of Bellevue is a designated CRA area and two areas in Fremont have CRAs (CRA #1 and CRA #2)</p>	Growth Areas Rural Commerce Areas	Any Post-94 CRA community that requires mandatory school donation agreements and is marketed appropriately.
Conditional Development (Commercial)	This regulation is meant to provide more flexibility for construction site standards for non-residential development, and to encourage enhancement of community character with quality architectural design and aesthetic qualities. Calls for the preservation of significant natural features to the maximum extent possible.	Growth Areas	Delaware, OH Delaware County, OH Rootstown Township, OH Portage County, OH

Tool	Summary	Target Planning Area	Best Practice Example
Conservation Easements	<p>A conservation easement allows landowners to voluntarily restrict their land to a specific use such as recreation, forestry or farming, or to buffer and protect vital natural amenities, in exchange for certain tax and financial benefits.</p> <p>The primary easement programs used in Sandusky County are: Agricultural Easement Purchase Program (noted above), Conservation Easements, and Flood Easements</p>	Conservation Areas Environmentally-Sensitive Areas Rural Management Areas Growth Areas (for passive recreation only)	Black Swamp Conservancy Fairfield County SWCD
Conservation Development	Model language with an emphasis on creating contiguous open space and protection of steep slopes and riparian areas. Yield plan used as basis for development intensity.	Conservation Areas Environmentally-Sensitive Areas Growth Areas Rural Management Areas	Chagrin River Watershed Partners (CRWP) Toledo Metropolitan Area Council of Governments (TMACOG) 21st Century Land Development Code
Compact Development	Promotes a mixture of uses with pedestrian orientation. Sets standards for what types of uses will be on the first and second floors of buildings.	Growth Areas Rural Management Areas	Shaker Heights, OH Cleveland, OH Mantua, OH
Common Access Drives	Allows Common Access Drives to minimize and control access to lots that front public roads.	Growth Areas Rural Management Areas	Union County, OH Van Buren Township, Hancock County, OH
Downtown Revitalization Districts (DRDs) and Innovation Districts	<p>Ohio municipalities can create DRDs and Innovation Districts to encourage the rehabilitation of historic buildings and economic development in contiguous mixed-use boundary areas no larger than 10 acres where at least one historic building is located or will be rehabilitated.</p> <p>Municipalities also may designate an Innovation District within a DRD, the purpose of which is to attract and facilitate growth of technology-oriented businesses and to support the economic development efforts of business incubators and accelerators.</p> <p>DRDs may not include any areas used exclusively for residential purposes or any areas exempted from taxation under an existing TIF. As with TIFs, the DRD exemption is not a true real property tax exemption. Property owners within the DRD make service payments in lieu of taxes on the increase in the assessed value of real property. Those service payments are deposited into a special municipal fund and used for designated purposes.</p>	Growth Areas (particularly in Downtown and Central Business Districts)	N/A

Tool	Summary	Target Planning Area	Best Practice Example
Economic Development Agreements	There are three primary intergovernmental economic development tools that can be used for the purpose of facilitating cooperation between and among local governments to promote economic development or providing appropriate public services to further growth in a local community.		
Annexation Agreements	Annexation Agreements, enabled under ORC 709.192, allow townships and municipalities to enter into an agreement for the purposes of the sharing of improvements and services in designated areas and/or parcels.	Growth Areas Rural Management Areas	Circleville, Circleville Township, OH Powell / Liberty Township, OH
Cooperative Economic Development Agreements (CEDA)	CEDAs are authorized under ORC 701.07 and enables municipalities and townships to enter into agreements governing development activities in designated areas. CEDAs are not taxing authorities like JEDDs, and no income taxes are levied. Violet Township and Canal Winchester currently participate in a CEDA agreement.	Conservation Areas Growth Areas Rural Commerce Areas Rural Management Areas	Canton, Canton Township, OH Medina, York Township, OH
Joint Economic Development Districts (JEDD)	A JEDD is an entity formed by contract to create funds for the advancing growth and economic development, typically through the levy an income tax. They are formed through a process of public hearings and public input. JEDDs allow a municipality to expand its tax base without annexing township territory and can produce the additional funds necessary for a township to serve growing commercial areas by receiving a share of income taxes levied in the zone or district. (Joint Economic Development Zones are no longer permitted to be formed.)	Growth Areas	Springfield Township, Hamilton County, OH Sycamore Township, Hamilton County, OH Dayton / Miami Township, OH
Economic Development Programs	Provides economic and community development-related incentives and financial assistance to individuals, businesses and organizations to create and retain employment opportunities. Some of the most utilized economic development agencies / programs include: <ul style="list-style-type: none">Ohio Development Services Agency (ODSA)Community Development Block Grants (Through FCRPC and ODSA)Sandusky County Revolving Loan Fund (RLF)Workforce Training GrantJobs OhioJobs and Commerce Division- ODOT	Growth Areas Rural Commerce Areas Rural Management Areas	N/A

Tool	Summary	Target Planning Area	Best Practice Example
Energy Special Improvement District (SIDs) and Property Assessed Clean Energy Financing	<p>Political subdivisions are authorized under ORC to create special energy improvement districts that offer property owners financing to install photovoltaic (PV) or solar-thermal systems on real property. Energy SIDs can also be formed as districts including noncontiguous property.</p> <p>Property Assessed Clean Energy financing can be used to establish funding for the improvements in an Energy SID. Rather than pay the projects’ costs up front or as repayment of a loan, PACE allows property owners to pay the costs over time as special assessments due with their property tax bills.</p>	All Planning Areas	Toledo Lucas County Port Authority Columbus Regional Energy SID
Enterprise Zone (EZ) Program	The Ohio EZ Program provides real property tax incentives for industrial-related businesses that expand or relocate. To secure benefits, businesses must apply to the local community, with final approval from the county commissioners. Most areas, with the exception of Townsend, York, and Madison Townships, are located in the EZ.	Growth Areas Rural Management Areas	N/A
Floodplain Overlay District	The purpose of Floodplain Overlay Districts is to reduce the potential for property damage and hazards to life caused by flooding. The regulations implement additional protections deemed locally-important and ensure consistency with the National Flood Insurance Program. Develops standards for locations of development and some additional standards for building integrity methods, and materials used for construction, and utilities standards.	Environmentally-Sensitive Areas Rural Management Areas	Springfield, OH Pittsburgh, PA Nashville, TN Loudoun County, VA
Scenic / Visual Overlay Districts and Protection	Protects and minimizes areas from visual and aesthetic pollution. Main tools are:	All Planning Areas	
Scenic Protection Overlay District:	Creates an overlay district applied to highly utilized corridors. Design standards and regulations apply to uses that designate a permit or review process, also applies to disturbance or construction of certain sizes and time periods.	All Planning Areas	Pittsburgh, PA Scenic Missouri Town of Philipstown, NY Redmond, WA
Model Billboard Ordinance:	Strengthens and clarifies city’s and county’s authority to regulate outdoor advertising. Can stand-alone or be incorporated into local code. Contains permitted, prohibited, and exempted uses along with permit for off-site billboards. Contains design standards.	All Planning Areas	www.scenic.org

Tool	Summary	Target Planning Area	Best Practice Example
Stormwater Management Overlay District:	A stormwater management overlay is to protect existing properties and water quality by controlling water runoff from developed areas; to protect the environmental integrity of the existing wetlands; to preserve the water quality of wellhead protection areas, and to provide minimum design standards for storm water management facilities.	All Planning Areas	Anderson Township, OH CRWP Hamilton County, OH Geauga County, OH Pittsburgh, PA
Stream, Floodplain and Wetland Protection:	Model Ordinance for the Establishment of Riparian & Wetland Setbacks. Provides stream and wetland setback regulations.	Growth Areas	CRWP TMACOG Licking County, OH Hudson, OH Olmsted Falls, OH Dublin, OH Brecksville, OH Pittsburgh, PA
Tree and Woodland Protection:	Uses tree permits for removal and necessitates a plan for tree preservation and management that accounts for design, protection during construction of new residences.	All Planning Areas, except Environmentally-Sensitive Areas	Western Reserve Land Conservancy
Undermined Area Overlay District:	Undermined Area Overlay District regulations are intended to reduce the risk of property damage and life that may be caused by developing over underground mines.	Growth Areas	
Sandusky County Land Bank (Land Bank)	The Land Bank is a nonprofit corporation whose mission is to reduce property blight by strategically acquiring properties and return them to productive use. The Land Bank is governed by a Board of five directors, including the county treasurer and two of the three county commissioners.	Growth Areas	
Jobs Grants	Provides businesses with a municipal income tax rebate on created and retained jobs. Business eligibility, and the percentage and term of the rebate can be customized by the local government to attract and retain businesses defined as important.	Conservation Areas Growth Areas Rural Commerce Areas	Bellevue, OH Perrysburg, OH Northwood, OH
Property Maintenance Ordinances (and Vacant Property and Point of Sale Inspections)	Property maintenance ordinances ensure that properties remain in a safe, sanitary and attractive condition. These regulations can be locally defined, but the primary goal is to minimize nuisances and issues that create a blighting effect in the community.	Growth Areas (particularly in Downtown and Central Business Districts)	Berea, OH International Property Maintenance Code
Revitalization Districts & Entertainment Districts	A Revitalization District is a tool empowered under ORC 4301.81 (Division of Liquor Control) to provide for more liquor permits within community that is at-quota with D-5L permits. Up to 15 D-5L permits can be permitted in Revitalization Districts and up to 25 D-5L permits can be permitted in Entertainment Districts.	Growth Areas	Lancaster, OH Northwood, OH Middletown, OH Cincinnati, OH Toledo, OH

Tool	Summary	Target Planning Area	Best Practice Example
Special Improvement Districts (SIDs)	Authorized under ORC 1710, SID is a tool created within the boundaries of any one municipal corporation, any one township, or any combination of contiguous municipal corporations and townships for the purpose of developing and implementing plans for public improvements and public services that benefit the district.	Growth Areas	Lancaster, OH
Tax Increment Financing (TIF)	A TIF is an economic development tool available to local governments to finance public infrastructure attributed to a community development-based projects. In certain circumstances, TIFs can be used for residential rehabilitation projects. The incremental and increased property tax revenue generated in the TIF district from the improvements is used to retiring the debt.	Primarily Growth Areas but could be used in other Planning Areas	Fremont, OH Northwood, OH Pickerington, OH
Transportation Improvement District (TID)	TIDs were created to promote intergovernmental and public-private cooperation by coordinating resources in transportation projects. Proposed projects are considered based on their ability to address at least one of the following needs: Economic Development, Safety, Preservation, or Capacity.		Wood County, OH Sandusky County, OH
Transportation and Connectivity Advancement Programs	Provides grant funding for projects that promote and advance active mobility infrastructure. These programs are:	All Planning Areas, except for Environmentally-Sensitive Areas	N/A
Capital Improvement Program:	These are the predominant sources of local funds. Local communities can set aside line items in the capital improvement budget for the construction of bicycle facilities.		N/A
Developer Dedications:	Developer dedications require the developer to construct bicycling facilities as a condition for enabling a project to occur, with a Development Agreement (DA) is usually negotiated with the landowners prior to the project proceeding.		N/A
ODOT Safety Programs			
Safe Routes to School (SRTS)	The purpose of SRTS is to encourage and enable students in grades K-8 to walk or ride their bicycle to school. ODOT provides grant funds for engineering projects (improved crossings, sidewalks, etc.) or non-engineering projects (education and encouragement programs). Eligible school communities must first have an ODOT approved STP to be eligible for funding.	All Planning Areas Conservation Areas Growth Areas Rural Management Areas	See ODOT’s School Travel Plan website

Tool	Summary	Target Planning Area	Best Practice Example
Ohio Department of Natural Resources (ODNR) Programs	Clean Trails Fund: Provides 75% match funds to local governments, park and joint recreation districts, conservancy districts, soil and water conservation districts, and non-profit organizations for community projects that will acquire trail corridors, build and improve trail infrastructure including regional trail systems, links to statewide trails, preservation of natural corridors and connections from urban areas to recreational areas.	Conservation Areas Growth Areas Rural Management Areas	See ODNR’s website for list of past grant awards.
Land and Water Conservation Fund (LWCF):	Provides up to 50% reimbursement assistance for state and local government subdivisions (townships, villages, cities, counties, park districts, joint recreation districts, and conservancy districts) for the acquisition, development, and rehabilitation of recreational areas.	Conservation Areas Growth Areas Rural Management Areas	See ODNR’s website for list of past grant awards.
Nature Works:	Provides up to 75% reimbursement assistance for local government subdivisions (townships, villages, cities, counties, park districts, joint recreation districts, and conservancy districts) to for the acquisition, development, and rehabilitation of recreational areas.	Conservation Areas Growth Areas Rural Management Areas	See ODNR’s website for list of past grant awards.
Recreational Trails Program:	Provides eligible entities with up to 80% grant funding for the development and improvement of non-motorized and motorized trails. Projects include the creation and maintenance of trails and trail support facilities, improved access for people with disabilities and education about trail safety and the environment.	All Planning Areas	See ODNR’s website for list of past grant awards.
Water Trails Program:	Stretches of waterway that have been identified as a recreational resource by ODNR can be classified as official Water Trails. Water trails promote public use of waterways and create educational, recreational, and environmentally rewarding opportunities for paddlers and others. These trails support tourism and encourage conservation and stewardship.		Blanchard River Water Trail, Great Miami River Watershed Trail
Zoning Ordinances and Resolutions	Local governments have the authority to develop zoning ordinances and regulations to guide growth and development, preserve natural resources and amenities, and to build community character. Sandusky County does not have county-wide zoning. Instead zoning regulations are adopted by the individual townships, cities and villages in accordance with the ORC. 11 of the county's 13 unincorporated townships have adopted zoning. Townsend, York, and Madison Townships do not have zoning.	All Planning Areas	N/A