

A. Summary

The Comprehensive Plan is meant to be a working document that results in concrete changes to the way Sandusky manages itself – as well as creates a stronger climate for encouraging redevelopment and reinvestment. In a sense the Plan presents a blueprint for action that provides direction and assists decision makers over the next 10 years. The intent is to fulfill the goals, objectives and strategies that embody the civic contract that is a result of this effort. Implementation will involve a host of City departments, boards and commissions, other local public entities, non-profits, businesses and citizens.

B. How to Use the Plan

The Comprehensive Plan is intended to be used on a daily basis as public and private decisions are made concerning development, redevelopment, capital improvements and other matters affecting the City's environment – built and natural – and Sandusky's outstanding quality of life. In addition, the Plan provides guidance to City departments regarding public services and programs.

1. Planning

The Comprehensive Plan recommends the following major planning activities:

- A. Instituting a formal neighborhood planning program.
- B. Updating the Parks and Recreation Master Plan.
- C. Updating the Thoroughfare Plan.

2. Development Regulations

In 1999 the Comprehensive Plan recommended the following major changes to the City's development regulations:

- A. Updating zoning and subdivision regulations.
- B. Adopting new zoning districts to implement the Land Use Plan.
- C. Downzoning certain key neighborhoods.

Since that time the City has undertaken and completed the first two recommendations. However, it is important to continually review both the zoning code and subdivision regulations in order to ensure that they reflect the vision of the community.

3. Capital Improvements

In 1999, the Comprehensive Plan recommended the following major capital improvements:

- A. Relocating the public service complex.
- B. Improving the fire stations.
- C. Developing a west side ballfield complex.
- D. Constructing a west side grade separation.
- E. Constructing a new east-west cross-town collector.

Since that time the City has completed recommendations “a” and “c” above. Currently the City's efforts are focused on completing an overpass over Venice Road. The overpass will improve east-west traffic flow by alleviating congestion in this area.

C. Updating the Plan

In 1999, the following steps were recommended for considering updates to the Comprehensive Plan:

1. On an annual basis, the City should sponsor a day-long planning workshop with the public at which the City's key planning issues can be revisited and a status report presented regarding implementation of key strategies.
2. In 2003, the Comprehensive Plan should be formally evaluated to determine whether the Plan's goals, objectives and strategies continue to be relevant to the City and conditions at that time.
3. In 2008, the City should undertake a complete update to the Plan.

The plan should still be reviewed on an annual basis consistent with the recommendation above. In 2003 the update process began and in 2004 the update of the Comprehensive Plan was completed. During the various update activities it became clear that many of the goals, objectives and strategies were out of date and needed to be reconsidered. The City of Sandusky Planning Commission and City Commission should consider undertaking a total plan update earlier than originally scheduled in order to provide the public an accurate reflection of existing policy related to growth issues.

D. Summary of Strategies

Table 10.1 summarizes recommended strategies by element of the Plan. The Table provides the strategy, those bodies or agencies with responsibility for implementation, and the timeframe in which the strategy should be initiated. The timeframes are as follows:

- Short Term: one to three years
- Mid Term: three to five years
- Long Term: five years or more

Strategy	Policy Direction	Implementation	Time Frame
Community Facilities and Services			
1A	City Commission	City Manager, Department Heads	Ongoing
1B		See strategies 7A-7D	
1C		City Manager, Department Heads	Ongoing
2A		City Manager, Human Resources Director, Department Heads and Public Information Officer	Ongoing
2B		City Manager, Police Chief, and Recreation Director	Ongoing
3A		City Manager, Department Heads	Mid Term
3B		See strategies 7A-7D	
3C	City Commission	City Manager and Fire Chief	Mid Term
3D		City Manager and Community Development Director	Long Term
3E		See Parks and Recreation Element.	
4A		See Objective 3, Strategy D.	
4B	City Commission	Police Chief	Ongoing
4C	City Commission	Police Chief	Ongoing
4D		Police Chief	Ongoing
4E	City Commission	Fire Chief and Police Chief	Ongoing
5A	City Commission	City Manager, Department Heads	Ongoing

Implementation

5B	City Commission	City Manager, Community Development Director, Downtown Development Manager, Assistant City Manager, and Sandusky School District	Ongoing
6A	City Commission	City Manager and Horticultural Services Superintendent	Ongoing
6B	Planning Commission	Community Development Director and Chief Planner	Ongoing
7A	City Commission	Finance Director, City Engineer, and City Manager	Ongoing
7B	City Commission	City Engineer, City Manager, Utility Director and Finance Director	Mid Term
7C	City Commission	City Engineer and City Manager	Ongoing
7D	City Commission	City Engineer and County Engineer	Long Term
Economic Development			
1A		Community Development Director, working with GEM, area gas and electric utility companies, and the Erie County Chamber of Commerce. The City Manager and City Commission President should play a more active role in this contact effort to convince local companies of the City's interest in them.	Ongoing
1B		Assistant City Manager, GEM, Erie County Chamber of Commerce, area utility companies serving the region, and the Ohio Department of Development.	Ongoing
1C		City working with Erie County, major rail operators, and the Ohio Department of Transportation	Ongoing
1D		Community Development Director, the City Manager, and the Assistant City Manager, working with its Tax Incentive Review Committee, GEM, and the State of Ohio	Ongoing
1E		Community Development Director, the City Manager, Assistant City Manager, and Finance Director working with GEM, and various economic development funding sources	Ongoing
1F		Community Development Director, Assistant City Manager, Downtown Development Manager	Ongoing
2A(a)		Community Development Director, Assistant City Manager, Downtown Development Manager, the Erie County Chamber of Commerce, the Erie County Visitors and Convention Bureau, and Cedar Point officials	Short term
2A(b)		Community Development Director, Assistant City Manager, Chief Planner, Downtown Development Manager, Sandusky Main Street Association, and the Erie County Chamber of Commerce	Mid term
2A(c)		Community Development Director, Assistant	Ongoing

Implementation

		City Manager, the Erie County Chamber of Commerce, and the Erie County Visitors and Convention Bureau	
2A(d)		Assistant City Manager, Downtown Development Manager, Public Information Officer, and the Erie County Visitors and Convention Bureau	Ongoing
2B(a)		City Manager and Recreation Director	Mid term
2B(b)		Community Development Director, Assistant City Manager, Recreation Director, Downtown Development Manager, and the Erie Chamber County of Commerce	Ongoing
2B(c)		City Manager, Downtown Development Manager, and Community Development Director	Mid term
2B(d)		City Manager and City Engineer	Mid term
2B(e)		City Manager	Ongoing
2C		Community Development Director, Downtown Development Manager, Recreation Director, Sandusky Main Street Association, City Manager, working with the Convention and Visitors Bureau	Ongoing
2D		Community Development Director, Downtown Development Manager, Sandusky Main Street Association, Assistant City Manager, Public Information Officer, Erie County Chamber of Commerce, working with the Visitors and Convention Bureau and downtown property owners	Ongoing
2E		Community Development Director, Recreation Director, Assistant City Manager, Downtown Development Manager, working with the Visitors and Convention Bureau, and various natural resource and environmental groups, including the Ohio Department of Natural Resources	Ongoing
2F		City Manager, Downtown Development Manager, Finance Director, Sandusky Main Street Association, and Community Development Director working with the Visitors and Convention Bureau	Ongoing
2G		Community Development Director, Downtown Development Manager, working with the Visitors and Convention Bureau	Ongoing
3A-3F		Community Development Director, Downtown Development Manager, City Engineer, City Finance Director and City Manager working with private developers	Ongoing
4A-4F		Community Development Director and the City Manager working with GEM and downtown property owners	Short and Mid Term
Housing			

Implementation

1A	City Commission	Community Development Director	Ongoing
1B		Community Development Director, City Engineer, and Finance Director	Short Term and Ongoing
1C		Community Development Director, City Engineer, Finance Director and Bay Area Neighborhood Development Corporation	Short Term
1D		Community Development Director	Mid Term
1E		Community Development Director	Ongoing
2A		Community Development Director	Short Term and Ongoing
2B		Community Development Director	Short Term and Ongoing
3A	City Commission	Community Development Director	Short Term and Ongoing
4A		Community Development Director	Short Term
4B		Community Development Director and Police Chief	Short Term
4C		Community Development Director	Mid Term
4D		Community Development Director	Mid Term
4E		Community Development Director and City Engineer	Ongoing
4F		See Parks and Recreation Element.	
Land Use			
1A	City Commission	Community Development Director, City Manager, Downtown Development Manager, Chief Planner, and City Engineer	Ongoing
1B	Planning Commission	Community Development Director, City Manager and City Engineer	Ongoing
1C	City Commission	City Manager and Community Development Director	Mid Term and Ongoing
2A	Planning Commission	Community Development Director and Chief Planner	Ongoing
2B	Planning Commission	Community Development Director	Ongoing
2C	City Commission	City Manager, Downtown Development Manager, Sandusky Main Street Association, and Community Development Director	Ongoing
2D	City Commission	City Manager	Short Term
3A		Horticultural Services Superintendent, Recreation Director, Downtown Development Manager, City Engineer	Ongoing
3B	City Commission	Community Development Director and City Engineer	Ongoing
3C	Planning Commission	Community Development Director and Horticultural Services Superintendent	Mid Term
3D	Planning Commission	Community Development Director	Short Term
3E	City Commission	City Engineer and Community Development Director	Long Term
4A	Planning Commission	Community Development Director, GEM, downtown property owners & business owners	Mid Term
4B		Community Development Director	Mid Term
4C		Community Development Director	Mid Term

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4D	Planning Commission and City Commission	Community Development Director and City Manager	Ongoing
4E	Planning Commission	Community Development Director	Ongoing
5A		Community Development Director	Short Term
6A	Planning Commission and City Commission	Community Development Director	Short Term and Ongoing
Transportation			
1A		Traffic Engineer and Services Bureau	Short Term and Ongoing
1B		City Engineer, Traffic Engineer, Public Works Superintendent	Short Term and Ongoing
1C		City Engineer, Community Development Director and Finance Director	Ongoing
1D		City Engineer	Ongoing
1E		City Engineer and Community Development Director	Short Term and Ongoing
1F		City Engineer, Services Bureau and Community Development Director	Mid Term and Long Term
1G		City Engineer, Services Bureau, Cedar Point, ODOT and Erie County Highway Engineer	Ongoing
1H		City Engineer	Long Term
1I		City Engineer and Visitors and Convention Bureau	Short Term
1J		City Engineer and County Highway Engineer	Ongoing
1K		City Engineer and Traffic Engineer	Ongoing
1L		City Engineer, Community Development Director and Finance Director	Mid Term and Long Term
1M		City Engineer, Community Development Director, and Finance Director	Long Term and Ongoing
2A		Community Development Director and Transit Administrator	Mid Term – Ongoing
2B		City Engineer, Community Development Director, ODOT and ORC	Ongoing
2C		City Engineer, Community Development Director, Sandusky Transit System and Amtrak	Short Term
3A		City Engineer and Police Traffic Bureau	Ongoing
3B		City Engineer, Community Development Director, and Traffic Engineer	Mid Term
3C		City Engineer, Community Development Director	Ongoing
4A		City Engineer and Community Development Director	Ongoing
4B		Community Development Director	Ongoing
4C		Community Development Director and City Engineer	Ongoing
4D		City Manager	Ongoing
4E		City Manager and Community Development Director	Ongoing
5A		Police Marine Patrol and U.S. Coast Guard	Ongoing

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5B		City Engineer, Community Development Director, Public Service Director, and Visitors and Convention Bureau	Short Term
5C		City Engineer, City Manager and Convention and Visitors Bureau	Ongoing
6A		City Engineer, Community Development Director and Recreation Director	Ongoing
6B		City Engineer, Community Development Director, Recreation Director and Services Bureau	Ongoing
6C		City Engineer and Community Development Director	Ongoing
7A	City Commission	City Manager	Ongoing
7B	City Commission	City Manager	Ongoing
7C		City Engineer	Ongoing
7D		Fire Chief, Norfolk & Southern or CSX	Ongoing
7E	Planning Commission and City Commission	Community Development Director	Ongoing
Parks and Recreation			
1A	City Commission and Recreation Commission	City Manager, Community Development Director, and Recreation Director	Mid term
2A	City Commission	Community Development Director and City Engineer	Ongoing
2B	Planning Commission and City Commission	Community Development Director	Ongoing
3A	City Commission	Recreation Director and Events Coordinator	Short Term
3B	City Commission	Events Coordinator, Downtown Development Manager, Sandusky Main Street Association	Ongoing
4A		Recreation Director	Short Term
4B		Recreation Director	Ongoing
4C		Recreation Director and City Engineer	Mid Term
4D	City Commission	City Manager, City Engineer and Community Development Director	Mid Term