



Implementation and Plan Monitoring

Each element of this plan identifies specific recommendations for future efforts to further the goals and objectives of this plan. Some of the recommendations, such as those related to property maintenance, are recommendations where the township can take the lead role in a project while other recommendations, such as those related to transportation and infrastructure, are recommendations where the township should serve more in a supporting role because the system is managed by other agencies.

This plan recognizes that each of the recommendations found throughout this document and summarized below requires some level of commitment of resources from the township, whether that is monetary, staffing, or a combination of both. Because these resources can change significantly from year-to-year, just as priorities can, this plan does not establish a priority for completion of the various recommendations. Instead, the township should evaluate the list of recommendations on an annual basis and establish a list of actions that will be undertaken in the following year based on the availability of resources (See also the following section on plan monitoring.).

SUMMARY OF RECOMMENDED ACTIONS

The following is a summary list of the 22 recommended actions found within the Springfield Township Comprehensive Land Use Plan. As stated earlier in this document, this is not intended to be an exhaustive list of actions that can implement the goals and objectives of this plan. As opportunities and new ideas for action arise, the township should consider whether or not a new action should be undertaken based on how well it implements the goals and objectives.

1. Monitor and continue to update this comprehensive land use plan.
2. Prepare and adopt a property maintenance code.
3. Revise the zoning regulations to enhance the design standards and requirements for nonresidential uses.
4. Develop special area plans and targeted planning strategies for each of the township's business areas.
5. Consider the creation of a mixed-use zoning district to provide more opportunities for the redevelopment of underutilized properties.
6. Coordinate planning and development efforts with other local and regional efforts.
7. Coordinate and participate in county and regional transportation planning efforts.
8. Develop specific access management plans for the major commercial corridors.



Comprehensive Land Use Plan Implementation and Plan Monitoring

9. Continue to work with the City of Akron to implement the various infrastructure improvements related to the JEDD agreement.
10. Team with the new Springfield Township Area Chamber of Commerce to promote and market the township as a whole.
11. Continue to work with the City of Akron to maximize the benefits of the JEDD for both communities.
12. Consider the use of Community Reinvestment Areas (CRAs) along targeted corridors.
13. Encourage the development of Special Improvement Districts (SIDs) by local business owners.
14. Utilize other economic tools available for townships to encourage new economic development and redevelopment.
15. Develop a sidewalk and trails plan.
16. Develop a parks and open space plan.
17. Acquire additional park land and open spaces as land and funding becomes available.
18. Coordinate planning and development efforts with other local and regional efforts to enhance the township's overall quality of life.
19. Enhance the township's identity and "sense of place."
20. Incorporate regulations for sustainable practices at the local township zoning level.
21. Encourage public and private efforts to reduce the volume of solid waste.
22. Provide for higher intensity and density of uses in appropriate areas.

PLAN MONITORING

A comprehensive land use plan is a long-term visionary document that looks at a planning horizon of 20 years. This does not mean that the township should wait 20 years before reviewing and/or updating the plan. In fact, it is highly recommended that the township review the plan, in moderate detail, at least every five years. The following is a recommended schedule for review and discussion of the comprehensive land use plan to help monitor the recommendations of the plan and identify when the township meets or exceeds this plan's goals and objectives.

ANNUAL REVIEW AND PRIORITIZATION

The goals and objectives of this plan create an effective checklist for monitoring this plan. Each year, the township decision-makers and staff should meet to determine which recommendations they will work on over the upcoming year or two. At the same time, the township can look back over the previous year and evaluate what the community accomplished and where there is a need for improvement. This review allows for flexibility in determining the tasks the township should undertake based on budgetary constraints and/or community input.



Comprehensive Land Use Plan **Implementation and Plan Monitoring**

This annual review can also be used to create specific, quantitative goals for various objectives. For example, if one priority objective is to increase the amount of township park land in the community, the township might develop a specific benchmark for the year that would state that the township and other agencies will work together to increase the amount of park land by 5%, by the end of the year. Because the benchmarks are quantitative, they allow the township the ability to monitor annual accomplishments. Developing the benchmarks on an annual basis allows the community to consider various factors such as community priorities, budgets, and available staff and resources.

FIVE-YEAR REVIEW

Major changes can occur in a very short time. Because changes in infrastructure, the transportation system, economy, development methods and tools, and even changes in elected officials, state law, or other regulations can have a significant impact of the recommendations of this plan, it is necessary to periodically review the document for substantive changes. It may not be necessary to go through a long and intensive review process, but the township should take steps to involve the public in this review process to ensure that the goals and objectives are still relevant. The review should also identify major changes in infrastructure, transportation, and trends that may change the recommendations of this plan.

This version of the comprehensive land use plan update (2009) is the five-year review of the previous planning effort.

LONG-TERM REVIEW

This plan is a 10- to 20-year visioning document that, while clear on the long-term vision, is intended to be a dynamic document. As time progresses, the township will continue to work toward the overall guiding principles of this master plan and by 2029, will have accomplished many of the specific recommendations outlined in this plan. For this reason, the township should go through an extensive planning process every 10 to 20 years, similar to the one that led to the development of the original plan.