



Miami County Tomorrow

COMPREHENSIVE PLAN

MIAMI COUNTY, OHIO

AUGUST
2025

RESOLUTION 25-08-983

RESOLUTION NO. 25-08-983

ADOPTION OF THE 2025 MIAMI COUNTY COMPREHENSIVE PLAN

MIAMI COUNTY COMMISSIONERS

Mr. Simmons introduced the following resolution and moved it be adopted:

WHEREAS, on December 19, 2006, by Resolution No. 06-12-1972, the Board of Miami County Commissioners adopted the 2006 Miami County Comprehensive Plan; and

WHEREAS, the County recognizes the need to focus strategically on future land uses and development and sought a plan that would guide future growth while preserving the area's rural character and heritage, and therefore created the Plan Steering Committee to review and make recommendations for the plan; and

WHEREAS, on March 12, 2024, by Resolution No. 24-03-309, the Board of Miami County Commissioners executed and signed a contract with McBride Dale Clarion (MDC), Cincinnati, Ohio, to provide the design of the 2023 Miami County Comprehensive Plan Update Project; and

WHEREAS, the County involved all applicable stakeholders, landowners, governments, county officials, the general public, and other entities throughout the planning process; and

WHEREAS, the County sought input and guidance by means of a thorough market analysis and incorporated such analyses into the Plan; and

WHEREAS, on June 17, 2025 during the Miami County Planning Commission meeting, it was recommended that the Plan be adopted as a general reference document when reviewing proposals for changes in land use, zoning designation, utility and infrastructure placement, marketing and will help guide future planning decisions in the unincorporated areas of Miami County; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Miami County Commissioners, to adopt the 2025 Miami County Tomorrow Comprehensive Plan. (On file in the Commissioners' Office and the Department of Development)

Mr. Westfall seconded the motion and the Board voted as follows upon roll call:

Mr. Westfall, Yea;

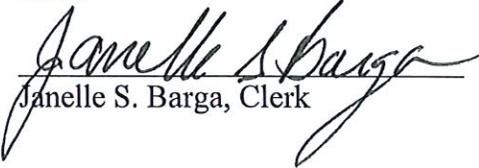
Mr. Simmons Yea;

Mr. Mercer, Yea;

DATED: August 19, 2025

CERTIFICATION

I, Janelle S. Barga, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of August 19, 2025.



Janelle S. Barga, Clerk

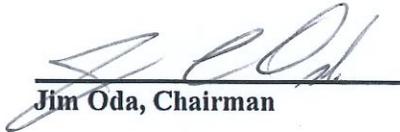
Cc: Journal
Files
Department of Development – Dan Suerdieck ✓

**MIAMI COUNTY
COMPREHENSIVE PLAN
Miami County Tomorrow**

**Recommended for Adoption by the Miami County Planning
Commission**

on

June 17, 2025


Jim Oda, Chairman


Dan Suerdieck, Secretary

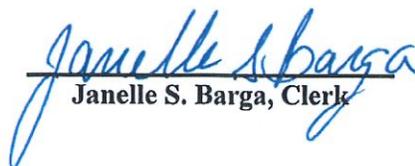
**Adopted by the Board of Miami County Commissioners
on**

August 19, 2025 (Resolution No. 25-08-983)


Ted S. Mercer, President


Wade H. Westfall, Vice-President


Gregory A. Simmons, Commissioner


Janelle S. Barga, Clerk

ACKNOWLEDGMENTS

COUNTY COMMISSIONERS

TED MERCER
WADE WESTFALL
GREGORY SIMMONS

DEPARTMENT OF DEVELOPMENT

DAN SUERDIECK, AICP
JACKSON BENNETT



DEPARTMENTS & ORGANIZATIONS

MIAMI METROPOLITAN HOUSING
AUTHORITY
MC COMMUNITY ACTION COUNCIL
MC PARKS DISTRICT
MC SANITARY ENGINEERING
MC SOIL AND WATER
MC TRANSIT

McBRIDE DALE CLARION

ELIZABETH FIELDS, AICP
ANDY JUENGLING, AICP
MAX MERRITT
GRACIE SIEMER (DESIGN INTERN)



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TYLER RENCH
INVENERGY SOLAR

EXECUTIVE SUMMARY

The Miami County **Tomorrow** Comprehensive Plan provides a unified vision and strategic framework to guide Miami County, Ohio, through the next decade of development, preservation, and community enhancement. Building on prior plans from 1998 and 2006, this update reflects a year-long collaborative process initiated in 2024 that engaged residents, stakeholders, and public agencies.

The plan is organized around four central themes: Civic & Community, Environment & Sustainability, Infrastructure & Transportation, and Strategic Growth & Development. Each theme includes specific goals, objectives, and actions informed by community input, emerging trends, and land use analysis.

Key priorities include:

- Balancing growth with preservation of farmland and rural character;
- Expanding housing options and improving infrastructure;
- Enhancing recreational amenities and public services;
- Promoting sustainability through conservation and renewable energy integration;
- Coordinating future land use to align with economic, environmental, and community goals.

The plan emphasizes flexible implementation strategies that respond to new opportunities, support informed decision-making, and maintain the county's identity while accommodating thoughtful progress. With a projected population increase and evolving development pressures, Miami County **Tomorrow** serves as a vital tool for shaping a resilient, vibrant, and inclusive future.

MIAMI COUNTY TOMORROW





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MIAMI COUNTY TOMORROW



An aerial photograph showing a river with a bridge, surrounded by greenery and residential buildings. The scene is captured during the day with soft lighting.

1

BACKGROUND

- Introduction
- Comprehensive Plan History
- Past Planning Efforts
- Planning Process
- Plan Framework & Function
- Community Engagement
- Strengths, Opportunities, & Threats

WHAT IS THE MIAMI COUNTY TOMORROW COMPREHENSIVE PLAN?

The Miami County **Tomorrow** Comprehensive Plan is a commitment and guide for the community to follow over the next decade to ensure the adequate provision of appropriate land uses to complement its development patterns. Drafting and adopting this comprehensive plan allows us to hear from residents and visitors, address their needs and concerns, take inventory of our community, research emerging trends, and form goals to reach a collective vision.

Miami County's future growth will continue to be shaped by a variety of influences unique to the county such as the emphasis of farmland preservation, efficient land uses, zoning practices, and urban expansion management. This plan update attempts to recognize these influences and to serve as a resource for those involved in making land use management decisions.

The plan is replacing the comprehensive plan from 1998, which was fully updated in 2006.

COMPREHENSIVE PLAN HISTORY

● 1998 Comprehensive Plan

The 1998 Comprehensive Plan document was the first of its kind for Miami County, providing a one-stop shop for all on-going planning efforts in the County. It was divided into two parts - the first is an inventory of existing conditions and growth trends and the second established the goals, objectives and land use policies for future land use recommendations. The plan identified 176 different planning areas.

2006 Comprehensive Plan Update

In 2006, the plan received its first full update and provided a wealth of additional information about Miami County - including a background on the County's population, economy, housing, and land use trends. It contained goals, objectives, and policies on seven different topic areas. The Planning areas from 1998 were simplified to make them more consistent with census tracts/blocks and traffic zones - a total of 48 areas. Bethel Township underwent an independent planning process in 2005 and those recommendations for future land use were adopted as part of the update.

→ 2019 PlanCR25A Adoption Update

The most recent addition to the 2006 plan was the County Road 25-A Special Planning Area Master Plan - adopted in 2019. This study area was approximately 3,300 acres, spanning west from the Great Miami River and including the I-75 exit at CR 25A between Piqua and Troy. The recommendations and findings merge the preference for agricultural and recreation related uses while also responding to the market findings of the study - providing areas for the demand of industrial, commercial, and health care related uses. Key recommendations of the CR 25-A study have been incorporated into this 2025 Comprehensive Plan Update.

PAST PLANNING EFFORTS SUMMARY

Miami County has benefited from numerous planning efforts over the past 50 years – covering different areas such as transportation, environment, infrastructure, and land use studies.



Miami County transitioned from “nuisance” zoning to county zoning in 1972, which was adopted by eight of the 12 townships. The other four Townships: Bethel, Brown, Elizabeth, and Lostcreek have adopted and administer their own zoning.



The Planning Commission established land use goals and modern subdivision regulations shortly after the zoning adoption.



A Thoroughfare Plan was adopted in 1974 to guide the county’s transportation network development.



Planning studies in the 1970s focused on high-growth areas, including the Camp Troy corridor and Piqua East area.



The Soil Survey of Miami County, released in 1978, provided key information on soil characteristics for planning.



In 1990, the Planning Department initiated a county-wide mapping and land use inventory as the first step in planning.



The 1991 Open Space Plan guided agencies in protecting open space and recreational areas.



A Water and Sewer Master Plan for Bethel Township was completed in 1995, with similar studies taking place in Union and Monroe Townships.

Over the last few decades, strategic planning efforts from Miami Valley Regional Planning Commission have helped direct transportation and programming of federal and state funds at the regional level. Additionally, the Miami County Park District has grown its footprint and provided numerous parks and open space areas, including expansion of recreational trails along the Great Miami River.

PLANNING PROCESS

The Planning process began in March 2024. The 12-month effort was an initiative of the Miami County Board of Commissioners and staff, planning consultants, community stakeholders, and residents. The process was organized into three phases: Initiate, Plan, and Execute.

Project Phases

1

INITIATE established relationships, gathered community data, and analyzed existing environments. A project brand was created along with a website to provide a one-stop shop for all documentation of the planning process.

2

PLAN explored the plan's themes and interest areas to develop the framework for the plan's outline, future land uses, and goals. This phase also gathered community feedback and information to create the plan's narrative and supporting language around the community's vision, land use recommendations, and goals.

3

EXECUTE presented the plan draft to the community, listened to feedback, made revisions, and finalized the plan for adoption. The adoption process required support and approval from the plan's Steering Committee, the County Planning Commission, and County Commissioners.

Adoption Process



The People Behind the Plan



PLAN FRAMEWORK & FUNCTION

There are four focus topics provided by the community that emerged as key assets throughout the visioning and planning process. Each theme begins with an overview and a list of goals and objectives, followed by an inventory and analysis of resources, and recommended strategies. Future land uses are established with a vision and proposed character for each district. The plan concludes with an implementation chapter designed to assist Miami County with future decisions, priority items, and areas requiring further study.

PLAN THEME AREAS



GOALS, OBJECTIVES, & ACTIONS

The plan is structured around four planning themes with supporting goals, objectives, and action items developed from the community's vision. The plan's success is dependent on the community's progress in accomplishing the plan's goals and objectives.



GOALS state the broad, aspirational ideas of the plan themes.



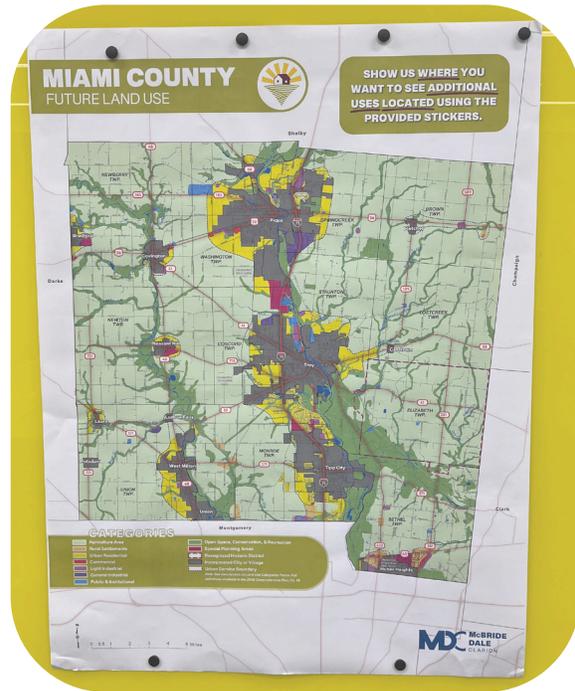
OBJECTIVES help to define how each goal will be achieved.



ACTIONS provide specific and measurable steps for each plan theme.

FUTURE LAND USE & DISTRICTS

The land use chapter provides the vision for each area in Miami County's unincorporated areas using the Future Land Use Map and Land Use Districts. Areas of the County were reviewed based on the current land use, existing character, community feedback, constraints, and growth or development opportunities. Every future land use district has a proposed vision, character guidelines, and recommended uses.



IMPLEMENTATION

The implementation chapter contains the action items that provide specific ways for staff, community partners, and others to carry out the plan's goals, policies, and recommendations. It is meant to serve as a guide and may not cover all the ways that staff and the community can work towards implementing this plan.

The goal is for actions to be flexible, allowing the County to make adjustments, additions, or deletions as needed. This flexibility will enable staff and the community to respond to future opportunities, challenges, or emerging trends throughout the plan's lifespan.

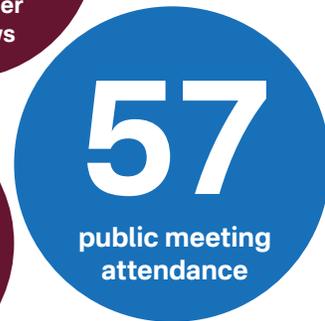


COMMUNITY ENGAGEMENT

The Miami County community was prioritized through extensive outreach and is a primary contributor to this Plan Update. We heard from over 250 people eager to help envision the future for Miami County. Multiple engagement events and online surveys were available for public comment. All feedback is combined within the engagement reports as an appendix to the plan.

ENGAGEMENT BY THE NUMBERS

Most people participated via the online surveys, with over 600 responses. We also heard from many stakeholders throughout the process.



PUBLIC OPEN HOUSE

The first engagement event brought people together to discuss and map the County's strengths, opportunities, and threats. They told us what they love about the county and its internal communities.



FALL FARM FEST

We met the community where they were at this important Miami Park District event, hosted at Lost Creek Reserve. Using visual preference boards, we asked the community to tell us what they want to see more of, ranging from housing, commercial, and recreation uses.

FUTURE LAND USES

The existing future land use map was presented for discussion of where future land uses are appropriate.



OTHER USES

Participants were asked to identify and map where future uses should be prioritized including housing, commercial, and public uses.

STRENGTHS, OPPORTUNITIES, & THREATS

This analysis organizes public input into three categories: Strengths, Opportunities, and Threats. The benefit of this exercise is that residents and stakeholders self-reflect on what makes their community unique, where they fall short, what they can build upon, and what is holding them back. The results of this exercise became the foundation for the plan's recommendations and attempts to enhance strengths, act on opportunities, and offset threats.

Miami County's strengths lie in its rural charm, community spirit, agricultural roots, and access to key resources. Opportunities for growth focus on infrastructure development, preserving natural beauty, and fostering economic growth while maintaining a balance with its rural identity. However, the county faces several threats, primarily urban sprawl, development pressure, and the loss of farmland, all of which could compromise its rural character and quality of life.

STRENGTHS

RURAL CHARM & NATURAL BEAUTY: Miami County boasts abundant farmland, scenic landscapes, woodlands, and waterways, making it ideal for those seeking rural living and outdoor recreational activities.

STRONG COMMUNITY VALUES: A tight-knit, family-oriented community with committed citizens looking out for each other, enhancing the quality of life.

ACCESS TO RESOURCES: Many areas offer good proximity to employment, shopping, and amenities, while still maintaining a rural atmosphere. The presence of good schools and emergency services also stands out.

AGRICULTURAL HERITAGE: The county is rich in farming, with multiple townships having strong agricultural traditions, and farmland that contributes to the local economy and identity.

LOCAL INFRASTRUCTURE: Well-maintained roads, parks, libraries, and community centers across the county serve as important resources for residents.

OPPORTUNITIES

PRESERVE RURAL CHARACTER: The county has the opportunity to preserve its open spaces, agricultural lands, and small-town feel while accommodating some growth. There is a desire to balance development with preservation of the county's rural charm.

HOUSING & INFRASTRUCTURE: Providing housing that is affordable to Miami County's low to median income households is seen as a critical opportunity to improve quality of life for its citizens. Improved infrastructure, including broadband and better transportation connections is seen as a way to boost existing businesses and improve connections between the County's many internal communities.

RECREATION & COMMUNITY AMENITIES: Expanding recreational opportunities, such as bike paths, parks, nature reserves, and improving community gathering spaces would enhance the quality of life for residents. Continued investment in schools and public amenities is also seen as a valuable opportunity.

FARMING AND ECO-MANAGEMENT: Miami County has the opportunity to promote eco-friendly farming practices, farmland preservation, and eco-tourism, which can support the continued advancement of farming techniques while boosting the local economy and protecting natural resources.

THREATS

URBAN SPRAWL & DEVELOPMENT PRESSURE: The county faces the threat of losing farmland and rural character to residential and commercial development. Unchecked sprawl could lead to the loss of agricultural land and reduce the quality of life in rural areas.

ANNEXATION: Potential annexations by neighboring cities pose challenges for maintaining control over development. Many township leaders and residents are concerned about losing land to annexation or uncoordinated growth.

SOLAR AND WIND DEVELOPMENT: There is increasing concern about the development of solar fields and wind farms, which could alter the county's landscape and contribute to the loss of farmland.

PROPERTY TAXES & FINANCIAL BURDEN: High property taxes, especially in suburban or developing areas, could strain homeowners and make it more expensive to live in Miami County.

DECLINING PROPERTY MAINTENANCE: Some townships face challenges with maintaining older properties and structures, contributing to blight and potential safety hazards.

MIAMI COUNTY TOMORROW





2

OVERVIEW

This section provides an overview of Miami County through key growth trends and data.

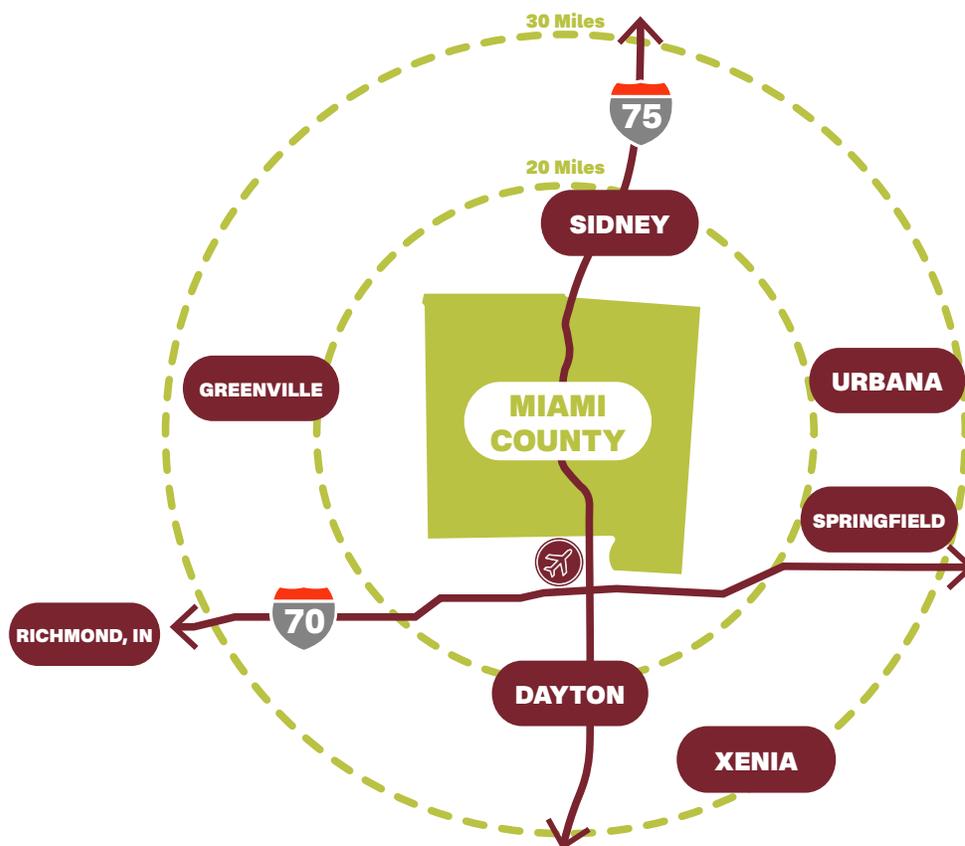


IDENTITY & CHARACTER

- Location
- Population
- Households
- Agriculture Trends
- Industry
- Income

LOCATION

Miami County is located in west-central Ohio, within the northern part of the Miami Valley Region. The county's primary urban areas include Troy (the county seat), Piqua, and Tipp City along Interstate 75. In addition, Miami County is home to twelve townships and nine villages. The region's physical landscape has been largely shaped by historical forces. Prehistoric glaciers, which receded from north to south, left behind rich agricultural soils, abundant groundwater, and vast sand and gravel deposits. The 1913 flood, a catastrophic event, resulted in the construction of flood control dams, which continue to protect the area while preserving valuable scenic and recreational resources along the county's river corridors.



Since the 1960s, the I-75 corridor, which runs through the heart of the county, has spurred residential, commercial, and industrial growth, further shaping the region's development. Miami County's proximity and connections to other population centers in West-Central Ohio make it susceptible to change. The County is less than 30 miles from both the City of Dayton and Springfield and accessible from I-70 which connects to several other urban areas. Miami County's southern border is near the Dayton International Airport which has rapidly expanded its warehousing footprint - providing new opportunities and expected growth in surrounding counties.

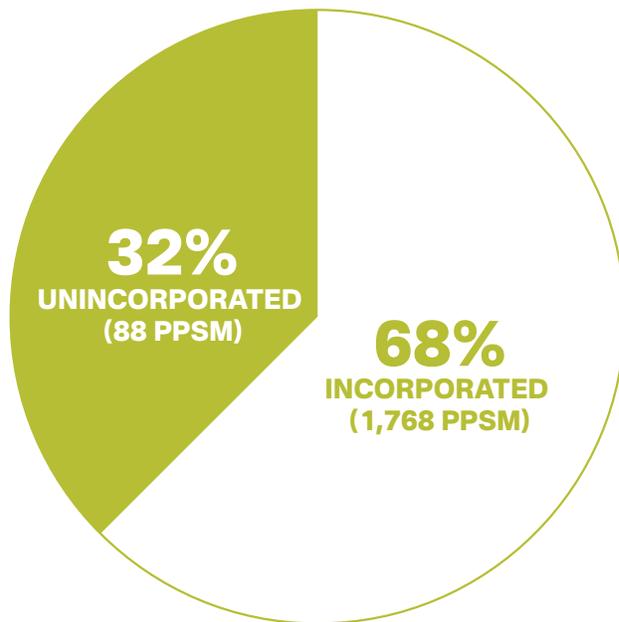
POPULATION

POPULATION DENSITY

The total population of Miami County is 108,774 as of 2020. When the incorporated areas are removed, the population is 34,315 - making up 32% of the County. The unincorporated population remained flat since 2010.

The County's unincorporated persons per square mile (PPSM) is 88, whereas the cities and villages are 1,768 - this highlights both the urban and rural character and range of living preferences for residents of Miami County.

INCORPORATED VS UNINCORPORATED POPULATION, 2020 US CENSUS



LOCAL GROWTH

Mostly all of the population growth within Miami County has occurred within the incorporated cities and villages, however, six Townships experienced population growth *outside* of those incorporated areas (Brown, Elizabeth, Newberry, Newton, Springcreek, and Staunton).

TOWNSHIPS OF MIAMI COUNTY GROWTH, 2010-2020 US CENSUS



Unincorporated Townships Growth

+51
TOTAL PEOPLE
FROM 2010

Incorporated Cities & Villages Growth

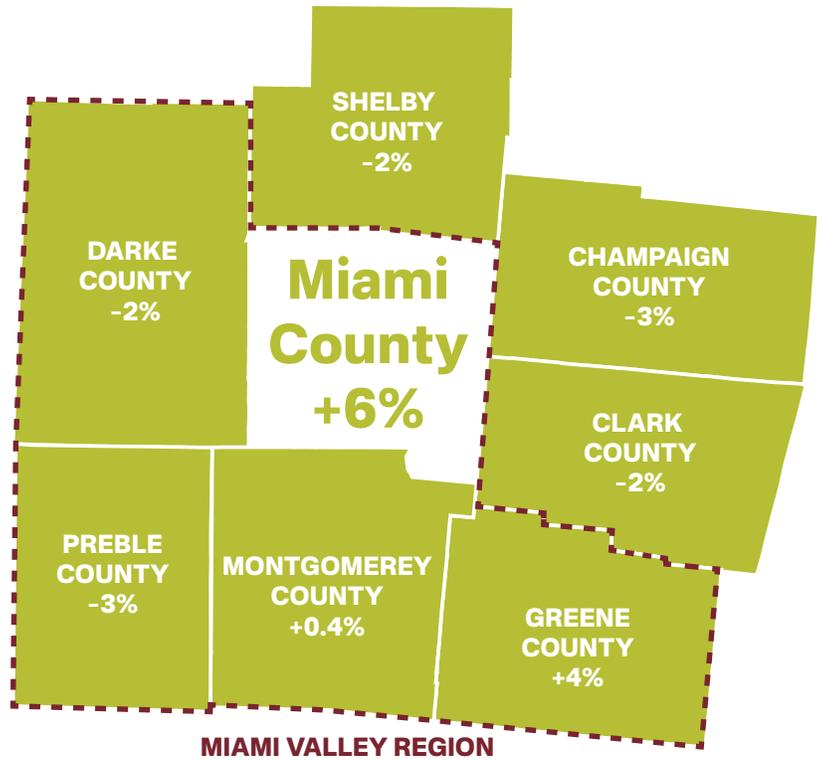
+ 6,204
TOTAL PEOPLE
FROM 2010

*Note on Population/Boundary Changes: Some population changes between 2010 and 2020 may be due to shifts in city or township borders, not actual growth or decline in residents. Population change may be slightly higher or lower than the percentage shown.

REGIONAL GROWTH

Overall, the Miami Valley Region comprised of Miami, Montgomery, Greene, Darke, and Preble Counties has seen just 1% population growth overall since 2010, with most growth occurring in Miami, Greene, and Montgomery County - adding 14,817 people combined. Preble and Darke County have experienced small declines in population over the last decade. Other adjacent counties have also lost population overall.

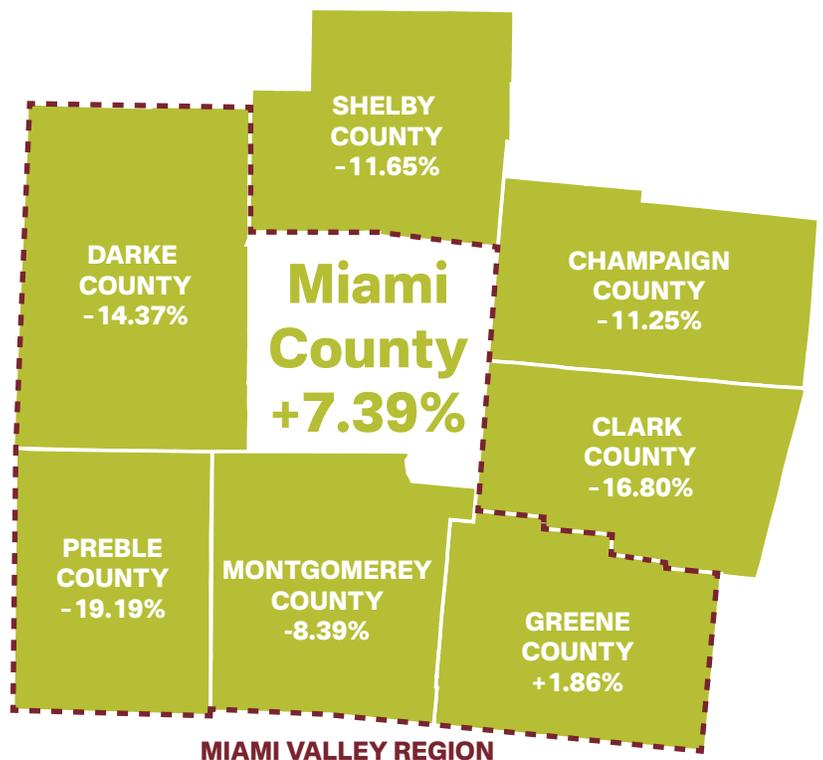
SURROUNDING COUNTY GROWTH CHANGE, 2010-2020: US CENSUS



POPULATION PROJECTIONS

The Ohio Department of Development provides anticipated population growth for counties in the state between 2020 and 2050. They project Miami County's population will grow by 7.39% over the next 30 years. Surrounding counties are shown to lose population during that same period.

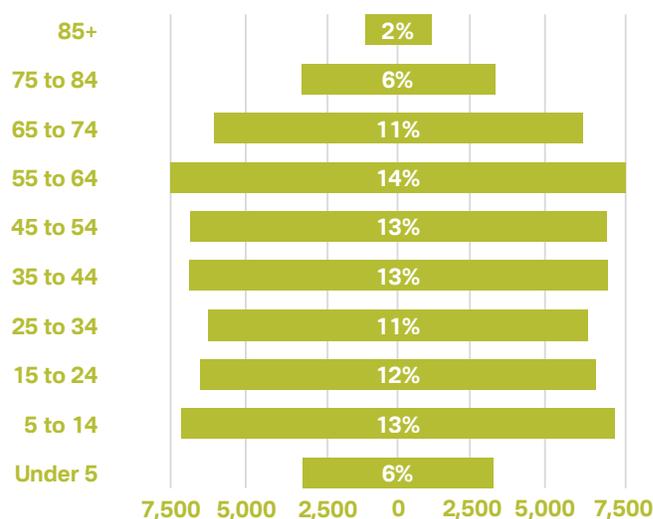
POPULATION PROJECTIONS, 2020-2050: OHIO DEPT. OF DEVELOPMENT



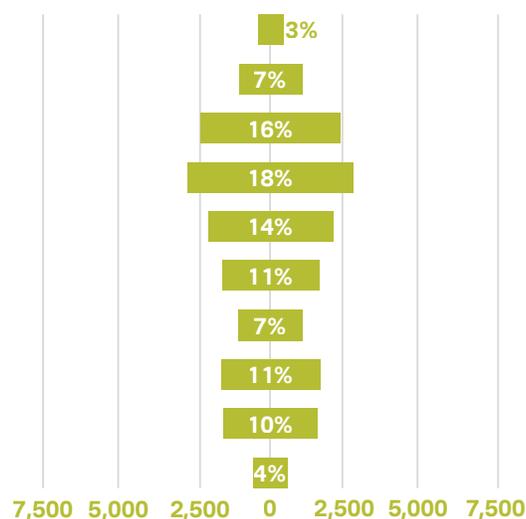
POPULATION PYRAMID

Most of Miami County's population is between the ages of 45 and 64 and this indicates most of the population is in their working years or in the latter half of their career. There has been a decline in the number of newborn children since 2010 which is consistent with the declining birthrate seen across the United States. Compared to the entirety of Miami County including incorporated cities and villages, the unincorporated areas have a higher share of the population between ages 45 and up.

POPULATION PYRAMID WITH INCORPORATED AREAS OF MIAMI COUNTY, 2022: ACS



POPULATION PYRAMID OF UNINCORPORATED AREAS OF MIAMI COUNTY, 2022: ACS



AGING POPULATION

Seniors are those who are 65 or older and they make up the most rapidly growing age group - with a 37% increase from 2010*. This age group is expected to increase over the next decade and could continue to shift the county's population to one that is aging.

*This includes incorporated areas.

Age 65+ change
+37% FROM 2010

Median Age
42.4

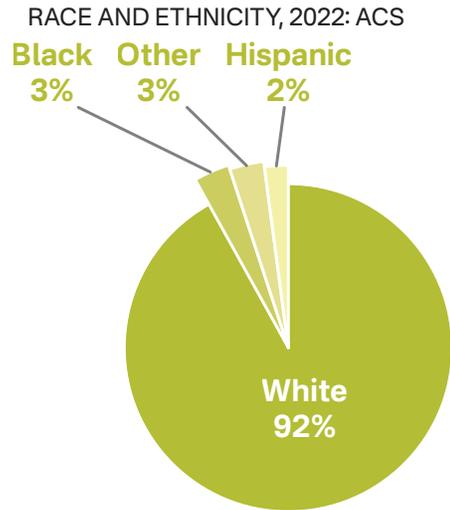


Source: United States American Community Survey (ACS)

RACE AND ETHNICITY

Miami County has experienced the most growth of its non-white populations between 2010 and 2022 - with an increased share of Black, Indigenous, Hispanic, Asian and other people of color up 3% from 2010*.

*This includes incorporated areas.



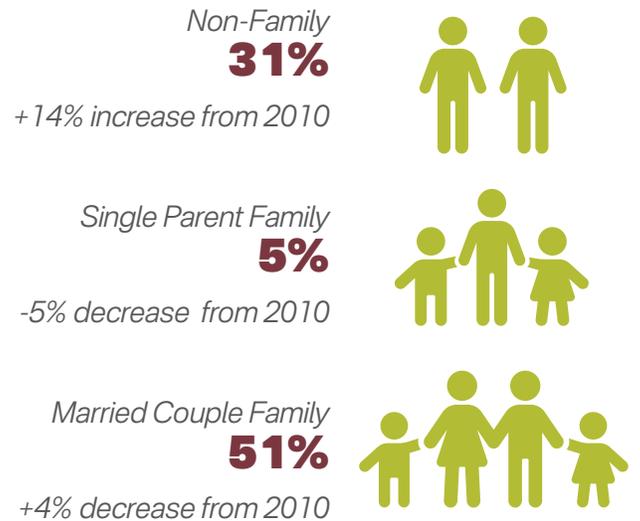
HOUSEHOLDS

HOUSEHOLD TYPES

At the 2000 Census, Miami County was once made up of mostly married couples comprising 60% of households, however, over the last 20 years there has been a shifting change in family dynamics. In 2010, there was a drop to 52% married couples, and in 2022 there was 51% married couples. Single parent families have decreased by about 2,000 households since 2010.

Non-family households make up 31% of all household types, growing from 29% in 2010. Per the Census, a non-family household consists of a householder living alone (a one-person household) or where the householder shares the home only with people to whom he/she is not related (e.g., a roommate).

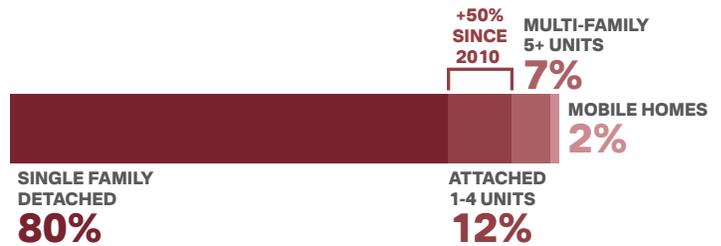
HOUSEHOLD TYPES, 2022



HOUSING TYPES

Single family housing makes up 80% of the types of housing available in Miami County. Attached 1-4 unit structures have seen the largest increase during the decade by 50% – this could include attached single family housing. Multifamily housing units increased by about 400 total.

HOUSING TYPES, 2022



Single Family Detached
+9%

Increase from 2010

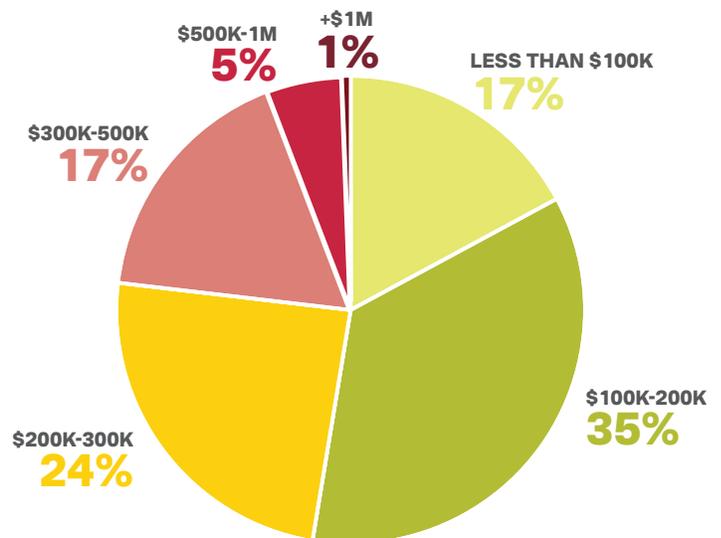
Attached 1-4 Units
+50%

Increase from 2010

HOUSING COST AND AGE

The majority of owner-occupied homes fall in the \$100K-\$200K range, indicating a concentration of low- to mid-range housing values. Median gross rent is \$906, with a significant 38% of households classified as rent-burdened. Older homes, particularly those built before 1940, make up the largest portion of the housing stock (24%). The most common housing unit size is 3 bedrooms, making up 44% of the stock.

HOUSING VALUE, 2022



Median Rent
\$906

Median Home Value
\$190,900

While this data is from 2022, three years before the plan's adoption, it is useful for understanding the range of home values in the county. More recent trends indicate an upward shift year-to-year for median sale price. Over the last five years (2020-2025), data from [Redfin](#) indicates median sale price across all residential types has been on the rise in Miami County's largest three city's.

TRENDS

The Census of Agriculture is conducted by the United States Department of Agriculture and provides valuable insight into the trends of Miami County's farming community from the years 2017-2022.

FARMING OVERVIEW

As of 2022, Miami County has 1,158 farms, which is 12% more than in 2017. Even though the number of farms increased, the total land being used for farming has shrunk by 4% to a total of 166,746 acres. This could mean some land was repurposed for development, conservation, or other non-farming uses. The average farm is now 144 acres, a 14% decrease since 2017. This suggests that farms are getting smaller, possibly due to land division among more farmers or the growing efficiency created by farming technologies.



Average Farm Size

**144 ACRES
(DOWN 14%
SINCE 2017)**

FINANCIALS

The total revenue generated from selling crops and livestock reached \$142.4 million in 2022, increasing by 33% since 2017. Government subsidies and support for farmers in 2022 was \$513,000; these payments have dropped significantly over the period. There was \$5.1 million in farm-related income, dropping 10% since 2017 - this includes money earned from renting out land, agritourism, and custom farm services. The total farm production expenses reached \$110.4 million; the cost of running a farm (equipment, seeds, labor, fuel, etc.) has gone up by 28%. Farmers are spending more on operations, which could be due to increased input costs due to inflation and other causes. While farmers are spending more, they are also seeing better financial returns - net cash income rose to \$37.6 million. This is the profit after expenses and has increased by 24%.

Cost to run a farm

**28%
INCREASE**



Profit after expenses

**24%
INCREASE**

CROPS & LIVESTOCK

Crop farming dominates Miami County's agriculture, making up 90% of all sales. The main crops grown are:

- Soybeans: 70,516 acres
- Corn: 62,425 acres
- Wheat, hay, and other crops are grown in smaller amounts.

Livestock contributes 10% of total sales, with the most common animals being:

- Hogs and pigs: 10,426
- Cattle and calves: 5,351
- Chickens, sheep, and horses in smaller numbers

FARM PRACTICES & DEMOGRAPHICS

- The vast majority (95%) of farms in Miami County are family-owned and operated, showing that farming remains a generational tradition rather than corporate-driven.
- Most farms (82%) have internet access, which is crucial for modern farming techniques, online sales, and data-driven decision-making.
- About 7% of farms sell directly to consumers, meaning they skip the middleman (grocery stores, wholesalers) and sell through farmers' markets, roadside stands, or online platforms.

- 150 farmers have served in the military, highlighting the presence of veterans in agriculture.
- A new or beginning farmer is someone who has been operating a farm for 10 years or less. With 746 such farmers, this suggests strong interest from younger generations or career-switchers entering agriculture.
- Only 1% of farms are certified organic, meaning they do not use synthetic fertilizers or pesticides and follow strict organic farming guidelines.

RANKING

Out of 88 counties in Ohio, Miami County ranks 44th in total sales of farm products. This means it is in the middle range in terms of agricultural output compared to other counties.



Farm Product Sales Ranking
44th of 88
Ohio Counties

INDUSTRY

Miami County boasts a low unemployment rate - hovering between 3 and 4% between 2020-2024. Historically rooted in agriculture and manufacturing, the County has diversified its economy to include healthcare, education, and retail. Key employers include local government, regional hospitals, and various industrial and logistics companies.

INDUSTRY CHANGE

Since 2010, there has been minimal growth and decline across all sectors. The makeup of the County's jobs as a percentage of the total shows that Retail Trade has seen the greatest decline by 1.6%. Public Administration has increased by 1.4% and Professional, Scientific, and Management has increased by 1.3%. Manufacturing, and Human Services, which includes Educational Services, Healthcare, and Social Assistance are the two largest industries in Miami County.

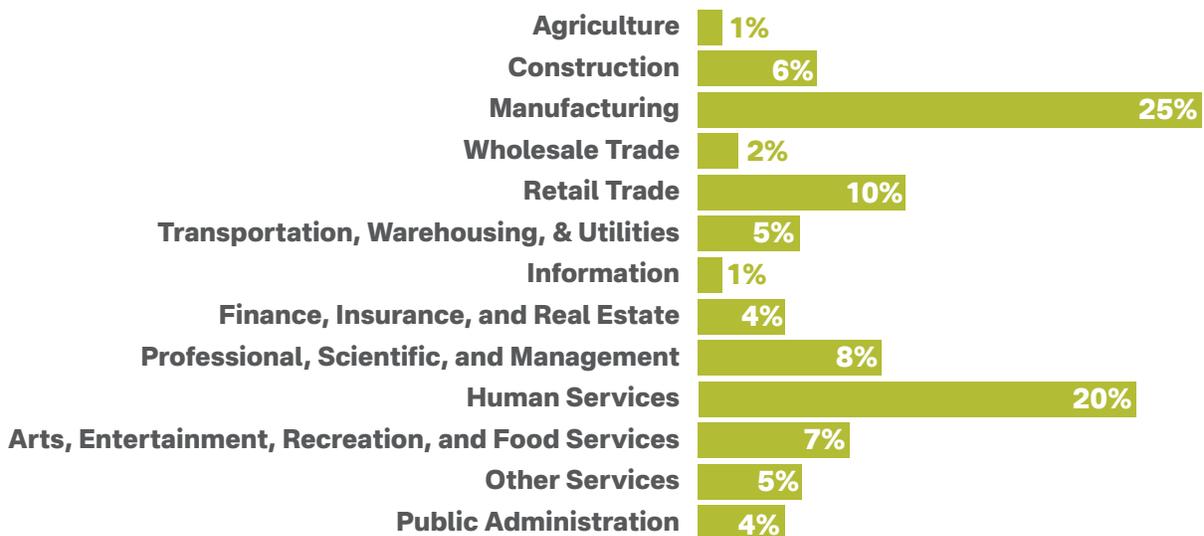


2022 Employment Rate
97%

Manufacturing Sector Jobs
13,885

Human Services Jobs
10,629

INDUSTRY OF EMPLOYED RESIDENTS, 2022

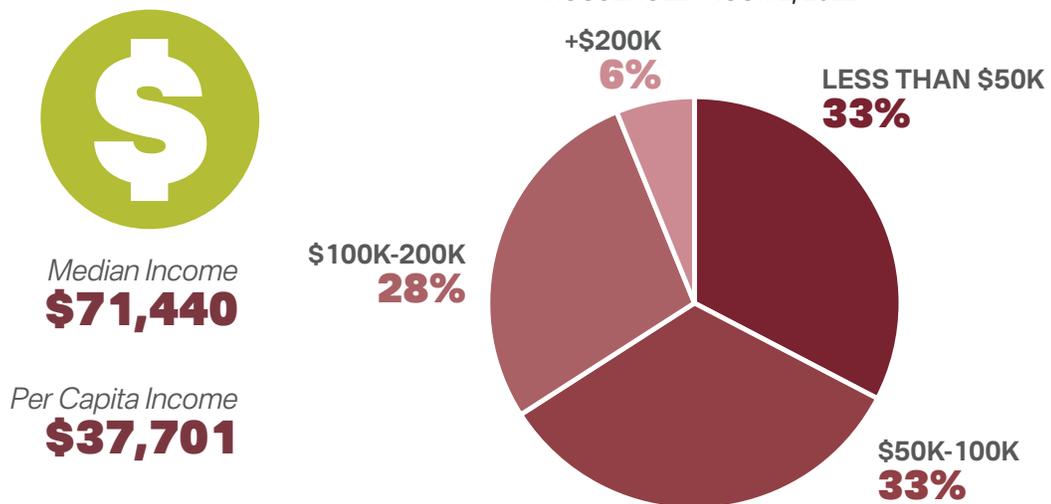


INCOME

Household income trends in Miami County have shown a positive trajectory in recent years, reflecting economic growth and stability within the region.

MEDIAN HOUSEHOLD INCOME

According to the U.S. Census Bureau's 2022 data, the median household income in Miami County is \$71,440. This represents an increase of 39% from 2010, indicating a steady rise in household earnings. Miami County's median household income is slightly higher than Ohio's median of \$65,720. It also surpasses the national median household income, reflecting the county's economic vitality.



POVERTY RATE

The county's poverty rate stands at 9.6%, which is below the national average, indicating relatively lower levels of poverty. These figures highlight Miami County's economic health, with rising household incomes and a strong middle-income population.

Poverty Rate
9.6%
(1.5% BELOW UNITED STATES)





3

OVERVIEW

This section provides an overview of existing community facilities, including parks & open spaces, recreation opportunities, historic resources, schools, community centers, and healthcare. Preservation and enhancement of these assets will support a high quality of life for residents.



CIVIC & COMMUNITY

- **Goals & Objectives**
- **Parks, Recreation, & Open Spaces**
- **Historic Preservation & Resources**
- **Education**
- **Community & Healthcare Services**

GOALS & OBJECTIVES

Goal 1: Support the location of open space and recreational facilities to meet the needs and interests of the residents of Miami County.

1. Provide facilities that vary in size, variety, and range of activities.
2. Encourage non-usable areas (such as flood plains, heavily forested areas, along steep slopes, and areas with other unique features) to be utilized for open space or recreational facilities.

Goal 2: Support and promote the continued identification and preservation of historic resources and cultural features.

1. Protect culturally, historically, archaeologically, and environmentally sensitive lands, viewsheds, and buildings that are of cultural, ecological, or historical significance through the use of easements, historic designations, zoning regulations, design guidelines, or similar tools.
2. Historic and cultural resources should be protected during the development process.

Goal 3: Promote development decisions which strengthen the education system, community centers, and public health.

1. Establish a framework for assessing school capacity and adjusting development plans to prevent overcrowding or underutilization of school facilities.
2. Strengthen partnerships between school districts, local government, and community organizations to address education-related challenges, such as funding disparities and student support services.
3. Expand access to vocational training, community college programs, and workforce development initiatives to support economic growth and lifelong learning.
4. Encourage investment in modernized school facilities, technology, and transportation networks to accommodate community growth and enhance learning environments.

PARKS, RECREATION, & OPEN SPACES

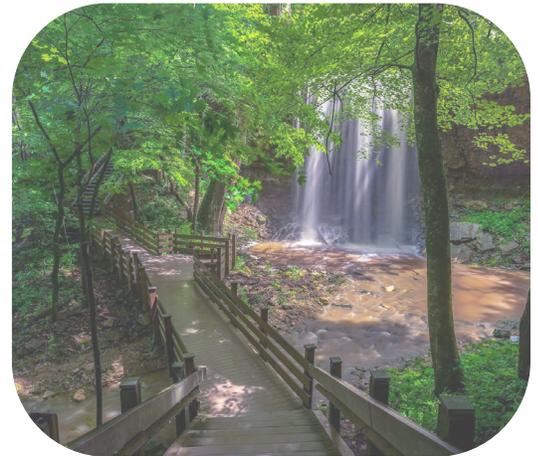
Miami County is a haven for outdoor enthusiasts, offering an abundance of parks, trails, and scenic reserves that enhance the quality of life for residents and visitors alike. With over 16 parks and reserves spanning more than 2,000 acres, the Miami County Park District plays a vital role in preserving the county's natural beauty while providing diverse recreational opportunities. These parks and open spaces are strategically located along the Great Miami River and Stillwater River corridors, offering access to a wide range of outdoor activities, from hiking and fishing to biking and wildlife observation.

MIAMI COUNTY PARKS & NATURAL AREAS

The Miami County Park District manages a variety of parks, each offering unique landscapes and recreational experiences:

- Charleston Falls Preserve - Home to a stunning 37-foot waterfall, this nature preserve offers picturesque hiking trails and a diverse ecosystem, including rare plants and limestone cave formations. (Location: 2535 Ross Road, Tipp City)
- F.L. Blankenship Riverside Sanctuary - A serene retreat along the Stillwater River, ideal for birdwatching and peaceful nature walks. (Location: 4112 St. Rt. 48, Covington)
- Garbry Big Woods Reserve & Sanctuary - A 170-acre natural area offering fishing, hiking, archery practice, and picnic spots. The Garbry Big Woods Sanctuary protects wetlands and old-growth forests, making it an ecological treasure. (Locations: 6660 Casstown-Sidney Road & 2540 E. Statler Rd., Piqua)
- Great Miami River Recreational Trail - A 30+ mile bikeway that weaves through six townships and three major cities, connecting parks, scenic riverfronts, and urban centers. (Trailheads: 901 Dye Mill Rd. & 970 St. Rt. 202, Troy)
- Lost Creek Reserve & Knoop Agricultural Heritage

CHARLESTON FALLS PRESERVE



GREAT MIAMI RIVER RECREATIONAL TRAIL



Center - The largest park in the county, and host of the annual Fall Farm Festival, spans 457 acres and features 5.75 miles of trails, historical farm structures, and scenic views of Lost Creek, ideal for hiking, cross-country skiing, and wildlife observation. (Location: 2385 E. St. Rt. 41, Troy)

- Maple Ridge Reserve - With 120 acres of rolling hills and 2.5 miles of trail, there are opportunities to hike, fish, and kayak along the Stillwater River. (Location: 10430 OH-185, Covington, OH)
- Stillwater Prairie Reserve - A pristine riverside habitat offering hiking trails, fishing areas, bird watching, and cross-country skiing. (Locations: 9750 St. Rt. 185 & 7790 N. Rangeline Road, Covington)

For a complete list of county parks, visit Miami County Park District website.

FEATURED PARKS & RECREATION OPPORTUNITIES

Beyond its extensive park system, Miami County offers numerous recreational opportunities that enrich community life and encourage active lifestyles:

- The Great Miami River Recreational Trail - A 30+-mile paved bikeway that follows the Great Miami River, linking parks and cities while offering scenic river views.
- Monroe Township Recreation Program - 24+ acres of playgrounds, parks, and preserves, with a collaborative partnership between Monroe Township, Tipp City, and Tipp City Schools, providing community sports programs such as summer youth leagues, adult softball, basketball, and clogging.
- City Parks & Green Spaces - The cities of Piqua, Troy, and Tipp City each maintain their own parks departments, offering playgrounds, sports fields, green spaces, and trail connections to the Great Miami River Trail.
- Seasonal Activities - The county's parks host year-round activities, including hiking, biking, fishing, canoeing, cross-country skiing, and wildlife watching. Special events such as fall festivals, historical reenactments, and nature education programs engage the community and highlight the region's natural and cultural heritage. In December, Lost Creek Reserve hosts a Christmas Light drive-thru display, providing just one of the many annual attractions that connects County residents with the place they call home.

LOST CREEK RESERVE



MAPLE RIDGE RESERVE



Future Opportunities

Expand Trail Networks



Preserve Natural Habitats



Develop New Parks



Enhance Multi-use Trails



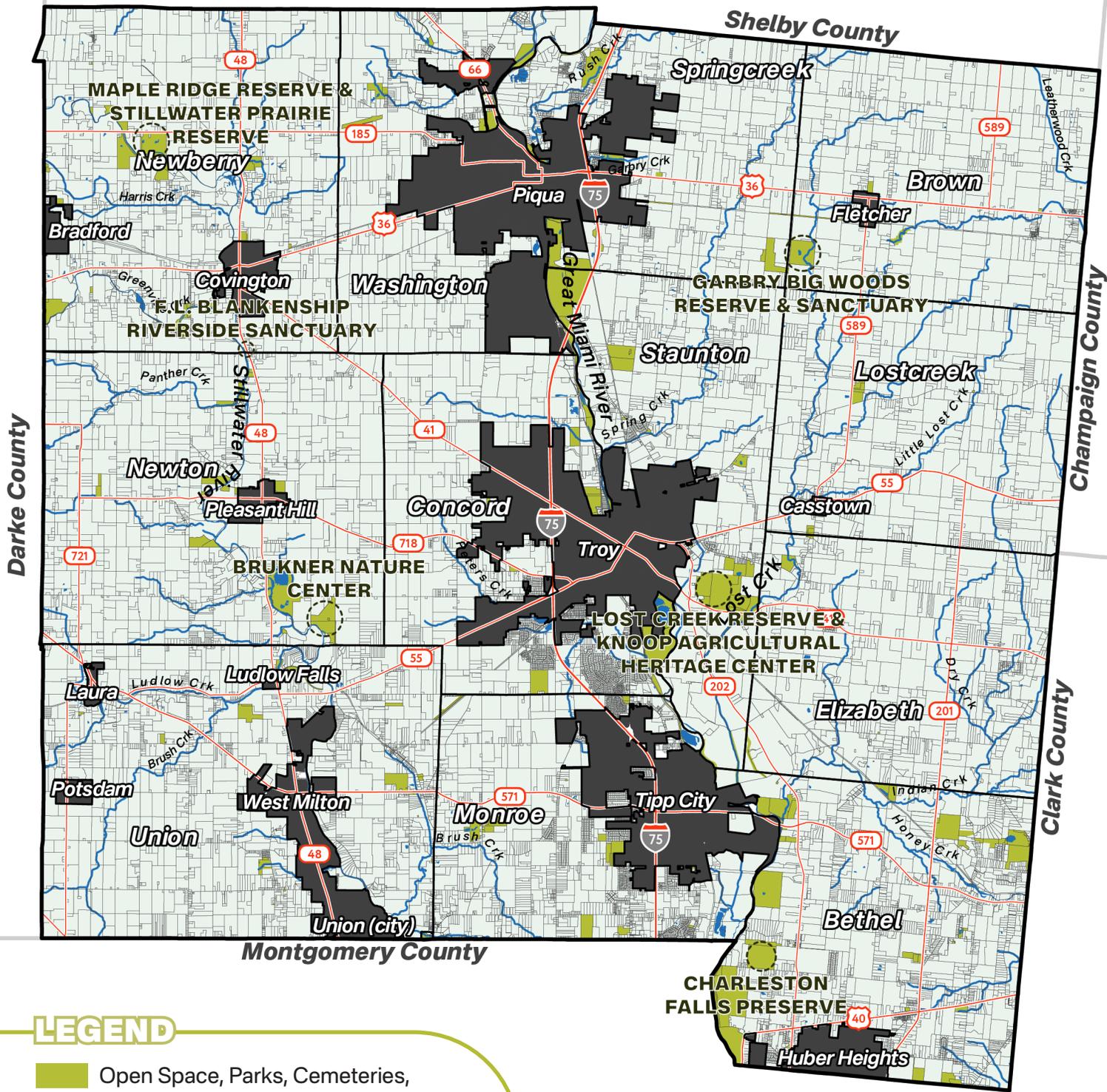
PRESERVING GREEN SPACES & ENHANCING RECREATIONAL ACCESS

As Miami County grows, maintaining and expanding public access to parks and recreational facilities is essential. Ongoing efforts to preserve open spaces, improve park infrastructure, and expand trail networks will ensure that outdoor recreation remains a key part of the county's identity. Future initiatives should focus on:

- Developing new parks and expanding existing green spaces to accommodate a growing population.
- Enhancing multi-use trails to increase connectivity between communities and recreational areas.
- Preserving natural habitats to support local wildlife and provide educational opportunities for residents.
- Encouraging public engagement and volunteerism in conservation efforts and park stewardship programs.

Miami County's commitment to outdoor recreation and conservation ensures that future generations will continue to enjoy its parks, rivers, and open spaces. Whether exploring the trails, paddling along the Great Miami River, or participating in community sports, residents have countless opportunities to stay active and connected with nature.

OPEN SPACE, PARKS & CEMETERIES



LEGEND

- Open Space, Parks, Cemeteries, & Other Protected Lands
- Rivers, Streams, & Creeks



Source: Miami County GIS Database

HISTORIC PRESERVATION AND RESOURCES

Miami County's historical resources reflect its deep-rooted past, from nationally recognized landmarks to local heritage sites that provide a tangible connection to history. Historic preservation efforts in the county encompass a variety of elements, including sites on the National Register of Historic Places, Ohio Historic Markers, and community-led preservation initiatives. Additionally, cultural and historical features such as cemeteries and historic family farms contribute to the county's unique historical landscape.

ELIZABETH TOWNSHIP RURAL HISTORIC DISTRICT

On March 7, 1997, Elizabeth Township was placed on the National Register of Historic Places and became Ohio's first Rural Historic District, covering 19,881 acres of land. This designation reflects the township's rich agricultural history, historic structures, and cultural significance. Among the notable historic sites in the area is the Andrew Sheets House, which is listed on the National Register of Historic Places. While this is the only registered historic building in the township's unincorporated areas, other significant properties are found throughout the county, with 21 of the county's 43 total registered sites located within the City of Troy.

OHIO HISTORIC MARKERS

Miami County is home to 35 Ohio Historic Markers, which commemorate key events, individuals, and places that have shaped the region. These markers are largely concentrated in the county's cities and villages, highlighting Miami County's contributions to Ohio's history. (For a full list of historic markers, visit: Remarkable Ohio)

MIAMI AND ERIE CANAL, CEMETERIES, & FAMILY FARMS

The Miami and Erie Canal, constructed between 1825 and 1845, was an essential transportation route connecting the Ohio River in Cincinnati to Lake Erie near Toledo. During the mid-19th century, the canal played a critical role in shaping the economy and settlement patterns of Miami County. However, with the rise of railroads, canal transportation declined, and by the late 1800s, the Miami and Erie Canal was largely abandoned.

Despite its decline, remnants of the canal remain a significant part of Miami County's historical identity. Several locations celebrate and preserve this history:

- Johnston Farm and Indian Agency (Piqua) – A 200-acre historic site that showcases over 2,000 years of history. Visitors can experience a replica 20-foot-long canal boat ride, tour the home of Colonel John Johnston, and explore preserved outbuildings from the early 1800s. The site also hosts annual events, including the Celtic Heritage Festival.
- Lock 9 Park (Piqua) – A public space featuring remnants of an original canal lock integrated into the park's landscape.
- Treasure Island Park (Troy) – Formerly Lock 12, this site along the Great Miami River Recreational Trail now serves as a recreational hub where visitors can rent boats, kayak, and camp along the water, enjoying the canal's historic setting.

JOHNSTON FARM AND INDIAN AGENCY



CEMETERIES: PRESERVING MIAMI COUNTY'S ANCESTRAL HERITAGE

Cemeteries serve as crucial historical records, preserving the legacy of those who shaped Miami County's past. With an estimated 80+ cemeteries scattered throughout the county, these sites offer insight into genealogy, historical events, and early settlement patterns. Ensuring their preservation is vital to maintaining the county's historical integrity and honoring the families that have lived in the region for generations.

OHIO HISTORY CONNECTION: PRESERVATION PROGRAMS AND FUNDING

Miami County retains 35 of the 2,000+ registered Ohio Historic Family Farms through the Ohio History Connection Farmland Preservation Office. Dating back as early as 1806, these farms are vital to the county's rich agricultural heritage and legacy.

Miami County benefits from state-level support through other Ohio History Connection programs, which offers historic preservation tools, funding opportunities, and educational initiatives. Grants, tax credits, and technical assistance programs are available to support the maintenance and restoration of historic structures. Encouraging property owners and local governments to leverage these resources will be key in safeguarding Miami County's history for future generations.

DEVELOPMENT IMPLICATIONS: BALANCING GROWTH WITH PRESERVATION

While Miami County continues to grow and evolve, it is essential to protect its historic resources. As new developments arise, careful planning must be undertaken to respect historic sites, integrate preservation efforts, and maintain the county's cultural heritage. Future land use policies should aim to balance economic progress with historical conservation to ensure that the county's unique history is not lost to modernization.

EDUCATION

Miami County continues to develop as a vibrant and growing community with quality education and essential public services shaping its identity. This section highlights key aspects of life in Miami County, including the performance of local school districts, the availability of post-secondary education, the impact of development on schools, and the presence of community centers and healthcare facilities.

SCHOOLS

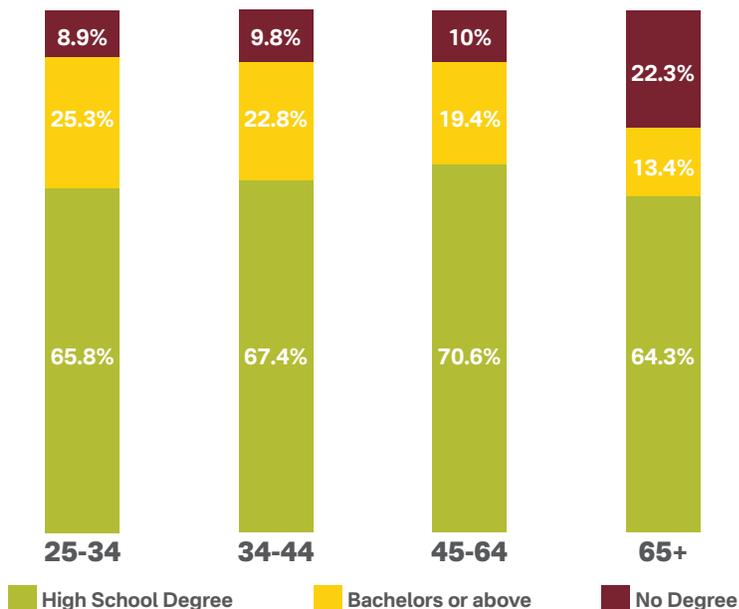
Schools serve as a key indicator of a community's reputation and attractiveness as a place to live, work, and raise a family. Parents expect their children to receive a high-quality education in a safe environment that prepares them for adulthood. While Miami County has limited authority over this system, schools are a crucial player in its future development.

EDUCATIONAL ATTAINMENT

Miami County is a community with a strong emphasis on high school education and a growing pursuit of higher education. As of 2019-2023*, 92.8% of residents aged 25 and over have graduated from high school or attained a higher level of education. These statistics indicate that younger age groups in Miami County tend to have higher levels of educational attainment, particularly concerning higher education degrees.

*Source: ACS 2019-2023, 5-year estimates.

EDUCATIONAL ATTAINMENT BY AGE, 2022





STATE AND NATIONAL AVERAGES

Miami County's high school graduation rate is slightly higher than Ohio's average of 91.9% and the national average of 89.8%. The percentage of residents with a bachelor's degree or higher in Miami County (24.9%) is comparable to the state average. These figures highlight Miami County's commitment to education, with a notable proportion of its population achieving high school diplomas and a growing number pursuing higher education degrees.

High School Graduation Rate
92.8%

Bachelor's Degree Attainment
24.9%

SCHOOL DISTRICTS & ENROLLMENT

Miami County is made up of twelve total school districts, with nine primary districts that encompass most of the County's area and three encroaching (Tecumseh, Franklin Monroe and Northmont - see "School Districts of Miami County" Map on Page 36). Approximate enrollment numbers are provided below:

ENROLLMENT BY DISTRICT

District	2024	2010	% Change
Bethel Local Schools	1,925	927	108%
Bradford Exempted Village Schools	495	623	-21%
Covington Exempted Village Schools	750	904	-17%
Miami East Local Schools	1,304	1,262	3%
Milton-Union Exempted Village Schools	1,312	1,658	-21%
Newton Local Schools	596	553	8%
Piqua City Schools	3,036	3,677	-17%
Tipp City Exempted Village Schools	2,341	2,690	-13%
Troy City Schools	4,026	4,720	-15%
Total	15,785	17,014	-7%

Source: 2024, 2010 - Ohio Department of Education & Workforce Enrollment Data

School enrollment numbers change frequently and it is difficult to estimate a total number of students year to year, however, the Ohio Department of Education & Workforce offices have data available for enrollment on the first day of classes for each year which was used for the information above. Based on the data used, it shows the overall number of students has decreased by 7% and the only districts with growth were seen in Bethel, Miami East, and Newton districts.

OHIO DEPARTMENT OF EDUCATION REPORT CARD AND ENROLLMENT

According to the Ohio Department of Education's 2023-2024 report card ratings, Tipp City Exempted Village School District and Miami-East Local Schools stand out as the top-performing districts in Miami County. These districts earned an overall 5-star rating on the Traditional Report Card, excelling in achievement, progress, gap closing, early literacy, and graduation rates.

While school quality has improved since the 2019 assessment, disparities remain across the county. Social challenges, such as poverty and homelessness, significantly impact student achievement, while school funding remains reliant on property taxes, affecting resources for facilities and staffing. Collaboration between school districts, parents, and the community is essential for sustaining and improving education quality.

POST-SECONDARY EDUCATION

Beyond K-12 education, Miami County benefits from Edison State Community College in Piqua, as well as its proximity to other post-secondary institutions and vocational training centers such as Sinclair Community College, the University of Dayton, Wright State University, and others just outside the Miami Valley Region. Workforce development initiatives are in place to equip residents with skills for higher-paying jobs. Expanding vocational training and increasing high school graduation rates remain priorities for the community.

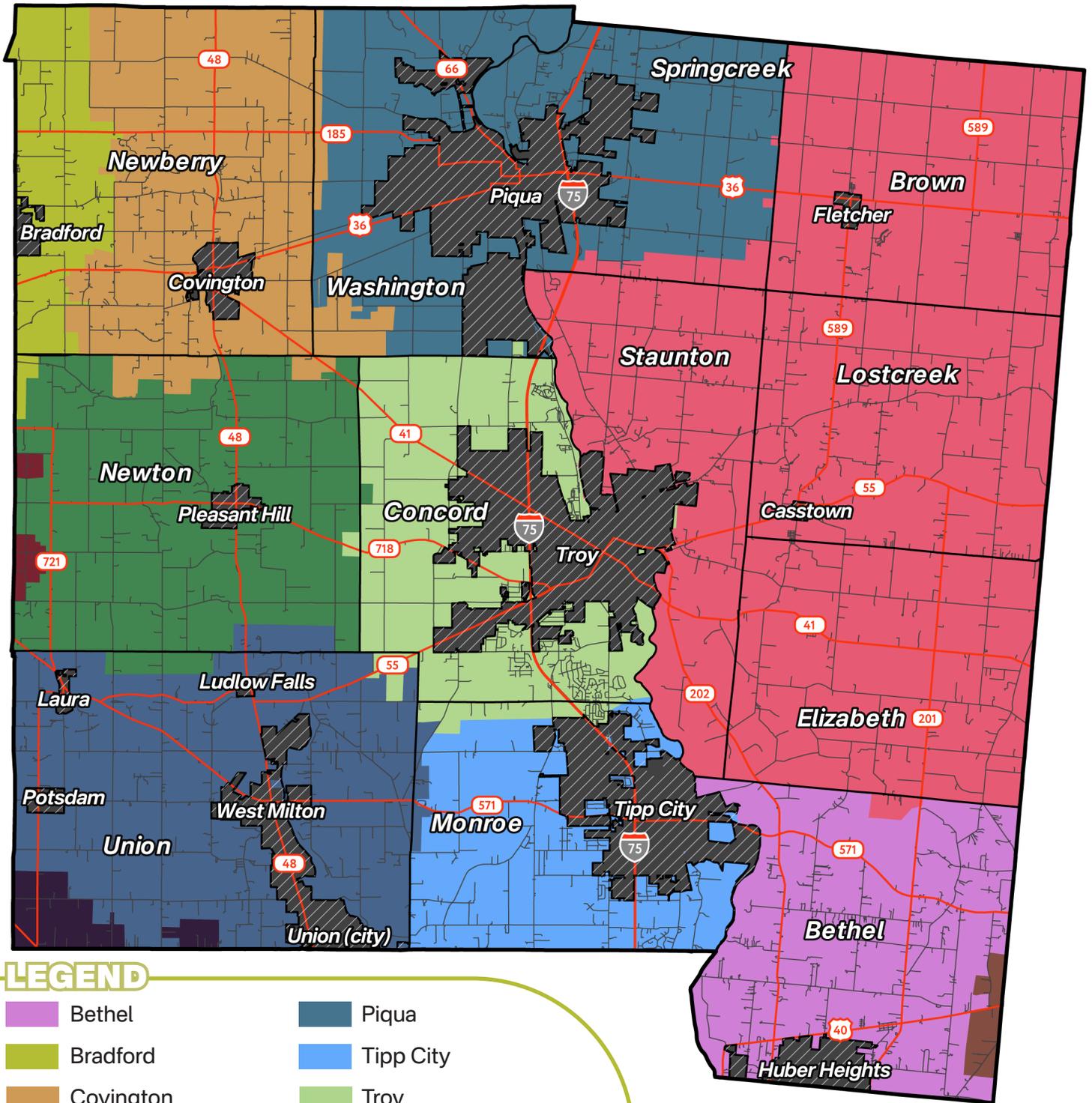
PRIVATE SCHOOLS

In addition to Miami County's public schools and connected districts, Private schools such as Troy Christian and others provide additional classroom capacity and opportunities for Miami County residents primarily along the I-75 Corridor. According to the Ohio Department of Education & Workforce Enrollment Data for 2024, Troy Christian Elementary held a total of 316 students and Troy Christian High School a total of 323 students.

DEVELOPMENT DECISIONS AND SCHOOLS

Physical development, particularly new housing projects, directly affects school enrollment and resource allocation. While unplanned development could strain school districts, strategic land-use planning can mitigate negative impacts. A county-wide effort to assess development costs in relation to public services is lacking, but discussions on this issue are growing in importance.

SCHOOL DISTRICTS OF MIAMI COUNTY



LEGEND

- | | |
|--|---|
|  Bethel |  Piqua |
|  Bradford |  Tipp City |
|  Covington |  Troy |
|  Miami East |  Franklin Monroe |
|  Milton-Union |  Tecumseh |
|  Newton |  Northmont |



0 1 2 4 Miles

COMMUNITY & HEALTHCARE SERVICES

Miami County offers a diverse array of community centers and public healthcare facilities vital to the well-being of its residents. Community centers like the Troy-Hayner Cultural Center and Elizabeth Township Community Center provide spaces for engagement and enrichment, while a network of hospitals, mental health services, and addiction recovery centers ensure access to comprehensive care. This integrated approach reflects Miami County's commitment to supporting community health, fostering unity, and enhancing the overall quality of life for individuals and families.

COMMUNITY CENTERS

Community centers provide vital spaces for engagement and enrichment. Miami County has a few notable centers, including:

- Elizabeth Township Community Center
- Miami County Community Services Center
- Troy Recreation Association Inc.
- Troy-Hayner Cultural Center
- Lincoln Community Center

Additionally, there are two YMCA branches - one in downtown Piqua and the other is between Troy and Tipp City.

HEALTHCARE FACILITIES

Residents have access to a broad spectrum of healthcare services, including hospitals, clinics, mental health facilities, and addiction recovery centers. Key healthcare providers include:

HOSPITALS AND CLINICS

- Upper Valley Medical Center
- Health Partners Free Clinic
- Ohio's Hospice of Miami County
- Kettering Health - Troy
- Premier Health Urgent Care - Piqua
- Miami-County OB-GYN & Associates

MENTAL HEALTH SERVICES

- Miami County Mental Health Center
- Samaritan Behavioral Health
- Recovery and Wellness Centers (Troy and Tipp City)
- Miami County Recovery Council

ADDICTION AND DRUG RECOVERY SERVICES

- Brightview Dayton/Piqua
- Sunrise Treatment Center - Piqua

DEVELOPMENTAL DISABILITIES AND EARLY INTERVENTION

- Miami County Board of Developmental Disabilities (Riverside)
- Help Me Grow / Miami County Early Intervention (Miami County Public Health)

PUBLIC HEALTH PROGRAMS (MIAMI COUNTY PUBLIC HEALTH)

- Immunizations
- Communicable Disease Control
- Prenatal and Well-Child Clinics
- WIC Nutrition Services
- HIV Testing
- Project DAWN (Opioid Overdose Prevention)

SOCIAL AND FAMILY SERVICES

- Miami County Department of Job and Family Services
- Family & Children First Council
- Meals on Wheels
- Isaiah’s Place (Foster care and adoption support)
- Area Agency on Aging

CONCLUSION

Miami County offers a strong educational foundation with essential community services. While challenges remain, such as disparities in school performance and the impact of new development, the county’s commitment to recreation, its history, education, and public health leaves the community well positioned for the future and provides invaluable resources to its citizens and visitors. Through strategic planning and community collaboration, Miami County will continue to thrive as a desirable place to live, work, and visit.

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MIAMI COUNTY TOMORROW





4

OVERVIEW

This chapter explores Miami County's unique ecological lands, including rivers, streams, wetlands, and prime farmland. This theme aims to protect sensitive environmental areas and improve water, trail, and recreation access.



ENVIRONMENT & SUSTAINABILITY

- **Goals & Objectives**
- **Resource Protection
& Conservation**
- **Water & Trail Access**
- **Solar & Renewable
Energy Resources**

GOALS & OBJECTIVES

Goal 1: Preserve stream corridors, drainage systems, significant wooded areas and environmentally sensitive land.

1. Work with the agricultural community, state, and federal agencies, as well as civic organizations, to educate and promote best practices for managed runoff from agricultural lands to reduce adverse water quality impacts to waterways/ streams and environmentally sensitive ecosystems.
2. Encourage compliance with established air and water quality standards as administered by the state of Ohio.
3. Utilize and maintain the existing drainage system.
4. Utilize and enhance the storage capacity of natural systems, while conserving their value and function.

Goal 2: Conserve natural resources, including soils, potable water, and minerals.

1. Ensure that consistently high-quality potable water supplies are available and serve the needs of Miami County residents.
2. Collaborate with municipalities located within Miami County to ensure optimum utilization and protection of the water resources.
3. Encourage compliance with established air and water quality standards as administered by the state of Ohio .

Goal 3: Conserve the native habitats of Miami County, and preserve species that are endangered, exceedingly rare, or incompatible with most human uses.

1. Ensure preservation of designated native habitats.

Goal 4: Identify, incorporate, and implement the sound integration of solar panel installation in the county without compromising agricultural activities and environment.

1. Solar fields should be limited to areas with access to high voltage lines, outside of prime farmland, and which do not have access to sewer and water facilities or where sewer & water can be extended easily.
2. Protect the integrity of the natural landscape by utilizing berming, landscaping, and other techniques to minimize the impact of critical view-sheds.
3. Encourage the restoration of agricultural land upon the expiration of solar easements/agreements.
4. Encourage the practice of Agrivoltaics, allowing for dual use solar farms that allow for both crops and livestock to thrive around solar panels.

Goal 5: Promote renewable energy adoption and efficiency.

1. Improve energy efficiency in county facilities and encourage residents and businesses to adopt energy-saving practices.
2. Encourage the adoption of renewable energy sources (solar, wind, geothermal) in residential, commercial, and industrial sectors.

Goal 6: Enhance waste management and recycling programs.

1. Reduce landfill waste and increase recycling rates county-wide.

RESOURCE PROTECTION & CONSERVATION

Conserving and protecting the County's significant natural resources is crucial to preserving its identity and ability to continue providing ecosystem services such as biodiversity, carbon sequestration, stormwater and flood control, and clean air and water into the future. Future development should be considerate of Miami County's natural resources and seek sound integration with the existing environment.

RIVERS AND STREAMS

Miami County is primarily served by the Great Miami River - running north to south through the center of the county. Another significant water source is the Stillwater River - which travels north to south through the western areas and feeds into the Great Miami in Montgomery County. Greenville Creek, a major tributary of the Stillwater River, flows through the western part of the county, featuring scenic waterfalls and diverse wildlife. These rivers and streams are critical contributors to the Great Miami River Watershed, which spans 15+ counties and supplies drinking water to over 2.3 million people*.

Source: *Miami Conservancy District

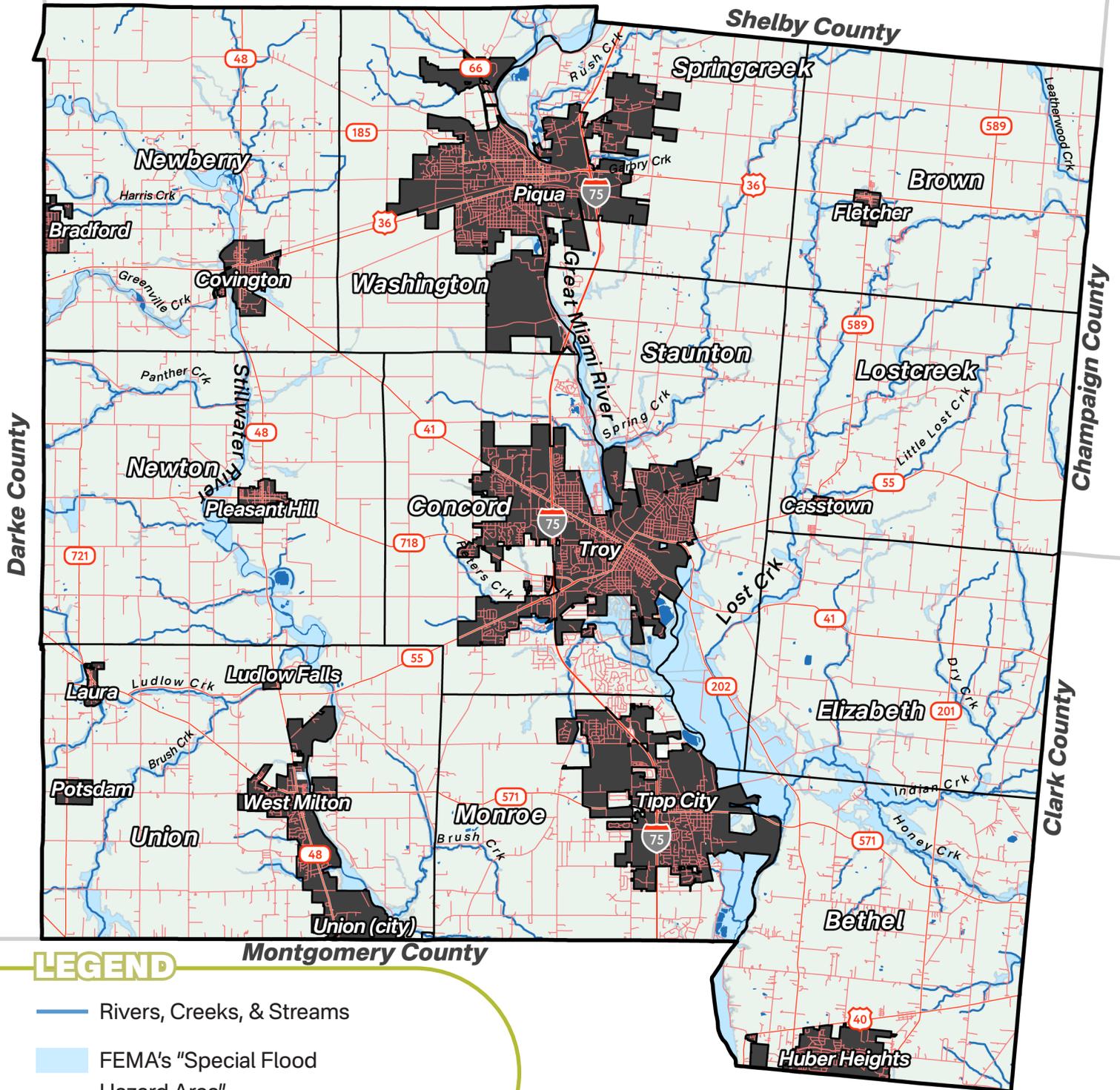
WETLANDS

Wetlands are important natural habitats that play a vital role in the local ecosystem. These areas are essential for water filtration, flood control, and biodiversity. Miami County contains several types of wetlands including marshes, forests, rivers and streams. Many of the major wetland areas have been protected by the Miami County Parks District and Miami Conservancy District, however, future development should make protecting these critical natural resources a priority.

GROUNDWATER RESOURCES

Through rain, runoff, and other above ground water sources, water travels downward and infiltrates the land surface where it reaches the water table below - this saturated area where water fills the openings below is called groundwater. A soil or rock formation that can store, transmit, and yield groundwater is called an aquifer. Groundwater within the aquifers can be accessed to support development so knowledge of these sources allows Miami County to protect potentially important future sources of water.

Future development in areas located over higher yield areas should be compatible with goals of preserving both the quantity and quality of the groundwater supply for future generations.



LEGEND

- Rivers, Creeks, & Streams
- FEMA's "Special Flood Hazard Area"

Sources: Miami County GIS Database, FEMA



0 1 2 4 Miles

There are two main types of aquifers in the Miami Valley Region: Unconfined and Confined*.

*Updated names from Miami Conservancy District

UNCONFINED AQUIFERS

- Found in glacial deposits filling ancient bedrock valleys, often underlying major river valleys, and made up of primarily sand and gravel.
- Highly permeable and capable of storing/transmitting large amounts of groundwater but are vulnerable to contamination.
- Recharge mainly occurs through stream infiltration.

CONFINED AQUIFERS

- Comprised of fractured limestone formations.
- Lower recharge and yield potential compared to sand and gravel aquifers.
- Pollution potential increases with shallow bedrock and overlying permeable material.

PLANNING AND DEVELOPMENT IMPLICATIONS

GROUNDWATER QUALITY AND QUANTITY: Future development should consider preserving both groundwater quality and yield, particularly in high-yield areas.

VULNERABILITY TO CONTAMINATION: Sand and gravel aquifers and areas with shallow bedrock require special attention due to high contamination potential. The two areas with high pollution potential follow the Great Miami River and Stillwater River.

PRIME FARMLAND, SOILS, & SLOPES

Located in the fertile Miami Valley Region, Miami County contains some of the richest and most productive cropland in Ohio. When prime farmland is lost to other land uses, pressures are placed upon the farming community to cultivate marginal lands that tend to be more erodible, drought-prone, and less productive. Cultivation of these marginal lands results in higher costs for the farming community and society as a whole to maintain the productivity levels formerly obtained on prime farmlands.

Soils considered naturally prime farmland are level or nearly-level and are not highly erodible. During the growing season, the soil is typically well drained and is not often flooded. The level of acidity or alkalinity is acceptable for healthy crop production. The soil is also permeable to water and air with either few or no rocks found within its composition. Approximately 35% of Miami County is considered Prime Farmland (PF), and if adding areas that are well drained, then 91% of the county could be considered PF if drained. Another category that is considered farmable but may not have optimal growing conditions is known as "Farmland of local importance": it is described in the Code of Federal Regulations as "tracts of land that have been designated for agriculture by local ordinance."

The influence of slopes on drainage, erosion, and provision of adequately sized flat areas is important to land use planning. Farming practices such as row crops require relatively flat land with either good natural drainage or the ability to provide relatively inexpensive artificial drainage. Undulating to rolling topography makes a good background for residential development. Large flat areas are needed for many modern industrial or commercial developments. Steep slopes are usually part of high-quality recreation areas or natural preservation sites. Miami County is mostly flat – which has supported its history of crop production, but consequentially, it is also ideal for large-scale housing development when utilities are located nearby.

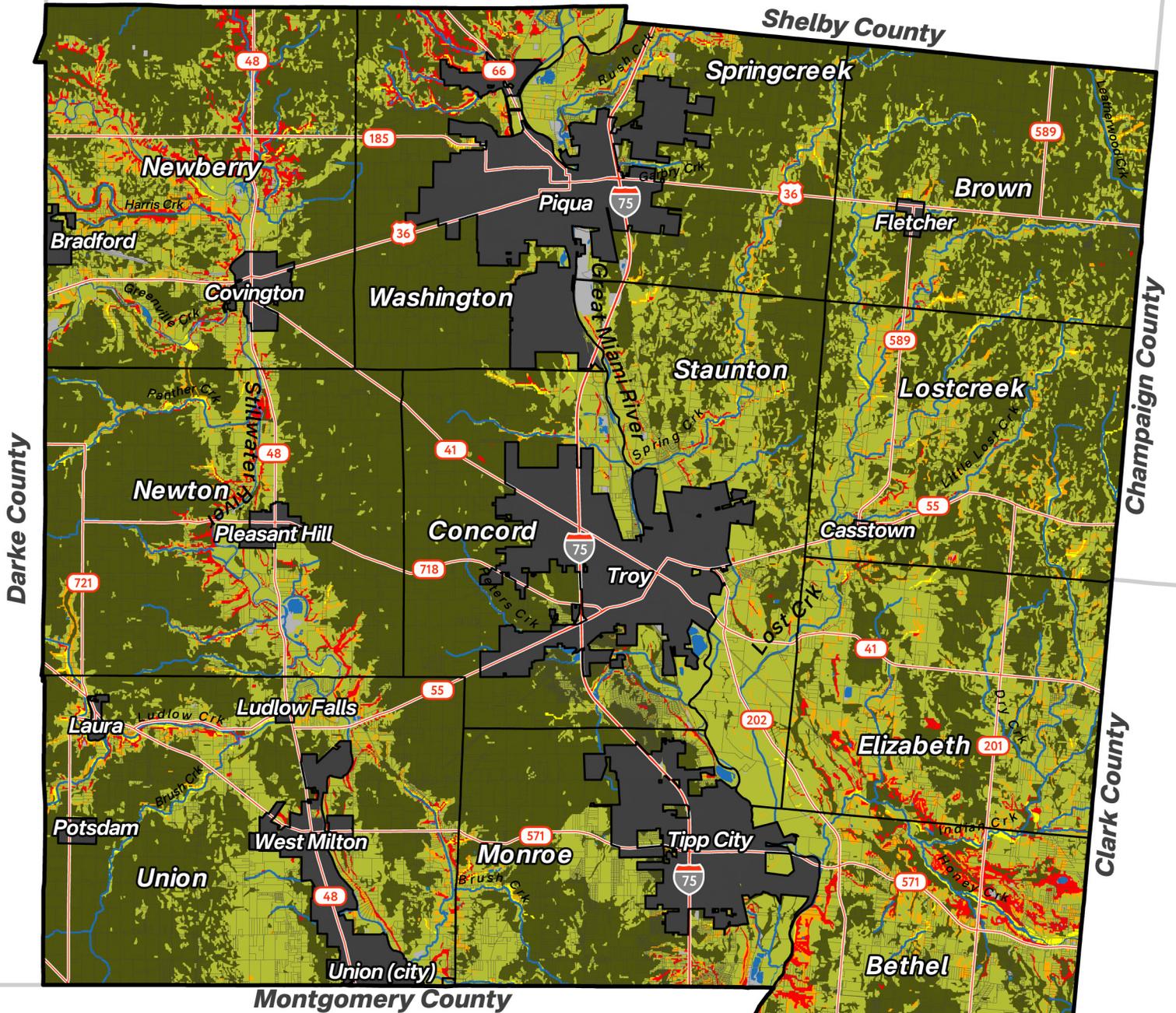
SUSTAINABLE FARMING PRACTICES: “CONSERVATION TILLAGE” AND “TILE FARMING”

“Conservation tillage” is a farming practice that minimizes soil disturbance while leaving crop residue on the surface, promoting soil health, reducing erosion, and improving water retention. According to the USDA, methods like no-till and mulch-till are considered conservation tillage if they leave at least 30% of crop residue on the field after planting. In Miami County, Ohio, this practice is widely adopted, with the 2022 USDA Census of Agriculture reporting that 55% of farms use either no-till or reduced tillage methods. Even though tilling is important to farming, conservation tillage is even more vital and is used extensively in the county as a way to reduce fertilizer runoff and protect local waterways. This is often paired with grid soil sampling, another widely used tool in the agricultural community, which helps minimize the application of commercial fertilizers by providing precise data on nutrient needs across different parts of a field. Together, these practices support more sustainable and environmentally responsible farming.

“Tile farming” is an agricultural practice aimed at improving crop growth and increasing yields. Through the installation of underground perforated pipes (“tiles”) beneath a field, excess water is drained from the soil. The resulting soil aeration prevents excess waterlogging and maximizes the potential of areas with otherwise poorly drained soil. The process enables better root development and access to nutrients, limits erosion, and allows for longer growing seasons. Tile farming practices can be utilized by Miami County farmers to advantageously improve the quality of the land.

PLANNING AND DEVELOPMENT IMPLICATIONS

Miami County should continue to preserve as much prime farmland as possible by limiting sprawling development patterns and encouraging resource conscious, conservation development typologies on the periphery of existing urban areas. It’s also worth noting that there are some areas along waterways classified as Prime Farmland where using this land for agriculture can pose serious risks to non-point source pollution. With that in mind, there may be areas along waterways where development is more suitable for commercial & housing development versus the former. Proposals should be considered on a case-by-case basis.



LEGEND

- Prime Farmland (PF)
- PF if Drained
- PF if Drained / Protected
- Not PF
- Farmland of local importance
- Unidentified



0 1 2 4 Miles

Source: USDA Soil Survey of Miami County, Ohio, Miami County GIS

FLOOD HAZARDS

Floodplains present severe limitations for development because they must employ costly building and landscape measures to ensure that destructive damage does not occur to structures and property during a flood event. Flood hazard insurance for developments within floodplains can be expensive or even unavailable to property owners. Development that is not compatible should not be located in these areas. Miami County's central corridor along the Great Miami River includes several large areas that should be considered carefully when reviewing future development proposals. There are two organizations which identify the County's most at-risk areas: the Federal Emergency Management Agency (FEMA) and the Miami Conservancy District (MCD).

FEDERAL EMERGENCY MANAGEMENT AGENCY

FEMA plays a significant role in creating and maintaining flood maps to help communities manage flood risks. These maps are part of the agency's National Flood Insurance Program (NFIP) and are used to guide floodplain management, insurance requirements, and building regulations. There are three different classifications within Miami County's unincorporated areas:

1. Regulatory Floodway. This "means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height"
2. 1% Annual Chance of Flood Hazard or "100-year flood" means the "area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year"
3. 0.2% Annual Chance of Flood Hazard or "500-year flood" means an "area that has a 0.2% chance of flooding in any given year".

FLOOD CONTROL SYSTEM

The Miami Conservancy District (MCD) manages a comprehensive flood control system in the Miami Valley region, including Miami County, Ohio. This system integrates a network of dams, retarding basins, levees, and floodplain management programs to protect communities from flood hazards.

The MCD floodplain program is a key resource for managing flood risk within the Great Miami River basin. MCD oversees a system of dams—including Taylorsville Dam, Englewood Dam, and Lockington Dam—and associated retarding basins that temporarily store floodwaters during heavy rain events.

The flood hazard areas for these retarding basins are determined by the spillway elevations of the dams, which are reflected on FEMA maps. For example, Englewood Dam's spillway is at 876 feet above mean sea level, while Taylorsville Dam's is at 818 feet above mean sea level. Development within these areas is permitted as long as it remains above the spillway elevation.

MCD holds flood easements within these zones, adjusting boundaries as land is subdivided to align property lines with flood hazard areas, ensuring ongoing protection and regulatory clarity.

LOCKINGTON DAM, SHELBY COUNTY

Lockington Dam, an earthen embankment completed in 1921, is located across Loramie Creek in Shelby County, just north of Miami County. It is one of five major “dry dams” managed by MCD, meaning it does not maintain a permanent reservoir but instead temporarily stores excess water during floods, releasing it gradually to prevent downstream flooding.

Lockington Dam is crucial for flood risk reduction in Miami County and the wider Miami Valley. It helps protect nearly 47,000 properties and over \$7.3 billion in land and infrastructure by controlling floodwaters from Loramie Creek. The dam is part of a larger flood control network that includes over 55 miles of levees and thousands of acres of preserved floodplain, safeguarding cities like Piqua, Troy, Tipp City, and Dayton. Ongoing maintenance and rehabilitation, such as concrete repairs and foundation improvements, ensure the dam’s continued effectiveness and safety.

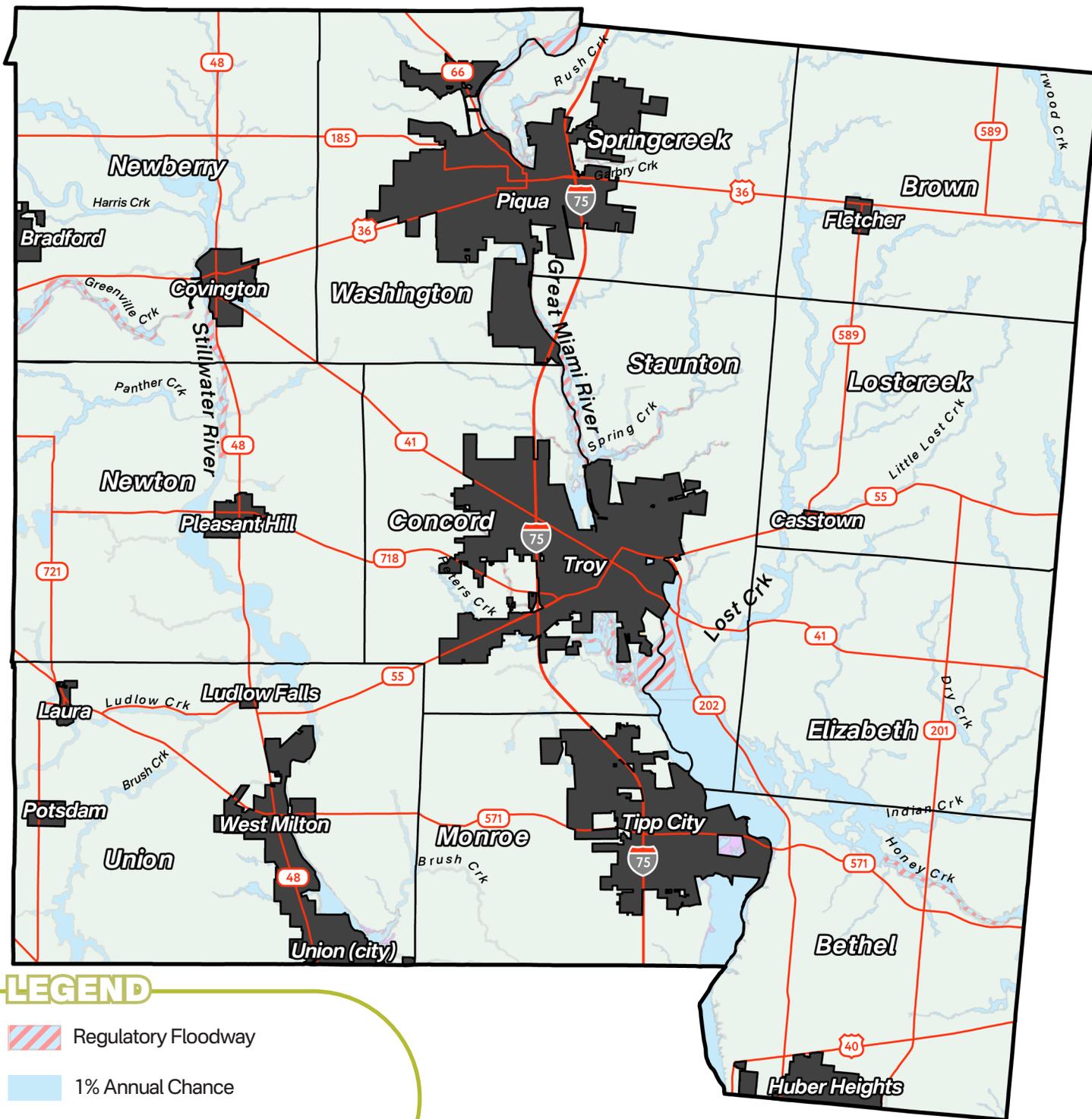
LOCKINGTON DAM



Source: Miami Conservancy District

PLANNING & DEVELOPMENT

Together, the MCD floodplain program and the system of dams—including Lockington, Taylorsville, and Englewood—form an integrated approach to flood risk management in Miami County. The program’s regulatory framework, combined with the physical infrastructure of the dams and levees, protects lives, property, and the region’s economic stability. The system’s adaptability, such as adjusting flood easement boundaries and permitting development above spillway elevations, ensures both safety and responsible land use as the region grows.



LEGEND

-  Regulatory Floodway
-  1% Annual Chance
-  0.2% Annual Chance

Source: FEMA Floodmaps



CONSERVATION EASEMENTS

There are 1,158 farms covering 166,000+ acres in Miami County according to the 2022 United States Census of Agriculture. Miami County could further protect its farmland, environment, and other natural resources by encouraging landowners to consider placing conservation easements on their property while also continuing to support organizations aimed at protecting critical lands, such as the Miami Conservancy District and Miami County Park District.

WHAT IS A CONSERVATION EASEMENT?

A conservation easement is a voluntary, legally binding agreement between a landowner and a land trust or government agency, designed to permanently restrict certain land uses to safeguard its ecological, agricultural, or historical significance. This agreement ensures the land's conservation values are preserved for future generations while often allowing the landowner to retain ownership and continue compatible uses, such as farming, forestry, and similar uses. Conservation easements can also offer financial benefits such as tax incentives to landowners who choose to protect their land in this way.



It is difficult to determine the exact acreage under conservation easements in the county since there are a variety of programs and organizations that utilize them. Unincorporated Elizabeth Township has a total of 6,527 acres protected through the Elizabeth Township Farmland Preservation Program, USDA Federal Farm and Ranchland Protection Program, USDA Agricultural Conservation Easement Program, and the Ohio Farmland Preservation Program which add up to 34% of the township's total acreage. There are 16 farms which are protected under the Clean Ohio Agricultural Easement Purchase Program. The Miami County Park District is the largest conservation agency in the county, holding 18 parks, preserves, and reserves throughout. The Miami Conservancy District has protected thousands of miles of river corridors.

MIAMI SOIL & WATER CONSERVATION DISTRICT AND UNITED STATES DEPARTMENT OF AGRICULTURE (USDA)

The Miami Soil & Water Conservation District provides resources on other available programs in the region, including conservation programs, farmland preservation through the Ohio Department of Agriculture, and related financial assistance programs. They have acted as local sponsors for 12 completed easements, preserving over 1,475 acres with additional easements underway. The United States Department of Agriculture (USDA) supplies an alternative easement program called the Agricultural Conservation Easement Program (ACEP) utilizing federal funding sources.

WATER & TRAIL ACCESS

The rivers and streams of Miami County offer an abundance of opportunities to connect with its water system through walking and cycling, kayaking and canoeing, and fishing and wildlife watching. This primarily happens along the Great Miami River corridor, spanning from Piqua to Tipp City. Surrounding land should be developed with compatible land uses that continue to protect these areas and support recreation opportunities for county residents and visitors.

There are two other pedestrian walking trails within Miami County known as the Buckeye Trail and the North County Trail. These follow the same path at the Great Miami River Trail but are parts of larger systems connecting within Ohio and other states.

The County should continue to support projects and organizations which aim to increase public access to these amenities.

MIAMI CONSERVANCY DISTRICT (MCD)

MCD maintains an inventory of all water and trail access points within Miami County, including the location of restrooms, parking, boat ramps, and picnic areas through the Great Miami River and Stillwater River corridors.

FLOOD PROTECTION SYSTEM

The MCD flood protection system contains a system of dams and levees which operate independently with the exception of floodgates on storm sewers along the levees. It is important that users of the water system adhere to the recommended safety guidelines provided by MCD regarding hazards, floods, water temperature, low dams and waterfalls, and watercraft etiquette. All of these considerations have an impact on water access throughout the year.

GREAT MIAMI RIVER



JOHNSTON FARM



SOLAR & RENEWABLE ENERGY RESOURCES

Solar has become an emerging source of energy throughout the world and the market has expanded throughout Ohio. The energy harnessed through solar panels can supply power to individual homes, commercial buildings, and in some cases provides energy to a connected electric grid at large. There are two different ways the county can look at solar, one being an accessory use and the other is as a utility.

ACCESSORY SOLAR PANELS

Solar panels can be advantageous for homeowners and businesses. The benefits can include reduced energy costs, increased property value, energy independence, and tax incentives. The county should encourage these uses because of the direct benefits they provide the community.



In Ohio, the state has granted control to its counties to prohibit large scale solar development over 50 megawatts (MW) in capacity. The nearest solar project of this kind is located northeast in Champaign County - known as Clearview Solar. This project is located on just over 1,000 acres and has a capacity of 144 MW.

UTILITY-SCALE SOLAR FACILITIES

A utility scale solar facility (USSF) is a large-scale development which generates solar power and feeds into the electric grid. These facilities can consume hundreds or more acres of land and have expanded across the state. Miami County's flat topography and abundant farmland are potentially optimal conditions for this type of development. It can be expected that utility scale solar facilities could propose to locate in Miami County in the near future.



DEVELOPMENT CONSIDERATIONS

As interest in USSF increases, Miami County is in a position to determine how to best direct and manage future development proposals. USSFs must have access to high voltage transmission lines that are capable of handling the energy they produce and should not be located on Prime Farmland. The County should be proactive to understand the full scope of impacts so that they can effectively communicate these proposals with residents and stakeholders.

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MIAMI COUNTY TOMORROW





5

OVERVIEW

This chapter focuses on the infrastructure vital to keeping communities connected and functional. The theme aims to improve transportation quality, safety, access, capabilities, and provide facilities and services to serve all residents, businesses, and institutions.



INFRASTRUCTURE & TRANSPORTATION

- **Goals & Objectives**
- **Traffic, Transit, Rail and Air Transport**
- **Water, Sewer, and Sanitary Infrastructure**
- **Fire & EMS Service**

GOALS & OBJECTIVES

Goal 1: Maintain existing infrastructure network to provide essential services to the residents and the business community.

1. Prioritize improvements to existing infrastructure.
2. Evaluate the conditions of the infrastructure, utilities, and services in the county's rural areas to identify and prioritize improvements and expansions to the existing system.
3. Coordinate capital improvements across county departments to achieve goals efficiently.

Goal 2: Promote a transportation network that appropriately serves existing and future land use patterns.

1. Develop a thoroughfare system that meets current and future capacity needs.
2. Promote roadway and infrastructure improvements that are constructed in accordance with the Miami County Thoroughfare Plan.
3. Discourage the use of private streets, and provide construction standards that protect county residents and services.
4. Monitor stormwater regulations to address drainage appropriately.
5. Develop a thoroughfare system that is economically feasible to construct & maintain.
6. Minimize adverse impacts of expanded warehousing uses through traffic mitigation measures, designating appropriate thoroughfares for travel, and maintaining roads.
7. Support the expansion of EV charging stations along the I-75 corridor within new and existing development.

Goal 3: Provide quality, efficient, safe, and reliable public transportation programs for the citizens of Miami County.

1. Identify and allocate resources to expand public transportation system.
2. Work with Miami County Transit to expand services offered.

Goal 4: Achieve a balanced system of public service facilities which are properly distributed to serve each respective segment of Miami County.

1. Evaluate development with respect to emergency response and compliance with emergency preparedness plans.
2. Collaborate with state government agencies to coordinate projected facility needs with county and community needs to ensure compatibility and efficiency.
3. Provide adequate and improved community services (schools, police, fire protection, and parks and recreation opportunities) that serve the existing and planned growth of the region.
4. Evaluate county-wide Fire & EMS services to establish appropriate funding and minimize the duplication of services.

Goal 5: Develop a plan to construct and connect bike paths, trails, and open spaces throughout the county connecting neighborhoods and employment centers to parks, schools, and entertainment destinations.

1. Require sidewalks within new county subdivisions and residential areas to provide connected walking paths to commercial businesses, parks, and institutions.
2. Support Miami Valley Regional Planning Commission, Miami County Parks District, and Ohio Department of Transportation efforts to plan for and construct improvements and additions to the bicycle network within Miami County
3. Support cities, villages, and townships of Miami County to fill gaps in the trails and river system, primarily along the Great Miami River Corridor, and pedestrian and bicycle accessibility between the western and eastern townships and villages.

TRAFFIC, TRANSIT, RAIL AND AIR TRANSPORT

The maintenance of existing developed areas as well as any future growth and expansion within Miami County are dependent upon an efficient transportation network. Such a network allows goods and services to be moved in and out of the county for economic health and prosperity. Lack of an adequate transportation network will lead to a stagnant or declining economy. A modern labor force also requires the ability to commute to where jobs are located. The Miami County transportation network is composed of five modes: the interstate highway and local roadways, transit, trails, rail, and air transport.

THOROUGHFARES

The thoroughfare system in Miami County, Ohio, is designed to facilitate efficient movement of people and goods throughout the region, with a focus on connectivity between its cities and rural areas.

PRIMARY CORRIDORS

Interstate 75 (I-75)

The backbone of the county's thoroughfare system, I-75 runs north-south through the heart of Miami County. It connects the cities of Piqua, Troy, and Tipp City and serves as a critical transportation route for local, regional, and interstate traffic. I-75 is the most heavily traveled roadway in the county, with significant daily traffic volumes reaching peaks over 70,000 vehicles per day.

There are seven roadways intersecting I-75 in Miami County which include:

1. North County Road 25A - between Country Club Road and Seidel Parkway
2. US Route 36 - Piqua
3. North County Road 25A - between Eldean Road and Peterson Road
4. Main Street - Troy
5. Market Street - Troy
6. South County Road 25A - between Donn Davis Way and Kessler-Cowlesville Road
7. State Route 571 / Main Street - Tipp City

State Route 48

Functions as a secondary north-south corridor parallel to the Stillwater River. This route connects smaller communities within the county and provides access to Dayton to the south.

SECONDARY CORRIDORS

US Route 36

Extends east-west through the county, connecting Piqua and Covington, and serves as a vital route for regional traffic.

State Route 41

Another east-west route, linking Troy, Covington, and other communities in the county.

State Route 571

Connects Tipp City to West Milton and other communities to the east and west, supporting local travel needs.

LOCAL CONNECTIVITY

The county has developed links between its primary cities (Piqua, Troy, and Tipp City) and smaller communities like West Milton, Covington, and Pleasant Hill. Roads are mostly laid out along section lines, creating a grid pattern that facilitates direct travel and easy navigation. The grid-like pattern ensures uniform access throughout the county and links rural areas to urban centers.

The system is supported by bridges, intersections, and interchanges, particularly around the I-75 corridor, to accommodate the growing volume of traffic. The thoroughfare system plays a significant role in supporting Miami County's economy, promoting regional connectivity, and ensuring safe and efficient transportation for its residents and businesses.

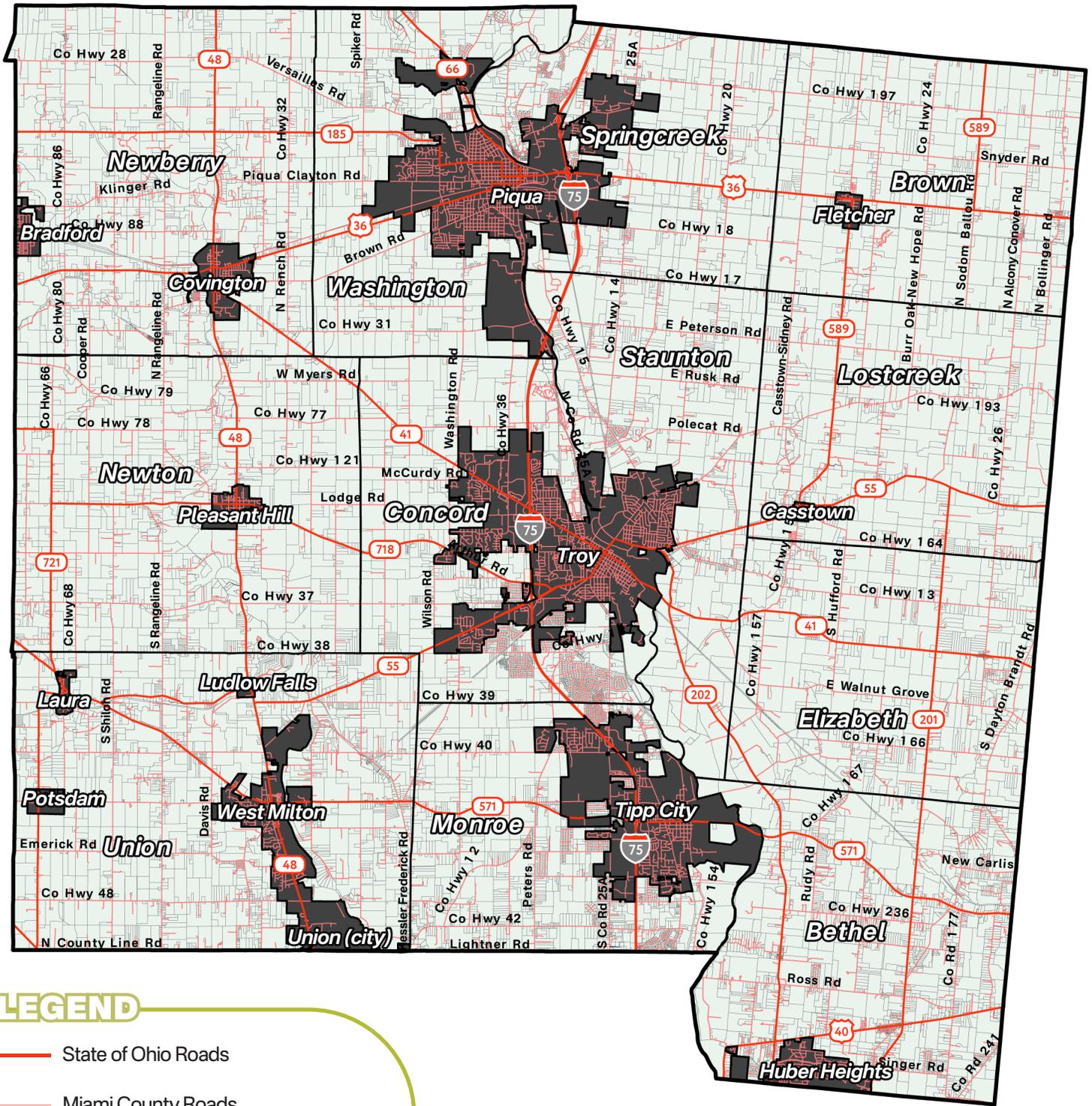
COMMUTE PATTERNS

Miami County Residents Commute Destinations

Location	Jobs	Share of Total	Change from 2010
Miami County, OH	18,784	37.1%	-1.9%
Montgomery County, OH	12,506	24.7%	+28.3%
Shelby County, OH	2,819	5.6%	+3.1%
Franklin County, OH	1,997	3.9%	+29.0%
Greene County, OH	1,907	3.8%	+41.4%
Hamilton County, OH	1,655	3.3%	+8.0%
Clark County, OH	1,602	3.2%	+24.9%
Darke County, OH	1,260	2.5%	+26.3%
Butler County, OH	689	1.4%	+10.4%
Warren County, OH	610	1.2%	+46.3%
All Other Locations	6,817	13.5%	+19.8%
Total	50,646	100.0%	+12.4%

Source: 2022 Job Counts by Location, Where Workers are Employed - All Jobs - OntheMap, United States Census

This data indicates that 62% of Miami County residents work either within Miami County or Montgomery County to the south, with a wider distribution of destinations in surrounding counties and to larger cities in Ohio. The largest increase of jobs occurred to southern Montgomery County with a total of 2,760 additional Miami County residents employed there.



LEGEND

- State of Ohio Roads
- Miami County Roads

Source: Miami County GIS Database,
Ohio Department of Transportation



0 1 2 4 Miles

MIAMI COUNTY TRANSIT SERVICE

Miami County Transit (MCT) is a county department under the Board of Miami County Commissioners providing on-demand public transportation services to the citizens of the County. They are committed to providing a quality, efficient, safe, and reliable public transportation program with flexible service hours and fares to help people get to work, scheduled appointments, shopping centers, and anywhere else they need or wish to go. MCT provided approximately 44,000 rides in 2023 - 50% of those rides were for employment.

CURRENT SERVICES

MCT provides rides to all Miami County residents to and from any location inside the boundaries of Miami County within 24 hours of scheduling request. Other types of rides are as follows:

- Access to locations up to two miles over the county line into Montgomery County (within the Vandalia and Huber Heights area) for an additional fee.
- One-way trips to Montgomery County locations including Miami Valley Hospital / Miami Valley North, Dayton Children's Hospital, and Grandview Hospital.
- Connecting service to Shelby County.
- Connecting service to Greenville Transit.

FUTURE PLANS

As of 2025, the department has worked on rebranding the transit services with the addition of a new name, logo, bus wraps, and brochures to further promote the services. As the only public rideshare system in Miami County, these advancements are intended to help improve awareness of the valuable service they provide.

TRAILS AND NON-MOTORIZED OPTIONS

There are two active bikeways within Miami County: the Great Miami River Trail and Cardinal Trail. The Great Miami River trail is a fully separated trail running mostly side-by-side to the Great Miami River, extending down the center of Miami County between Piqua and Tipp City. The Cardinal Trail is an on-street bicycle route traveling in an east-west direction south of US Route 36 -passing through Covington, and south of Piqua.

FUTURE PLANS

Future bikeways development is primarily led by the Miami Valley Regional Planning Commission and Miami County Parks District. In 2022, MVRPC adopted an Active Transportation Plan, which was an update the Regional Bikeways Plan. The plan expanded from an exclusive focus on bicycle transportation to include walking and transit access. The Active Transportation Plan is a long-range (20+ year) strategy and policy program developed to guide the investment of public funds in multi-modal transportation facilities.

The priority extensions includes portions of the two east-west abandoned rail corridors which travel from Covington to Fletcher through Piqua. The path in the Piqua area is open from Spiker Road to Troy-Sidney Road. The plan calls for it to continue west from Piqua till it reaches Bradford. Another path is also planned to follow State Route 55 north from Ludlow Falls and join an abandoned rail line northeast into Troy.

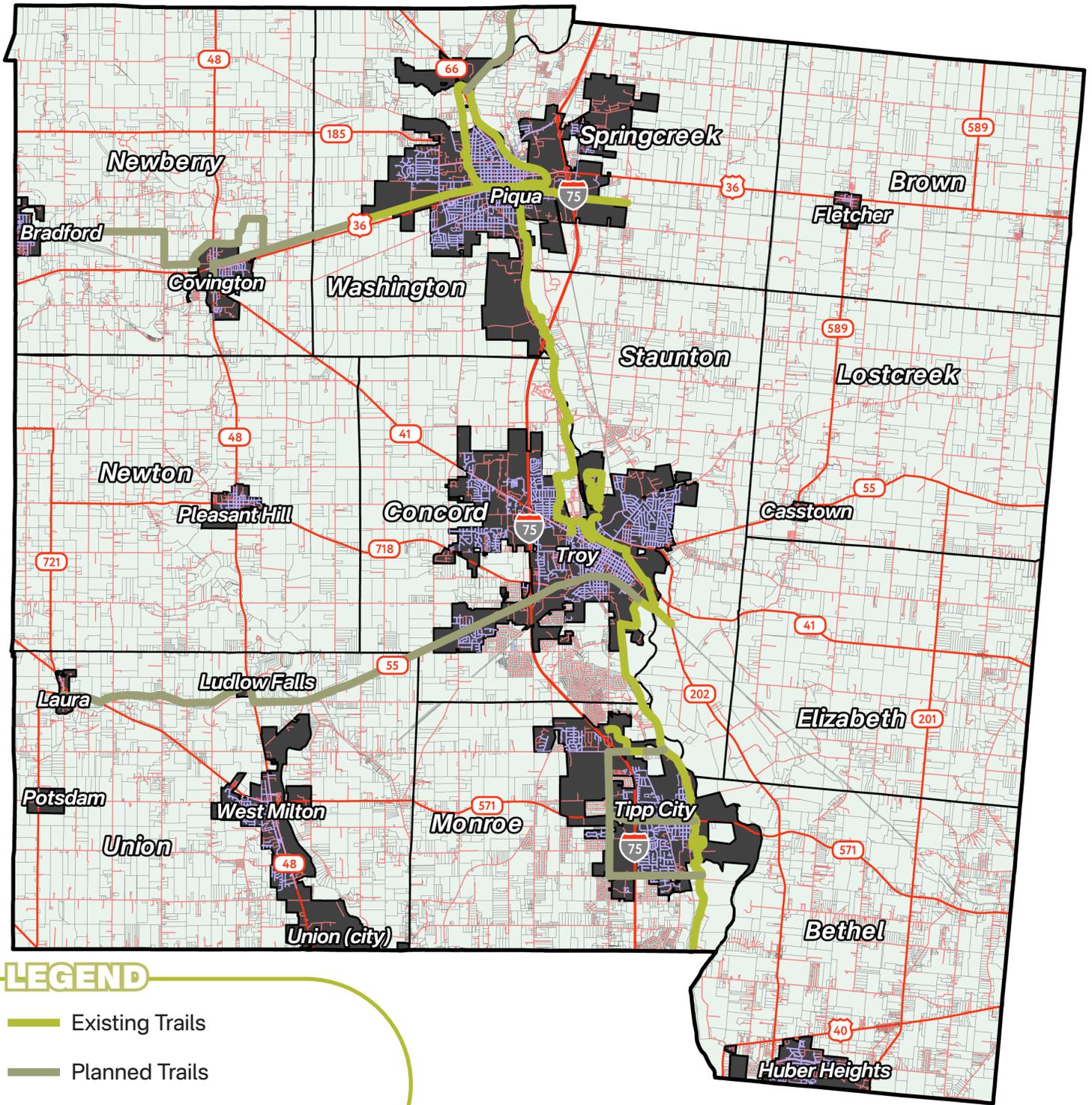
Other projects have been conceptually identified in the Active Transportation Plan appendix but they have not been prioritized for funding.

SIDEWALKS

The pedestrian transportation network in Miami County is mostly limited to the sidewalks within municipalities and the residential subdivisions developed within the last two decades. Many rural plats in the unincorporated area of Miami County have not been developed with sidewalks and/or walking paths, however, the County began to require sidewalks within new subdivisions as early as 2008 when the Subdivision Regulations underwent a full update. The incorporated portion of the sidewalk network is indicated on the following map. An inventory for sidewalks in the County's unincorporated areas has not been completed.

LAND USE CONSIDERATIONS

While a sidewalk system for the entire county is not feasible because of its low population density, future housing and commercial development should be encouraged to provide internal walking systems and connect to nearby sidewalks or bicycle paths in urban areas where feasible.



LEGEND

- Existing Trails
- Planned Trails
- Existing Sidewalks



Source: Miami County GIS Database, MVRPC Active Transportation Plan, MVRPC Regional Sidewalk Inventory (2016)

RAIL

The one active railway in the county is the CSXT "Class A" mainline. This line is a major north-south line for the United States, handling greater than 20 million tons of freight a year. It follows I-75 and the Great Miami River through Miami County, passing through Troy, Piqua and Tipp City. This line is used for freight and cargo with no passenger service. CSXT also operates a spur west of the main line in the Troy area which primarily serves a grain elevator at Eldean Road.

Two east-west rail lines in Miami County have been abandoned and the rights of way are owned by various parties. One abandoned line traverses the entire county in the middle to southern sections. It enters the county at Union Township and passes through Laura, Ludlow Falls, Troy and Bethel Township to the Clark County line. Ownership of the right of way is divided between many private owners, although some larger privately owned segments still exist and Conrail still owns a large segment in and east of Troy.

The second abandoned line runs through the northern section of Miami County. Entering the county in Newberry Township, it passes through Covington, Piqua, Springcreek Township, and Brown Township to the Champaign County line. The City of Piqua owns a large portion of the right-of-way, and two other large segments near Covington and Fletcher are owned by private business partnerships.

AIR

Located at the northern-most portion of Montgomery County, near the southern Miami County boundary, the Dayton International Airport serves as the major point of entry for passenger and freight flights into the Miami Valley Region, connecting both national and international destinations. This airport is located approximately one mile from Miami County, near the interchange of I-70 and I-75. From 2021-2024, the airport handled an average of 9,659 combined inbound and outbound flights - with an average of 552,756 passengers per year*. Its worth noting that this airport provided flights for over 1 million passengers per year between 2003 and 2016, so a rebound could be expected as the airport upgrades its facilities and becomes more competitive with similar airports in Ohio. In 2024, the total tons of cargo averaged between 500 and 700 passing through the airport per month. Most of the freight currently occurs through the existing FedEx distribution facility on site.

[*Average calculated from Bureau of Transportation Statistics available data between January 2021-October 2024.]

A secondary point of access into the county via air travel comes from Piqua Airport at Hartzell Field. Home of the Hartzell Propeller Factory Service Center, this airport handles mostly small private aircraft and is located approximately three (3) miles west of the City of Piqua.

Other air transport such as helipads exist throughout Miami County at the major hospitals near Troy and Piqua.

CURRENT PLANS

West of the airport, extending from Old Springfield Road, is a 500+ acre industrial warehousing and distribution area. This includes major companies such as Amazon, P&G, and Chewy. This area is expected to continue to grow and become an even larger economic and employment zone in the region.

FUTURE PLANS

Dayton International Airport has undergone an update of their Airport Master Plan as of 2024. This document contains a complete analysis of airport facilities and capital improvements anticipated in the future.

LAND USE CONSIDERATIONS

The airport is a great asset to the Miami Valley Region and as additional jobs are created by the anticipated industrial expansion, Miami County residents will have opportunities nearby. More development is anticipated around the airport and in the unincorporated areas of southern Miami County near the edges of urban areas.

REGIONAL TRANSPORTATION PLANNING PROCESS

Miami County takes part in a long-range transportation planning program with other counties in the Miami Valley Region. The process is conducted by the Miami Valley Regional Planning Commission (MVRPC) as the designated metropolitan planning organization (MPO) for the Miami Valley Region.

The Long Range Transportation Plan (LRTP) is a long range (20+ year) multi-modal strategy and capital improvement program developed to guide effective investment of public funds in transportation facilities. The LRTP is updated every five years (last updated in 2021). It provides the context from which the Region's Transportation Improvements Program (TIP) is drawn. The TIP specifies which projects are planned to be implemented. The LRTP and the TIP reflect the major transportation improvements projected for Miami County.

CURRENT TIP PROJECTS FUNDED (2024-2027)

Each number is associated with a specific project that was funded through the TIP. A brief explanation is available below. Full details are available in the approved TIP document.

- 108792 - Construction - Peterson Road over the Great Miami River-Bridge replacement.
- 113816 - Construction - Troy-Sidney Road over Spring Creek-Replace structurally deficient bridge with minimal approach work.
- 110391 - Construction - SR 48 from the Pleasant Hill NCL to the Covington SCL; SR 55 from the Troy ECL to the Casstown ECL; SR 589 in Casstown from SR 55 to the Casstown NCL-Microsurfacing.
- 116859 - Construction - Washington Road from SR 718 to SR 41-Resurfacing including enhanced pavement markings and a 15" aggregate berm.
- 118070 - Preliminary Engineering - Intersection of US 36 and SR 721-Construct safety improvements, consideration of a roundabout.

There are also projects identified as targets for future funding as TIP dollars become available. Maps showing where these projects are located are available via MVRPC.

WATER, SEWER, AND SANITARY INFRASTRUCTURE

WATER & SEWER

The Miami County Sanitary Engineering Department is responsible for all the water and sewer facilities in the unincorporated areas of Miami County. Most of the available facilities are located around urban areas, primarily in the central corridor and southern areas, with extensions available near existing infrastructure. The Water & Sewer Availability Map provides general locations of water & sewer services that exist, but may not reflect the exact coverage of properties. For more information, contact the Miami County Department of Development and Miami County Sanitary Engineering Department.

INCORPORATED SERVICES TO UNINCORPORATED TOWNSHIPS

In addition to those facilities managed by Miami County, there are several unincorporated areas that are served through the purchase of water from municipalities. This practice allows for Miami County to reduce maintenance costs while providing access to higher quality water. The trade off is a loss of local control and decision making.

PLANNED PROJECTS

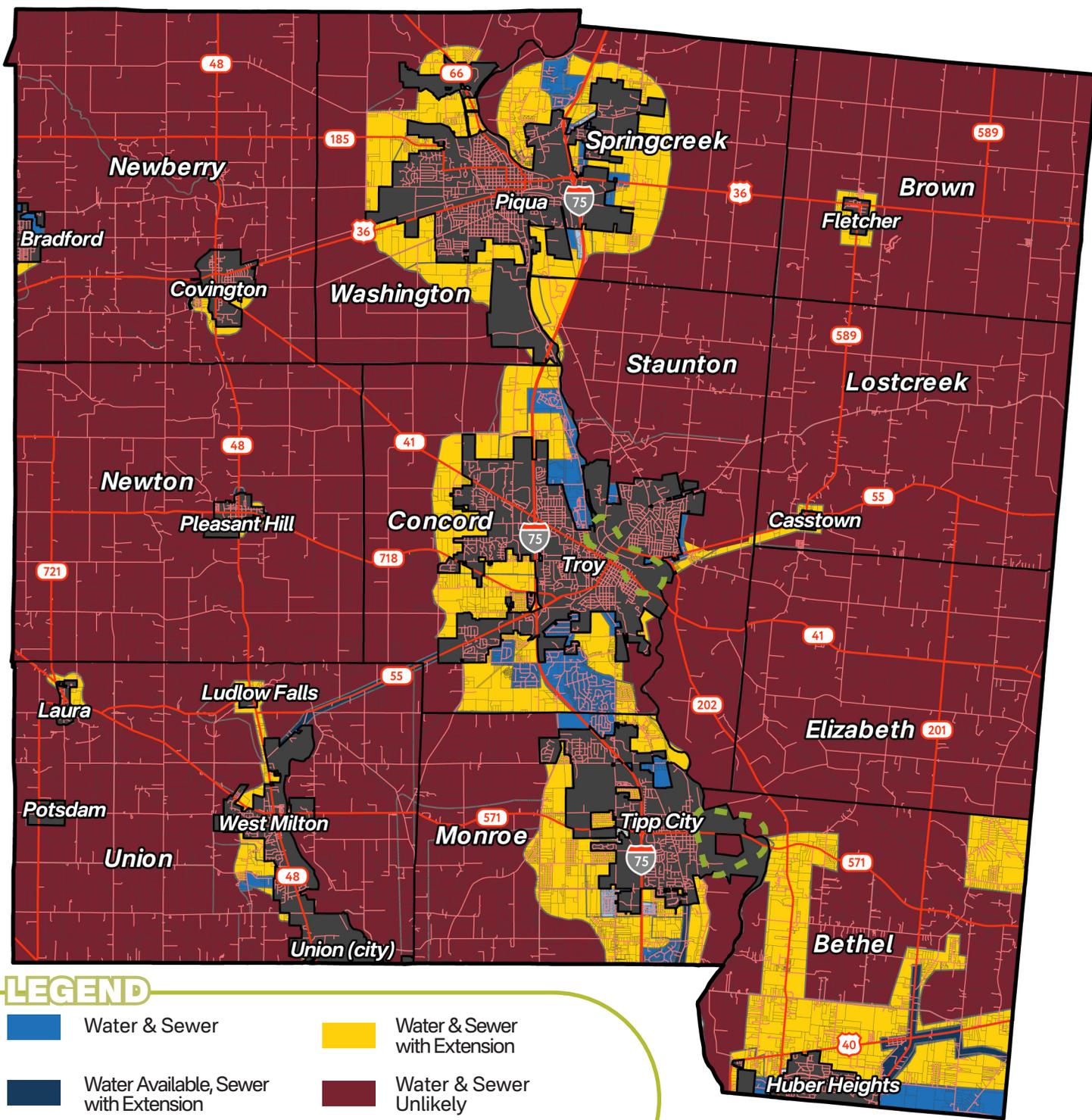
The Sanitary Engineer Department is planning on providing water to the Village of Casstown and North along SR 202 in Bethel Township. The timeline for the extension along SR 202 is undetermined; however, it is anticipated the project will pick up in approximately 5 years. It is also anticipated some of the inflow and infiltration impacting the Tipp City system will be eliminated in the next 5 years. They expect some of the Concord Township system could be due for replacement in the near term.

SOLID WASTE, RECYCLING, AND COMPOST

The Sanitary Engineering Department also oversees the Solid Waste District - this is a landfill diversion program providing recycling for the county and a safe disposal site for dumping solid waste. The Miami County Solid Waste & Recycling Facility is located just north of Troy. Miami County residents have access to four drop-off recycling facilities in Miami County. There are also multiple composting sites in the region which manage yard waste.

FUTURE PLANS

The Miami County Solid Waste District updates their Solid Waste Management Plan every 5 years. The latest plan was updated in 2021 and is currently being implemented for 14-year period between 2022-2036.



LEGEND

- Water & Sewer
- Water Available, Sewer with Extension
- Sewer Available, Water with Extension
- Water & Sewer with Extension
- Water & Sewer Unlikely
- Wellfields



Source: Miami County GIS Database

FIRE & EMS SERVICE OVERVIEW

Miami County is served by a combination of full-time and volunteer fire departments and emergency medical services (EMS) agencies, ensuring comprehensive coverage across its communities.

FIRE DEPARTMENTS AND EMS AGENCIES

The county is comprised of several fire departments and EMS agencies, each responsible for specific areas:

- Covington Fire Department and EMS: Serves the Village of Covington, Newberry Township, & Washington Township.
- Piqua Fire and EMS: Serves the City of Piqua and Springcreek Township.
- Fletcher Fire Department: Serves Fletcher and Brown Township.
- Pleasant Hill Fire Department: Serves Pleasant Hill and Newton Township.
- Troy Fire Department: Serves the City of Troy, Concord, Staunton and portions of Lostcreek Townships.
- Elizabeth Township Fire & EMS Department: Serves Elizabeth Township.
- Union Township EMS: Provides EMS services in Union Township.
- Tipp City Fire & Emergency Services (TCFES): Provides fire and EMS services to Tipp City and Monroe Township.
- Bethel Township Fire Department: Serves Bethel Township.
- West Milton Fire Department: Serves the Village of West Milton and Union Township.
- Laura Fire Department: Serves the Village of Laura.
- Ludlow Falls Fire Department: Serves the Village of Ludlow Falls.
- Casstown Fire Department: Serves the Village of Casstown.
- Fletcher Fire Department: Serves the Village of Fletcher.

FUTURE PLANS

In 2022, Miami County began a study to improve its fire and EMS services. The study was prompted by concerns of increasing costs of service and staffing issues. While some County residents enjoy quality service and access to these services, there is growing concern about the structure and funding mechanisms which could put the system in jeopardy. The County should seek ways to be supportive of fire and EMS services through land use planning.

MIAMI COUNTY TOMORROW



6

OVERVIEW

This chapter provides an understanding of the growth forces which shape Miami County and to express the desired future development patterns through unique character areas.



STRATEGIC GROWTH & DEVELOPMENT



- **Goals & Objectives**
- **Character Areas**
- **Housing & Residential Growth**
- **Commercial Development**
- **Patterns**
- **Annexation Control & Regional**
- **Growth**

GOALS & OBJECTIVES

Goal 1: Encourage a defined and rational pattern of development, while protecting natural assets and the desired qualities of the rural landscape, farmland, and agriculture of Miami County.

1. Prioritize new development where public facilities and utilities are present and available or are anticipated in the future to support planned growth areas.
2. Discourage the conversion of prime agricultural lands to non-agricultural uses.
3. Use planning and zoning laws to guide the location, intensity, and quality of development to minimize the impact on and protect natural resources.
4. Recognize existing agricultural uses as viable and protect them from conflicting development.
5. Use conservation easements to preserve farmland.

Goal 2: Minimize the annexation of Miami County from cities and villages originating in adjacent counties.

1. Develop resources and expand collaboration with regional and state advocacy groups to strengthen lobbying efforts.
2. Promote strategic tools such as preservation, conservation easements, and development in key areas which reduce the ability for annexation to occur.
3. Annexation may be supported by Miami County in areas where urban development is expected via infrastructure upgrades or other factors.

Goal 3: Provide a balanced variety of housing types for various income levels while facilitating central services in the most efficient manner.

1. Encourage lot development that minimizes impacts on the county's rural character for proposed housing development that will require expanding the County's water and sewer infrastructure.
2. Ensure that the county's zoning regulations allow for the development of a variety of different residential housing types, as appropriate in different areas, including senior living, townhomes, patio homes, two- or three-family homes, etc.
3. Guide development of residential uses within designated residential areas to conserve land and resources.

4. Encourage platting to infill existing urban areas and discourage development in prime agricultural areas.
5. Focus denser development where central water and sewer exist.
6. Identify tools and resources to promote the preservation and rehabilitation of existing homes within the county.

Goal 4: Facilitate the growth and retention of commercial and professional services.

1. Related and compatible businesses should be grouped in suitable and properly located areas.
2. Encourage unified grouping of commercial, business and other nonresidential land uses at appropriately identified sites.
3. Encourage adaptive reuse of existing commercial buildings as the primary sites for commercial growth.
4. Under careful review and consideration of impacts, support the creative reuse of unique properties for local businesses.

Goal 5: Facilitate the expansion of existing industry and development of new industry that enhances economic growth and employment opportunities for Miami County residents.

1. Support a diversity of industrial uses with varying intensities from light to heavy in appropriately designated areas.
2. Preserve vacant property in proximity to major highway interchanges for light industrial and warehousing activities.
3. Concentrate industrial activity within appropriately sized industrial parks in a compatible and attractive pattern of development, rather than individual sites to provide efficient management of industrial areas and services.
4. Buffer incompatible land uses, either due to type or intensity of use, through the provision of open space, landscaping, berms, or other suitable means.

CHARACTER AREAS

Miami County's future growth is organized around six different types of character areas defined by major transportation routes, natural features, and agricultural resources. Each corridor influences both incorporated cities and the surrounding unincorporated areas. This framework builds on the previous comprehensive planning efforts — developed through extensive community engagement and analysis of recent population, infrastructure, and environmental trends. It aims to direct future development to key areas while preserving farmland, open space, and the county's rural character.

I-75 / GREAT MIAMI RIVER CORRIDOR

This corridor follows the primary north-south artery along Interstate 75 and the Great Miami River and generally follows the same areas as the growth boundary of the future land use map. It is the most intensely developed area and serves as the backbone for urban and mixed-use development. Unincorporated areas affected include Washington, Springcreek, Concord, Staunton, and Monroe Townships.

KEY FEATURES

- Contains the major cities of Piqua, Troy, and Tipp City with extensive utility systems.
- Supports a mix of residential, industrial, commercial, and institutional uses.

STRATEGIES

- Mixed-Use Development - Encourage a balance of residential, industrial, and commercial uses along I-75 while maintaining urban service boundaries to prevent sprawl.
- Infill and Redevelopment - Prioritize development within annexed areas and avoid leapfrog patterns to optimize infrastructure.
- Conservation and Recreation - Preserve floodplain areas along the river, expand greenways, and integrate open space into future development to preserve natural features.
- Institutional Growth Management - Plan for expansions of key facilities such as hospitals while maintaining compatibility with surrounding land uses.

CENTRAL FARM CORRIDOR

This corridor encompasses a broad expanse of prime agricultural land located between State Route 48 and I-75, extending to the eastern boundary of Springcreek and Staunton Townships. It is vital for food production and farmland preservation. Unincorporated areas affected are Washington, Springcreek, Concord, Staunton, Monroe Townships; parts of Newberry, Newton, and Union Townships are also included.

KEY FEATURES

- Recognized as one of Miami County's primary agricultural production areas.
- Experiences minor residential growth driven by urban spillover and the division of large agricultural lots.

STRATEGIES

- Agricultural Preservation - Maintain large, contiguous agricultural tracts and discourage scattered residential development. Prioritize the agricultural designation and establish buffer zones to protect these lands while accommodating limited infill development.
- Urban Service Limits - Restrict westward expansion from I-75 to protect farmland.
- Compatible Rural Development - Limit non-agricultural uses and ensure any new development aligns with existing infrastructure limitations.
- Airport Impact Planning - Consider land use compatibility around Piqua and Dayton Airports.

WESTERN FARM CORRIDOR

This corridor covers extensive, high-quality farmland west of the Stillwater River corridor. It is characterized by low-density residential uses and select industrial activities (e.g., quarry operations). Unincorporated portions of Newberry, Newton, and Union Townships are primarily affected.

KEY FEATURES

- Emphasizes the conservation of natural drainage and groundwater resources.
- Development is limited to ensure that high-quality farmland remains preserved.
- Open space buffers along streams are planned to support water quality and flood management.

STRATEGIES

- Low-Density Development – Maintain agricultural dominance with minimal residential expansion. Future land use will continue to emphasize agricultural preservation while accommodating small-scale development that does not disrupt the farming economy.
- City and Village Growth Control – Allow for limited growth around established cities and villages. Residential uses may be appropriate on the periphery of these areas where County utilities are accessible or extensions available from said cities/villages.
- Environmental Protection – Protect key rivers, streams, and associated flood zones through conservation design strategies and in partnership with local conservation organizations.
- Industrial Land Use Management – Support continued quarry operations while mitigating environmental impacts.

SCENIC RIVER CORRIDORS

Defined by the scenic qualities and wildlife habitat of the Stillwater River, Lost Creek, and their tributaries, this corridor prioritizes conservation, recreation, and lower-density development. These areas are important from the perspective of the natural systems they contain, and the contribution to quality of life in the county. The focus in these areas will be to protect and manage the activities that occur in and around these areas. It influences adjacent rural lands—particularly areas bordering established river communities—and includes portions of all twelve townships.

Implementation of future land use recommendations in these areas may require specific regulatory overlays and enforcement by Miami County Soil and Water Conservation District (SWCD) and potential easements or management by the Miami Conservancy District and Miami County Park District.

KEY FEATURES

- Numerous recreational facilities, preserves, and natural landscapes.

STRATEGIES

- Limited Growth - Future development will focus on protecting scenic views and maintaining a balanced mix of recreational and limited residential uses.
- Floodplain Management - Floodplain management and conservation of water quality are key considerations.
- High Impact Uses Discouraged - Discourage the location of high impact land uses with significant impervious surface in these areas.
- Land Protection - Pursue dedication of easements or park status for areas of particular value. Continue to work on partnerships to conserve land in easement through the Miami County Soil and Water Conservation District (SWCD), Miami County Park District, and Miami Conservancy District.
- Trail & Greenway Expansion - Connect key recreation areas with multi-use trails and riverfront access improvements.
- Outdoor Recreation Economy - Promote eco-tourism, kayaking, fishing, and camping to generate economic benefits while preserving natural beauty.

NORTHEASTERN FARM CORRIDOR

This corridor includes fertile, largely undeveloped agricultural lands in the northeastern part of the county. It is critical for sustaining Miami County's farming heritage. Unincorporated areas affected include Brown, Lostcreek, and Elizabeth Townships.

KEY FEATURES

- Characterized by flat, productive soils and minimal residential development.
- Offers potential for targeted, low-density residential infill if utility services are expanded from existing villages.

STRATEGIES

- Agricultural Preservation - Future land use will continue to emphasize agricultural preservation while accommodating small-scale development that does not disrupt the farming economy.
- Floodplain and Green Space Preservation - Conserve riparian corridors to support water quality and prevent flooding.

SOUTHEASTERN AREA

Located at the southeast corner of Miami County, this area is defined by the boundaries of the Honey Creek corridor, the Great Miami River valley, and southeastern Bethel Township boundaries. It features a mix of large-lot residential and agricultural uses and is primarily the Bethel Township area.

KEY FEATURES

- Water and sewer extensions are expected to expand which will enable additional growth in the near future.
- An emphasis on preserving rural character is an essential component.

STRATEGIES

- Balanced Farmland and Residential Growth - Special planning efforts (e.g., planned unit developments) are encouraged to balance residential needs with long-term farmland preservation.
- Annexation - Management of future annexation is critical to maintaining the desired character of Bethel Township.
- Utility-Based Development - Delay major urban expansion until water and sewer services are available.

HOUSING & RESIDENTIAL GROWTH

GROWTH TRENDS AND FUTURE EXPANSION

1. **Urban Centers.** The major cities—Piqua, Troy, and Tipp City—continue to experience residential growth. New construction on the periphery of these cities puts pressure on the unincorporated townships.
2. **Key Residential Growth Areas.** Multiple areas were identified by the public as places where additional growth is seen including:
 - Southwest of Pleasant Hill
 - Between Pleasant Hill and Troy
 - South of Piqua

STRATEGIES

- Direct growth to areas served by existing utilities.
- Establish clear urban service boundaries to manage growth and protect farmland.

COMMUNITY FEEDBACK AND STAKEHOLDERS

Survey respondents indicated that new housing development is a low priority, though there is moderate concern for housing options tailored to seniors and a medium to high priority placed on offering a broader range of housing choices. Stakeholders highlighted the need for a greater mix of housing options to improve affordability, noting that large minimum lot sizes may be a contributing factor to high housing costs. Addressing these concerns may involve exploring policies that encourage diverse housing types while balancing community priorities.

Addressing Housing Needs

A broader mix of housing options is needed, including workforce housing, senior housing, townhomes, patio homes, and multi-family residences. The county aims to expand these housing types while preserving rural lands and managing community concerns about increased traffic and school impacts.

APPROPRIATE HOUSING OPTIONS

Through public surveys from Phase 2, we learned that large-lot single family lots are what people find most appropriate for unincorporated areas. Following that, Accessory Dwelling Units were found to be somewhat appropriate, alongside small-lot single family lots and suburban single-family lots.

Most appropriate uses for unincorporated areas:

**LARGE-LOT SINGLE FAMILY
(5+ ACRES)**



**ACCESSORY DWELLING
UNITS**



**SMALL-LOT RURAL
SINGLE FAMILY (1-5 ACRES)**



Less appropriate uses for unincorporated areas:

**SUBURBAN SINGLE FAMILY
(1 ACRES OR LESS)**



**SENIOR HOUSING / CARE
FACILITIES**



TINY HOMES



DEVELOPMENT IMPLICATIONS

While initial community feedback indicated that additional residential development is not desired, the pressures of growth will always be present and need to be addressed through careful land use planning. Miami County has the capacity to accommodate some additional residential growth in strategic areas as indicated by the character areas. Managing this growth will be a challenge and must be a collaborative effort of both its internal cities & villages and unincorporated townships to ensure Miami County's key characteristics remain intact while accommodating future needs.

COMMERCIAL DEVELOPMENT PATTERNS

DEVELOPMENT AREAS

There are three key areas where commercial and industrial expansion is expected: the County Road 25-A Special Planning Area, the I-75 Corridor, and the Dayton International Airport.

COUNTY ROAD 25-A SPECIAL PLANNING AREA & "I-75 CORPORATE PARK"

This area, located near the I-75 and County Road 25-A interchange, is intended for a mix of land uses — including light industrial, commercial, healthcare, and agriculture — as outlined in the 2019 "County Road 25-A Special Planning Area Master Plan". The plan was integrated in the 2006 Miami County Comprehensive Plan as an appendix via Resolution No. 19-04-562. Under Chapter 5, it contains specific recommendations, improvements, and an implementation guide that should be considered for all development proposals within the area.

In 2022, the City of Piqua annexed about 664 acres from this area, though some land remains under the jurisdiction of Washington and Concord Townships. The "I-75 Corporate Park" is Phase 1 of the area's development and follows the Master Plan guidelines.

The 25-A Master Plan emphasizes collaboration between Miami County and neighboring cities. However, recent annexations and conflicting land use priorities highlight the need for proactive strategies to align municipal and county goals. Below are key recommendations for this area based on the Master Plan, current challenges, and an engagement strategy that further expands on the Master Plan's implementation.

KEY PLANNING STRATEGIES

LAND USE GOALS:

- Direct light industrial and warehouse uses near Experiment Farm Road and I-75.
- Guide healthcare and senior housing uses near Upper Valley Medical Center.

25-A MASTER PLAN STUDY AREA



- Support the location of a hotel near the highway interchange.
- Protect farmland and green spaces.
- Introduce the use of sustainable stormwater systems like rain gardens and buffers.

INFRASTRUCTURE & TRANSPORTATION STRATEGY:

- Gradually expand roads, sewer, and water infrastructure.
- Implement the use of roundabouts and intersection upgrades to manage traffic.
- Create a walkable, pedestrian-scaled environment with high-visibility crosswalk patterns.
- Link developments to the Great Miami River Trail for walking and biking access using off-street shared use paths.

CURRENT CHALLENGES & IMPLEMENTATION CONCERNS

The following challenges exist regarding the implementation of the 25-A Master Plan:

- **Availability of Utilities** – Although utilities exist nearby, it's difficult and expensive for Miami County to extend them through areas under city control, delaying county-led development.
- **Impacts of Annexation** – It is likely that cities like Piqua or Troy will annex additional land, gaining regulatory control over development — potentially moving forward with different plans than the County's Master Plan.
- **Conflicting Land Use Visions** – Instances exist in which light industrial development is envisioned in areas that the County Comprehensive Plan and the 25-A Master Plan designate for agricultural or conservation subdivision use. This conflicts with the preferred concept of the 25A Master Plan, which could lead to additional development, threatening the desired character of unincorporated areas.

ENGAGEMENT STRATEGY

- **City/County Collaboration** – To avoid mismatched development and future fragmentation of the 25-A Master Plan's recommended uses, Miami County should proactively engage with cities and affected townships (Washington and Concord) through inclusive public planning efforts that represent all stakeholders, especially residents of unincorporated areas.

These efforts, in combination with the 2019 document's community-driven framework, remains critical to balancing growth with agricultural preservation and infrastructure resilience. Miami County should continue to take a proactive approach to work with Troy and Piqua on implementing a vision that reflects the broad stakeholders and unincorporated communities affected by future land use decisions in this area.

I-75 CORRIDOR

The I-75 Corridor has driven residential, commercial, and industrial development throughout the County's central axis for over 60 years and it is anticipated to see continued expansion near key exits well into the future as the County grows and changes.

At the time of this plan update, Tipp City has made key investments in the I-75 exit to OH-571. There are near term plans to redevelop Tipp Plaza, a shopping center just east of I-75. Some of the future improvements could include changes to the parking lot, landscape beautification, and exterior lighting - along with new commercial spaces. The city has also invested in an interchange beautification project to improve the entrance and exit ramps leading into and out of Tipp City with brick pavers, low-maintenance plantings, and signage.

STRATEGIES

- Continue to coordinate and facilitate partnerships with the cities of Piqua, Troy, and Tipp City for key projects along the I-75 corridor.
- Establish clear growth limits to prevent uncontrolled westward sprawl.
- Encourage development within designated zones closer to I-75 and existing infrastructure.
- Allow clustered residential developments with open space requirements instead of sprawling single-family housing.
- Limit road and utility expansion westward to discourage development in that direction.

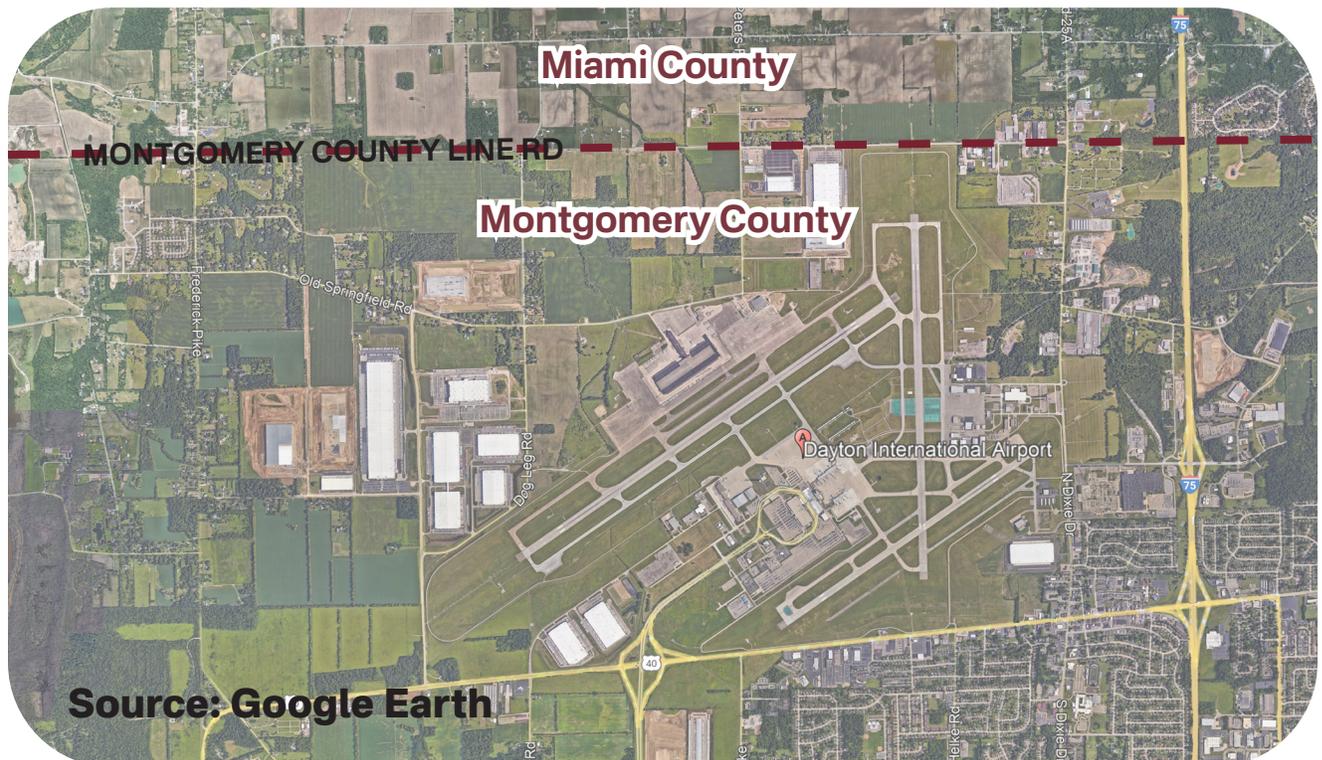
DAYTON AIRPORT AREA

Dayton International Airport, located in Montgomery County just south of Monroe Township in Miami County, is controlled by the City of Dayton. The surrounding land near the county border falls primarily under Butler Township's jurisdiction. According to Butler Township's Comprehensive Land Use Plan, the areas along Peters Road and Dixie Drive (County Road 25-A) are designated for future office, industrial, and warehousing development. While this growth presents job opportunities for Miami County communities, it also brings challenges such as increased truck traffic, noise, and pollution—directly affecting residents in neighboring Monroe Township. Additionally, the rapid expansion of warehousing and distribution businesses has raised concerns about inadequate infrastructure to support semi-truck traffic.

DEVELOPMENT STRATEGIES

- Traffic impacts and future development from industrial expansion near the Dayton International Airport should be evaluated.
- Engage in regional collaboration with Montgomery County and Butler Township to align land-use planning with economic development goals.
- Implement buffer zones to minimize conflicts with residential areas.
- Plan for dedicated freight corridors to separate industrial traffic from residential areas.

DAYTON INTERNATIONAL AIRPORT



APPROPRIATE COMMERCIAL USES

Commercial and industrial development are key drivers of economic growth in Miami County, however, surveys indicated that expansion is a low priority in the next 10 years. Growth should not be encouraged except in select areas. Growth is anticipated in areas that were formerly planned for this type of development, along the I-75 corridor, and also in places outside of Miami County's control (cities).

Surveys also indicated that the most appropriate uses for unincorporated areas are adaptive reuse and neighborhood retail. Other uses, like shopping centers and convenience retail/dining were mostly thought of as not appropriate.

Most appropriate uses for unincorporated areas:

ADAPTIVE REUSE



NEIGHBORHOOD RETAIL



LIBRARIES / COMMUNITY CENTERS



Less appropriate uses for unincorporated areas:

**ENTERTAINMENT / DINING /
BREWERY**



**CONVENIENCE RETAIL /
DINING**



SHOPPING CENTER



ANNEXATION CONTROL & REGIONAL GROWTH

In the State of Ohio, annexation is the process of a city or village expanding its boundaries to include unincorporated territory of a township. The process is regulated by the Ohio Revised Code Chapter 709.

ANNEXATION CONCERNS

Growing annexation pressures from adjacent counties threaten Miami County's rural identity and farmland. Both Montgomery County and Clark County contain cities which border or are directly adjacent to Miami County. This is of particular concern because the growth goals of these cities may not be in alignment with the unincorporated Townships of Miami County. Uncontrolled and unwanted growth puts Miami County in a difficult position without many tools to combat the issues it presents, such as the physical development impacts as well as the additional strain on County infrastructure.

Below is a summary of key areas where growth is presently happening or expected. Housing and population growth are key indicators of development pressure in combination with an understanding of existing or planned developments.

MAJOR ANNEXATIONS AND POTENTIAL GROWTH

Huber Heights, Montgomery County, Ohio

In 2024, approximately 296 acres in Bethel Township of Miami County were annexed to Huber Heights and are slated for additional residential development in the near future as indicated within Huber Heights' Comprehensive Plan. In the last decade, there has already been an explosion in population and new housing units. The area is called "Carriage Trails" and generally is bounded by SR 202 to the west, Huber Heights to the South, SR 201 to the east and US 40 to the North.

Huber Heights Growth into Miami County



Sources: 2010 US Census, 2022 ACS

New Carlisle, Clark County, Ohio

New Carlisle is located at the eastern border of Miami County. While the city does not encroach Miami County and no annexations are underway – it is one of the communities the County should be aware of with the potential to expand west into Bethel and Elizabeth Townships as the city grows. At the time of this plan update, a 600-home development north of the city is planned and may create additional growth pressure on Miami County.

New Carlisle Growth Trends

2022 Housing Units

2,293
-4% FROM
2010



2022 Population

5,651
-3.6% FROM
2010



Sources: 2010 US Census, 2022 ACS

Union, Montgomery County, Ohio

Union is located along the southwest border of Miami County and encroaches Union Township. Current city boundaries straddle an approximate 700 acres along OH-48 and extends east of the Stillwater River. The city has seen some new housing development growth in Montgomery County over the past decade. No annexations of Miami County are currently underway, however, the latest annexation from Butler Township in Montgomery County happened in 2023 – a total of 86.2 acres. Most of this land is zoned for future Industrial.

Union Growth Into Miami County

2022 Housing Units

21
+40% FROM
2010



2022 Population

94
+291% FROM
2010



Sources: 2010 US Census, 2022 ACS

SURVEY RESPONSES

Survey responses throughout the planning process also noted concern about annexation from cities and villages that originate within Miami County, such as Piqua, Troy, Tipp City, and others.

ANNEXATION TRADE OFFS AND POTENTIAL BENEFITS

While annexation is a mechanism that is viewed negatively by many through the public engagement efforts and feedback from stakeholders of unincorporated townships, Miami County is in a position to support annexations if cities are growing efficiently and taking some of the development and service pressure off unincorporated areas of the county. If areas are building housing and businesses in strategic areas, it could help preserve farmland elsewhere in Miami County. With this being said, these benefits could be difficult to evaluate and the county should be cautious to understand the impacts of future annexations.

STRATEGIC RESPONSES

- Establish partnerships and a county-wide task force to address annexation concerns.
- Support managed annexations tied to planned infrastructure expansions.
- Utilize conservation easements and zoning strategies to reduce annexation threats.

The plan recognizes that annexation is a significant concern of Miami County residents. This information is a vehicle for understanding future development pressures and suggests strategic ways to curb threats. While a land use plan cannot prevent the annexation of unincorporated Miami County land, solutions may exist at the legislative level in the State of Ohio to grant more control to townships. It is a suggested action that the unincorporated areas of Miami County continue to coordinate and organize with Miami County on annexation reform.





7

OVERVIEW

This chapter serves as Miami County's guide for future land use and policy decisions. This is a strategic framework for implementing the vision presented throughout the Comprehensive Plan.

LAND USE

- Land Use Framework & Future Land Use
- Agricultural & Rural
- Residential
- Commerce & Employment
- Civic & Environmental
- Overlay Districts

LAND USE FRAMEWORK & FUTURE LAND USE

The Land Use chapter serves as Miami County's blueprint for future land use and policy decisions. Guided by the goals and objectives of this Comprehensive Plan, the updated Future Land Use Map translates the county's vision into a strategic framework for growth and development.

The map was developed through an analysis of each parcel in the county, considering:

- The existing recorded land use at the time of drafting;
- Future land use designation from the 2006 Miami County Comprehensive Plan Update and PlanCR25A Adoption Update;
- Development trends, growth patterns, and anticipated pressures since the 2006 plan;
- Access to existing or planned water and sewer infrastructure; and
- Currently adopted future land use plans of incorporated areas within Miami County.

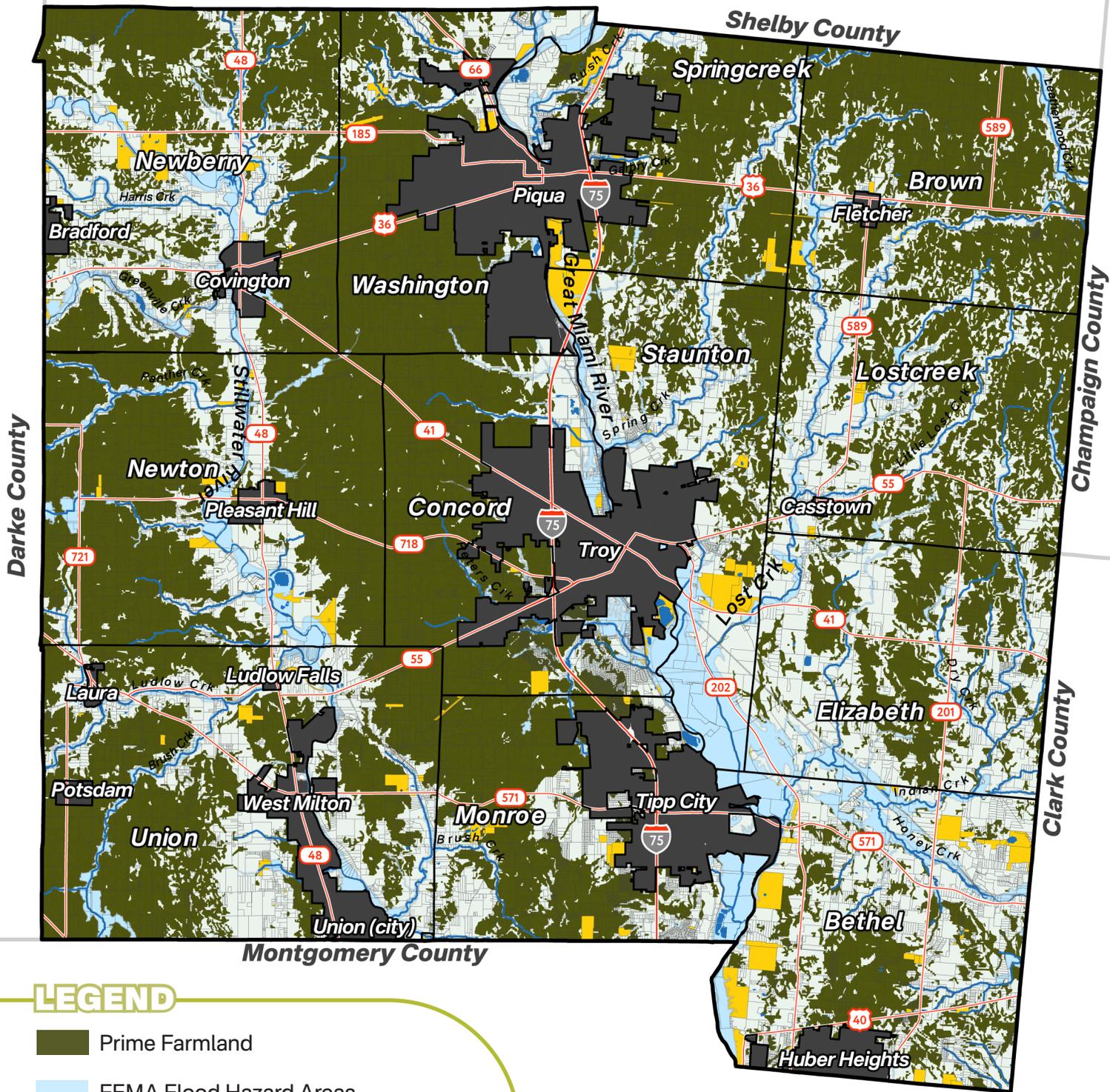
Each designated Future Land Use category includes a proposed vision, character guidelines, and appropriate uses. This chapter aims to guide land use and policy decisions that support Miami County's growth while preserving the agricultural landscape that is central to the county's identity.

CONSTRAINED LANDS AND NATURAL CONDITIONS

Miami County encompasses vast expanses of farmland, waterways, and greenways, all of which are vital to the county's character and sustainability. This plan prioritizes the conservation of these resources by identifying key areas for protection.

A central theme of this plan is the preservation of the agricultural lands prime farmland, as designated by the U.S. Department of Agriculture (USDA) based on the physical and chemical properties of the soil. Approximately 35% of Miami County qualifies as Prime Farmland, emphasizing the need to limit development in these areas to maintain agricultural viability.

Additionally, the Future Land Use Map considers lands prone to flooding, as identified by the Federal Emergency Management Agency (FEMA) through official Flood Insurance Rate Maps (FIRM). To minimize risk and environmental impact, development should be avoided in these flood-prone areas. Accordingly, the Future Land Use Map designates these sensitive lands for conservation and preservation.



LEGEND

- Prime Farmland
- FEMA Flood Hazard Areas
- Parks, Open Space, & Other Protected Lands

Sources: Miami County GIS Database, FEMA



FUTURE LAND USE

The Future Land Use Map identifies distinct land use designations, each reflecting the county's vision for future growth and conservation. Each designation includes a summary outlining its vision, development characteristics and appropriate land uses.

Developed throughout this planning process, the map was shaped by community input gathered during public engagement meetings and surveys, guidance from the steering committee and planning staff - this ensures the designated land use types and development patterns align with the community's aspirations while accommodating Miami County's implementation team.

LAND USE DISTRIBUTION & CHART

This chart corresponds with the land use districts and percentage dedicated to each use.

AGRICULTURAL

171,679 Acres (73.6%)

RURAL SETTLEMENTS

699 Acres (0.3%)

RESIDENTIAL - LOW DENSITY

16,724 Acres (7.2%)

RESIDENTIAL - MEDIUM DENSITY

10,719 Acres (4.6%)

COMMERCIAL - NEIGHBORHOOD

201 Acres (0.1%)

COMMERCIAL - GENERAL

1,120 Acres (0.5%)

INDUSTRIAL - LOW

2,212 Acres (0.9%)

INDUSTRIAL - GENERAL

1,450 Acres (0.6%)

CIVIC & INSTITUTIONAL

1,499 Acres (0.6%)

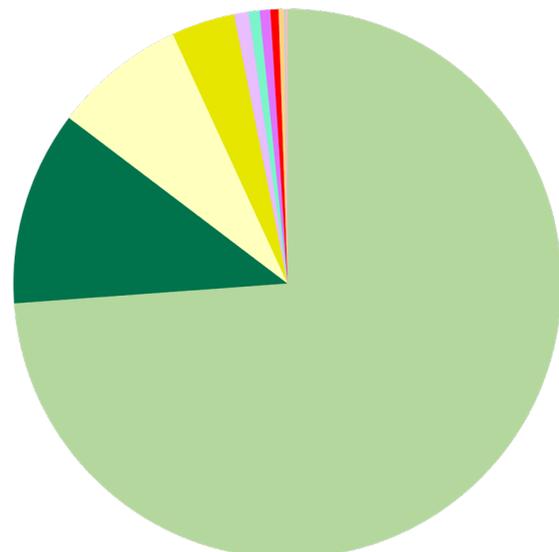
OPEN SPACE, CONSERVATION, & RECREATION

26,752 Acres (11.5%)

EXEMPT

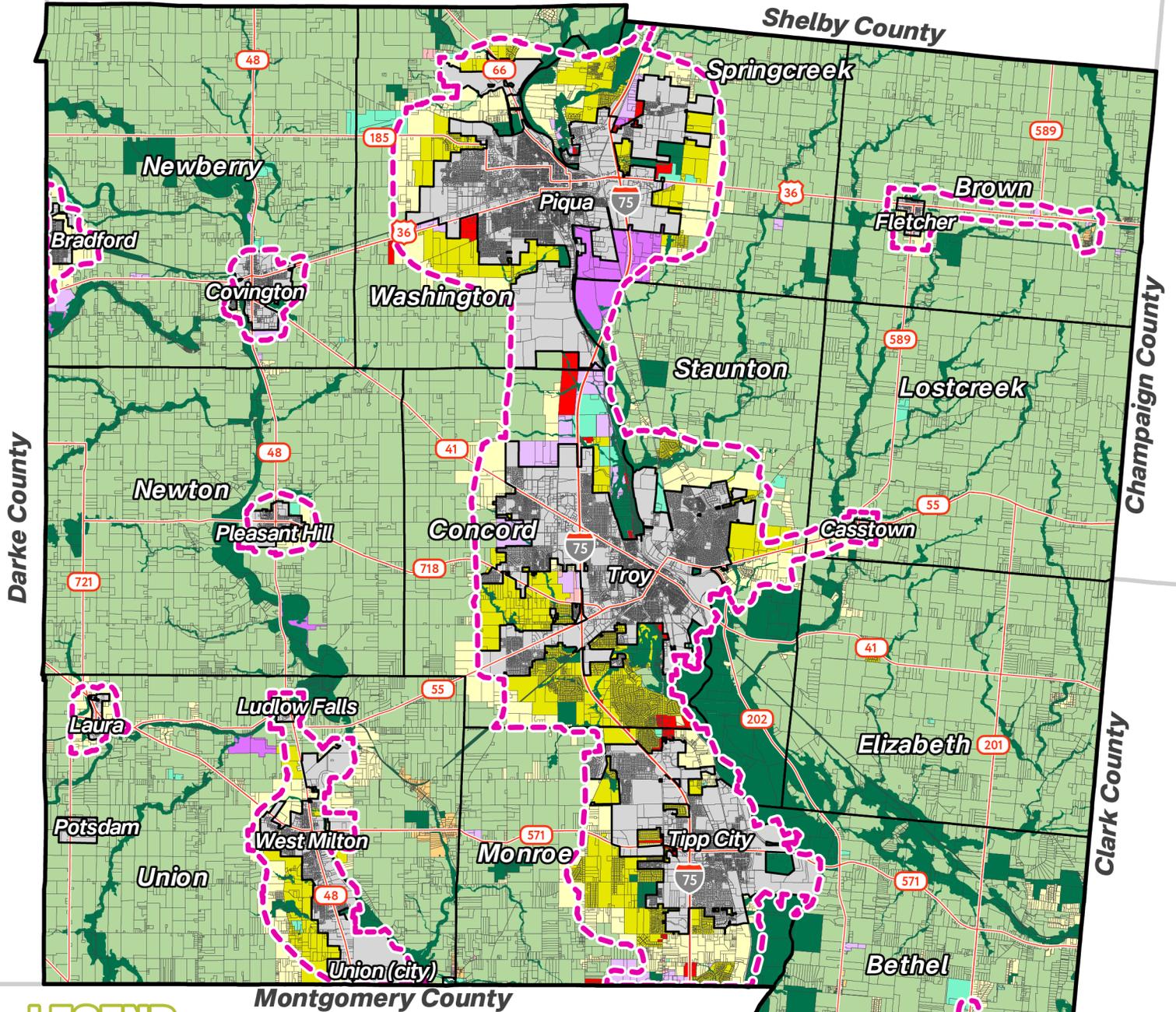
323 Acres (0.1%)

Future Land Use Distribution Chart



Note: "Exempt" Land Use category comprises of parcels within unincorporated areas; Cities & Villages are shown as exempt on the Future Land Use Map, but are not included in the above acreage).

FUTURE LAND USE MAP



LEGEND

- | | |
|---|--|
|  Agricultural |  Industrial - Low |
|  Rural Settlements |  Industrial - General |
|  Residential - Low Density |  Civic & Institutional |
|  Residential - Moderate Density |  Open Space, Conservation, & Recreation |
|  Commercial - Neighborhood |  Exempt |
|  Commercial - General |  Urban Service Boundary |



0 1 2 4 Miles

AGRICULTURAL & RURAL

AGRICULTURAL

This designation primarily includes areas dedicated to agricultural production, such as crop cultivation and livestock grazing. It consists of farmland and related agricultural operations, with occasional small-scale residential and commercial structures. Individual residences may be appropriate on large parcels when thoughtfully integrated to preserve the agricultural character and use of the land.

CHARACTER GUIDELINES

- Maintain rural and agricultural land patterns, including farms, farm service businesses, pastures, livestock, and low-density residential uses.
- Ensure residential uses remain compatible with agricultural uses and appropriate density levels.
- Introduce non-residential uses in a way that minimizes impacts on the county's rural and agricultural landscape.
- Recognize that properties in this designation are typically not served by public water or sanitary sewer systems.
- Encourage the preservation and maintenance of natural and historic resources.

APPROPRIATE LAND USES

- Agricultural and Associated Uses.
- Accessory Dwelling Units.
- Low-Impact Outdoor Recreation such as:
 - River-access points.
 - Bike paths.
 - Hiking trails.
 - Campgrounds.
- Limited non-residential uses may also be appropriate on a case-by-case basis including:
 - Community and civic facilities.
 - Lodging.
 - Craft breweries and distilleries.
 - Agritourism ventures.

RURAL SETTLEMENTS

This designation recognizes the current existence of small rural settlements within the unincorporated parts of Miami County outside the projected limits of utility services of urban areas. Some examples include Frederick, Bloomer, Clayton, Rossville, and Brandt. Many such areas may have provided a variety of services and acted as community focal points to the rural parts of Miami County, including strategic locations along abandoned railroads, rivers and crossroads. Many of these communities may have been platted in the 1800's, never grew beyond their original plats, and never incorporated to village status. Lacking any central water and sewer services, any significant changes in land use or additional growth of such areas is not expected or encouraged. The ability to maintain on-site wells and septic tanks will be the primary factor in determining the viability of these areas for changes in land use patterns. Small lot rural residential development may be appropriate around the fringe areas of these settlements or as in-fill development.

CHARACTER GUIDELINES

- Maintain rural and agricultural land patterns with low-density residential uses.
- Ensure residential uses remain compatible with agricultural uses and appropriate density levels.
- Recognize that properties in this designation are typically not served by public water or sanitary sewer systems.
- Encourage the preservation and maintenance of natural and historic resources.

APPROPRIATE LAND USES

- Agricultural and Associated Uses.
- Accessory Dwelling Units.
- Low-density residential uses.

RESIDENTIAL

RESIDENTIAL, LOW DENSITY

This designation includes land typically located outside developed areas or along the fringes of urban service zones on lots between 1.5 and 5 acres. It features low-intensity, large-parcel single-family developments and serves as a transitional area between moderate-density residential neighborhoods and the agricultural landscapes prioritized for preservation. This designation allows for small farms, gardens, and the keeping of small animals, ensuring compatibility with rural living.

The primary purpose of this district is to balance the county's agricultural heritage with the need for residential areas that offer larger lots adjacent to rural and natural landscapes. Properties within this designation may or may not have access to public water and sanitary sewer services.

CHARACTER GUIDELINES

- Maintain rural and agricultural land patterns, including farms, farm service businesses, pastures, livestock, and low-density residential uses.
- Ensure new housing along major roadways aligns with the existing rural character, featuring low density, large setbacks, and ample greenspace.
- Consider cluster housing and conservation developments on a case-by-case basis to prioritize the preservation of agricultural land and open space.
- Encourage flexible subdivision design that maximizes open space preservation.
- Mitigate potential impacts on sensitive landscapes and public infrastructure.
- Properties with this designation may or may not be connected to public water and sanitary sewer systems.

APPROPRIATE LAND USES

- Homesteads - residences on farms and forested areas.
- Single-family housing on large lots.
- Cluster and conservation subdivisions that preserve greenspace and natural landscapes.
- Accessory Dwelling Units.
- Natural resource preservation.
- Community and civic facilities.
- Parks and recreational areas.

RESIDENTIAL, MODERATE DENSITY

Areas designated as Residential, Moderate Density primarily consist of medium-density single-family housing, with allowances for low-intensity multi-family developments where appropriate. These may include duplexes, triplexes, fourplexes, and small-scale multi-family projects. This designation aims to accommodate growing housing demands by offering a diverse mix of housing types in areas experiencing or anticipated to experience growth.

These areas are typically located near the growth boundaries of incorporated communities and are either currently served or expected to be served by public water and sanitary sewer services. These areas are preferred to remain close to existing city boundaries at the time of this land use plan update and near existing development clusters.

CHARACTER GUIDELINES

- Single-family residential lot sizes should be 1 acres or less.
- Multi-family developments should be contextually appropriate, maintaining compatibility with the surrounding density and character.
- Development should avoid flood hazard areas, prime farmland, and areas within airport runway or approach zones.
- Direct access and curb cuts onto major thoroughfares should be minimized.
- Infrastructure capacity, including roads and utilities, should be a primary consideration for any proposed development within this designation.
- Limit "Leapfrog" development, which is a pattern of urbanization that occurs when developers bypass land closer to existing urban areas to build in areas further out, skipping over undeveloped land in between. This results in a fragmented, scattered urban landscape.

APPROPRIATE LAND USES

- Detached single-family housing.
- Attached housing (e.g., townhomes, duplexes).
- Accessory dwelling units (ADUs) where appropriate.
- Small-scale multi-family housing, including condominiums, triplexes, fourplexes, and cottage homes.
- Assisted living facilities and residential options that support aging in place, thoughtfully integrated into the county based on context and accessibility to essential services.
- Community and civic facilities.
- Parks and recreational spaces.

COMMERCE & EMPLOYMENT

COMMERCIAL, NEIGHBORHOOD

Land uses located along primary corridors that serve as vital hubs for daily necessities and agricultural-related retail and services, typically catering to rural communities, villages, and travelers. This designation supports lower-intensity commercial, retail, and service activities tailored to a localized population rather than regional market. These businesses are often part of small neighborhood shopping areas or business districts along major and minor collector streets, providing convenience goods and personal services while maintaining the rural character of the landscape.

CHARACTER GUIDELINES

- Businesses primarily serve existing residential or commercial areas rather than relying on regional demand or future development.
- Small or unique sites generally ranging from 0.25 to 3 acres.
- Buildings and structures more typical of a residential scale.
- Designed to encourage ease of pedestrian access.
- Surface parking is not a dominant site feature.
- Access points are encouraged to be consolidated with adjacent uses to minimize the number of curb cuts along major roadways with the provision of cross-access between adjoining parcels.
- Properties may or may not have access to public water and sanitary sewer systems.

APPROPRIATE USES

- Small-scale commercial, retail, service, and office operations.
- Restaurants and food service establishments.
- Limited-scale agricultural service businesses

COMMERCIAL, GENERAL

Key nodes and corridors serve as hubs for general commercial, civic, entertainment, service, and office use, designed to accommodate a broad population base. This commercial land use supports both single-use and mixed-use developments, fostering economic vitality while integrating seamlessly with surrounding areas.

CHARACTER GUIDELINES

- Intensity aligned with surrounding uses and lot sizes.
- Located along major road corridors, typically in high-traffic areas.
- A mix of uses serving both community and regional markets.
- Coordinated development with adjacent sites and incorporated areas, ensuring cohesive parking, access, and streetscape design.
- Supported by public water and sanitary sewer infrastructure.
- Unified landscaping within developments and along the public realm.

APPROPRIATE LAND USES

- Commercial, retail, service, and office establishments.
- Automotive services.
- Hotels and lodging.
- Restaurants, food, and beverage service establishments.
- Community and civic facilities.
- Multi-family residential, where contextually appropriate.
- Assisted living facilities and residential options that support aging in place, integrated based on context and accessibility to essential services.
- Plazas and open spaces.

INDUSTRIAL, LOW

Land designated for low-intensity industrial and employment uses, including offices, warehousing, distribution, assembly, research and development, high-tech industries, clean manufacturing, and similar operations. These uses operate entirely within enclosed buildings and generate minimal noise, odors, vibrations, and pollution.

This designation is typically located along arterial highways or within industrial parks near the interstate highway system to accommodate the transportation needs of distribution and employment centers. Locations along rail corridors are also desirable. In limited cases, light industrial development may be appropriate in rural areas where public sewer and water services are not required.

CHARACTER GUIDELINES

- Development should be supported by adequate infrastructure, including sanitary sewer, water, and road improvements. In select rural areas, certain uses may be appropriate without public sewer and water services.
- Sites should be large enough to provide buffering from adjacent land uses and allow for future expansion.
- Uses should be strategically positioned along major arterials or within industrial parks, ensuring efficient access to interstates.
- Existing and planned infrastructure and road network capacity should be key considerations for any development within this designation to ensure long-term feasibility and efficiency.

APPROPRIATE USES

- Limited Industrial Mixed-Use Developments integrating multiple uses within a single property, building, or campus, such as clean manufacturing and warehousing on the ground floor with office and administration above, or a variety of uses within a campus-like setting.
- Warehousing and storage.
- Distribution and fulfillment centers.
- Research parks.
- Data processing and storage, innovation hubs, and tech parks.
- Offices and office campus.
- Select employment-supporting commercial uses, evaluated on a case-by-case basis.

INDUSTRIAL, GENERAL

The Industrial, General designation supports higher-intensity industrial uses such as manufacturing, processing facilities, power production, mining, chemical plants, food processing, and lumber mills. These operations may involve outdoor activities, including material storage, frequent truck traffic, and other similar activities.

CHARACTER GUIDELINES

- Adequate distance and landscape buffers should be provided to separate these uses from adjacent properties.
- Developments should avoid environmentally sensitive areas, including regional groundwater aquifers.
- Given the large volume and weight of vehicular traffic, these uses should be located near major highways and rail corridors for efficient access.

APPROPRIATE USES

- Manufacturing and production.
- Technology and biotechnology manufacturing facilities.
- Distribution and fulfillment centers.

CIVIC, INSTITUTIONAL, & ENVIRONMENTAL

CIVIC & INSTITUTIONAL

This land designation encompasses government-owned or operated buildings, schools and universities, religious institutions, social and community centers, public safety services, hospitals and clinics, libraries, museums, and cultural landmarks. The placement of these uses should prioritize public benefit, ensure compatibility with surrounding areas, and consider impacts on drainage, infrastructure, and transportation networks. These public assets and landmarks play a crucial role in shaping the county's identity.

CHARACTER GUIDELINES

- Adequate separation and landscape buffers should be provided to maintain compatibility with adjacent properties.
- Developments should avoid environmentally sensitive areas, including regional groundwater aquifers.
- Buildings, structures, and sites should be contextual in scale to surrounding properties.
- Consideration of existing and planned infrastructure and road network capacity is essential to ensure long-term sustainability and minimize impacts on the surrounding area.

APPROPRIATE USES

- Governmental facilities.
- Public utility and service facilities.
- Community and civic facilities.
- Educational institutions, both public and private.
- Medical centers and associated offices.
- Cemeteries.
- Religious assembly and places of worship.
- Sites of historic and cultural significance
- Assisted living facilities and residential options that support aging in place, integrated based on context and accessibility to essential services.

OPEN SPACE, CONSERVATION, & RECREATION

This designation includes land outside developed areas that is either unsuitable for development, intended for conservation, or appropriate for low-impact recreational activities. It preserves natural landscapes, wildlife habitats, and environmentally sensitive areas such as floodplains, conservation lands, and waterways. While development is not contemplated, minimal-impact structures may be permitted to support recreational access and enjoyment.

CHARACTER GUIDELINES

- Maintain the natural landscape and avoid significant alterations to the environment.
- Structures should be minimal in scale, located outside environmentally sensitive areas, and designed to blend with the natural surroundings.
- Ensure accessibility for users of all ages and abilities.
- Support regional park, open space, and trail networks, ensuring connectivity for pedestrians, cyclists, and outdoor enthusiasts.

APPROPRIATE USES

- Natural conservation and preservation areas.
- Undeveloped flood hazard zones.
- Parks, greenways, and open space preserves.
- Waterways and river access points.
- Trails, paths, and outdoor recreation (e.g., hiking, biking, disc golf, birdwatching, fishing, and hunting).
- Campgrounds and nature-based overnight accommodations.

OVERLAY DISTRICTS

Overlay districts represent areas with additional guidance and consideration for the Future Land Use Map.

URBAN SERVICE BOUNDARY

The Urban Service Boundary defines areas suitable for population and development growth. It encompasses locations with existing or anticipated water and sewer services in combination with existing city and village boundaries. Urban-density development should remain within this boundary to maximize public utilities, while extending services beyond it is discouraged—except for public health needs in existing developments.

Development inside the urban service boundaries could be tied to and fueled by incorporated areas and may not reflect the desired growth & character of unincorporated Miami County. Miami County may not have water & sewer access throughout the entire area shown and could be unsupportive of growth that requires intensive utility expansion.

WELL FIELD PROTECTION AREA

Areas designated as well field protection areas represent those parts of the regional underground aquifer system where existing drinking water supplies are obtained by pumping groundwater. Boundaries shown on the plan include those areas where water purveyors have delineated groundwater capture areas approved by the Ohio EPA. These areas should be limited to development activities that avoid negative impacts on groundwater. Land use activities that present a potential contamination threat should be discouraged.

RECOGNIZED HISTORIC DISTRICT

Areas in the recognized historic district represent parts of Miami County located within the boundaries of a historic district officially recognized by the Ohio Historical Preservation Office and/or listed on the United States Department of the Interior, National Register of Historic Places. Any development within these areas should be compatible with locally adopted land use regulations. The expenditure of any federal or state funds with designated historical districts or structures, or even in those areas where they are eligible for inclusion in the National Register of Historic Places may trigger additional levels of review and coordination.

COUNTY ROAD 25-A SPECIAL PLANNING AREA

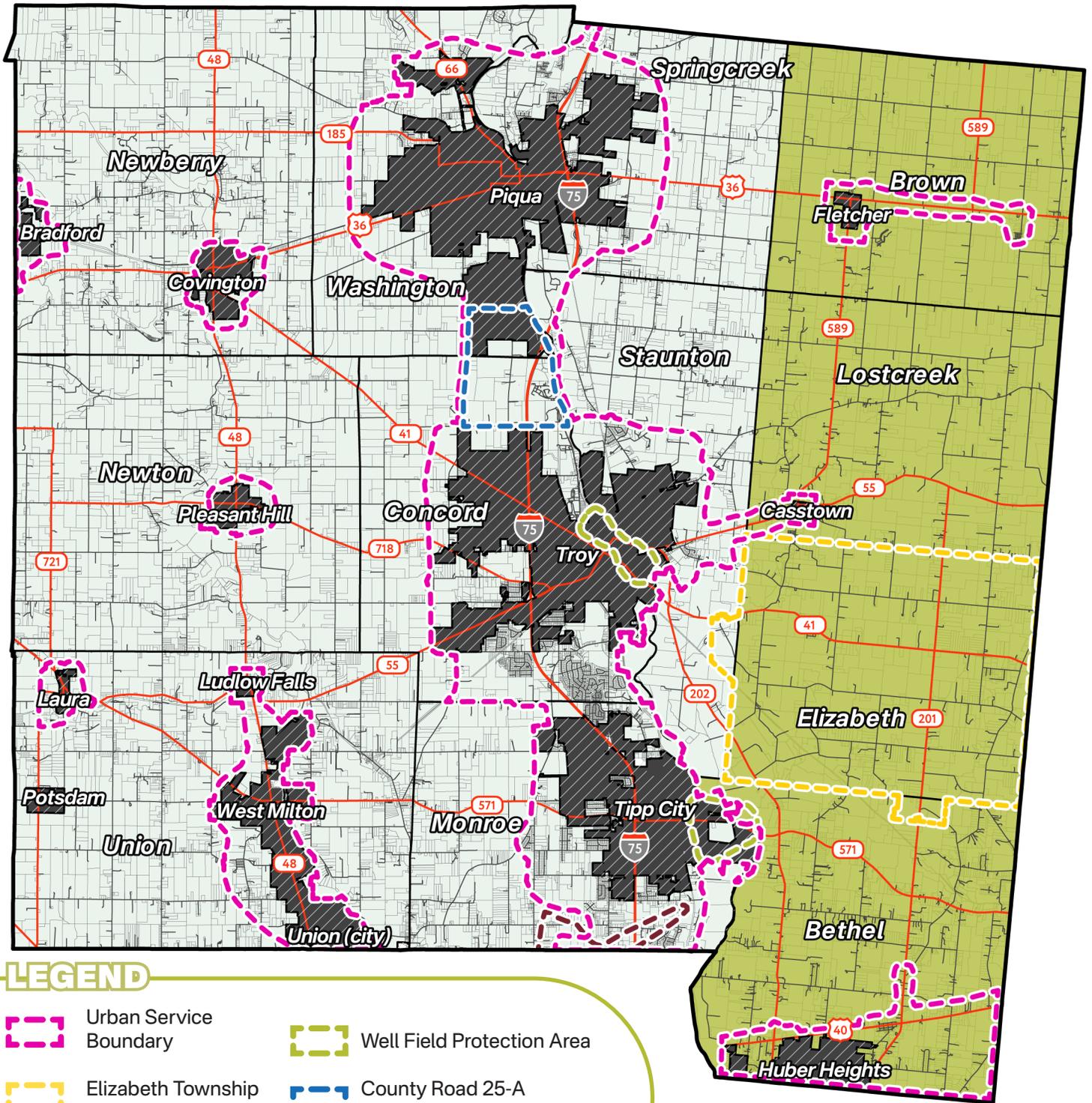
Approximate boundaries for the parcels affected by the County Road 25-A Special Planning Area Master Plan are represented by this overlay district. It is recommended that any proposed developments within or adjacent to this district consider the recommendations of the Master Plan report to ensure compatibility of land use, development concepts, and other associated improvements.

DAYTON INTERNATIONAL AIRPORT NOISE ZONE

Airport Noise Zones mark areas around Dayton International Airport with a day-night average sound level (DNL) of 65 or higher. These boundaries, based on the latest assessments, should be regularly reviewed and may change. The zones guide local regulations to minimize land use conflicts. Incompatible uses should be discouraged, and new structures must meet noise standards. Subdivisions should include restrictive covenants, and buildings should incorporate sound insulation. More details are available in the Dayton International Airport Master Plan and Noise Compatibility Study.

LOCAL TOWNSHIP ZONING

This overlay shows which Townships maintain their own individual land use plan and zoning ordinances outside of County control. Miami County serves as a recommending body for these Townships, but final decisions on zoning matters are retained at the local level.



LEGEND

- Urban Service Boundary
- Well Field Protection Area
- Elizabeth Township Rural Historic District
- County Road 25-A Master Plan Area
- Dayton International Airport Noise Area
- Local Township Zoning



Source: Miami County GIS Database, MDC Analysis

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MIAMI COUNTY TOMORROW



8

IMPLEMENTATION

- Implementation & Action Items
- Implementation Table



IMPLEMENTATION & ACTION ITEMS

This chapter outlines a series of actions to help guide the County to make future decisions, work plans, and funding allocations. The action items provide specific ways for staff, community partners, and others to carry out the plan’s goals, objectives, and recommendations. These action items are grouped under the plan’s four themes: Civic & Community, Environment & Sustainability, Infrastructure & Transportation, and Strategic Growth & Development.

This list serves as a guide and may not cover all the ways that staff and the community can work towards implementing this plan. The County can make adjustments, additions, or deletions as needed to satisfy the plan’s recommendations. Staff and the community are enabled to respond to future opportunities, challenges, or emerging trends throughout the plan’s lifespan.

After the Comprehensive Plan is adopted, it is important to monitor the progress of the various items in the implementation table. Miami County should regularly assess progress on implementation action items to ensure that officials, staff, and partner organizations continue to carry out the Comprehensive Plan as intended. For more information about the plan’s structure, see the Plan Framework section in the Background chapter.

IMPLEMENTATION TABLE EXAMPLE

Below is an example of how each implementation item is set up, including a reference number, action item, potential partners or responsible agencies, and timeframe.

Action #	[Action Item] [Potential Partners or Responsible Agencies]	[Timeframe]
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TIMEFRAME

Action items and their recommended implementation timeframe are broken down into three categories:

- Short = (1-2 years)
- Medium = (3-5 years)
- Long = (5+ years)

IMPLEMENTATION TABLE

	ACTION ITEM	TIMEFRAME
3	Civic & Community	
3.1	Identify non-usable areas and assess their potential for conversion to parks and recreation facilities Miami County Department of Development, Miami County Parks District, Miami Conservancy District	<i>Medium</i>
3.2	Develop a comprehensive inventory and guidelines for protecting at-risk historic sites and sensitive lands/buildings Ohio Historical Society, Miami County Parks District, Miami Conservancy District, Local Governments	<i>Medium</i>
3.3	Continue maintenance of historic markers Potential Partners or Responsible Agencies: Ohio Historical Society, Local Governments	<i>Long</i>
3.4	Conduct a comprehensive assessment of school capacity Local School Districts, Miami County Department of Development	<i>Short</i>
3.5	Establish regular collaborative meetings to develop joint initiatives addressing community needs School District, Local Government, Community Groups	<i>Short</i>

Short = 1-2 years, Medium = 3-5 years, Long = 5+ years

ACTION ITEM	TIMEFRAME	
3.6	Identify and promote vocational training programs Local Colleges, Workforce Development Agencies	<i>Short</i>
3.7	Develop relationships with local businesses for workforce development Miami County Department of Development, Local Businesses	<i>Medium</i>
4 Environment & Sustainability		
4.1	Encourage multi-jurisdictional agreements to protect sensitive lands, hold conservation easements, manage properties, fund parks, trails, and open space projects Miami County Parks District, Miami Conservancy District, Miami Soil & Water Conservation District, Local Governments	<i>Short</i>
4.2	Encourage partnerships with local universities or nonprofits to pilot advanced farming techniques Miami Soil and Water Conservation District, Ohio State University Extension	<i>Short</i>
4.3	Develop educational materials on runoff management Environmental Protection Agency (EPA), Miami Conservancy District, Ohio State University Extension, Miami Soil and Water Conservation District	<i>Short</i>

ACTION ITEM	TIMEFRAME
4.4 Implement a coordinated program for regular monitoring of air, water quality, and drainage systems Miami County Sanitary Engineer, Environmental Protection Agency (EPA), Local Health Departments	<i>Short</i>
4.5 Identify areas for enhancing water storage capacity Miami County Sanitary Engineer, Miami Conservancy District	<i>Short</i>
4.6 Implement measures to protect water sources and develop joint initiatives for water conservation Municipal Water Authorities, Miami Conservancy District, Miami County Sanitary Engineer	<i>Medium</i>
4.7 Continue or establish inter-municipal agreements for water resource protection Miami County, Municipal Water Authorities, Local Governments	<i>Short</i>
4.8 Identify and map designated native habitats for protection MVRPC, Miami County Parks District	<i>Short</i>

ACTION ITEM	TIMEFRAME
<p>4.9</p> <p>Incorporate regulations into the County's development ordinances to address solar energy systems</p> <p>Miami County Department of Development, Zoning Commission</p>	<p><i>Short</i></p>
<p>4.10</p> <p>Maintain & expand waste management programs by establishing recycling centers and promoting composting initiatives</p> <p>Waste Management Companies, Local Governments</p>	<p><i>Medium</i></p>
<p>5 Transportation & Infrastructure</p>	
<p>5.1</p> <p>Department of Development should partner with the County Sanitary Engineer Office and its water providers to identify suitable areas for development and distribution of water and sewer treatment</p> <p>Miami County Department of Development, Miami County Sanitary Engineer Office, City of Troy, and Clark County</p>	<p><i>Medium</i></p>
<p>5.2</p> <p>Improve accessibility in public spaces with guidance from the Americans with Disabilities Act (ADA)</p> <p>Miami County Government, Local Government</p>	<p><i>Short</i></p>

	ACTION ITEM	TIMEFRAME
5.3	<p>Connect roads and sidewalks where disconnection exists</p> <p>Miami County Department of Development, Miami County Engineering Department, Developers</p>	<i>Medium</i>
5.5	<p>Collaborate with landowners and organizations to expand trail networks through public engagement efforts</p> <p>Miami County Parks District, MVRPC, Miami County Department of Development</p>	<i>Short</i>
5.5	<p>Consider regulations for electric vehicle charging stations</p> <p>Utility Companies, Miami County Department of Development</p>	<i>Short</i>
5.6	<p>Develop a county-wide infrastructure improvement plan prioritizing aging assets</p> <p>County Engineering Department, Local Governments, Ohio Department of Transportation (ODOT)</p>	<i>Medium</i>
5.7	<p>Conduct periodic assessments of rural infrastructure to determine necessary upgrades</p> <p>County Engineering Department, Miami County Township Association</p>	<i>Long</i>

ACTION ITEM	TIMEFRAME
5.8 Establish a cross-departmental infrastructure coordination committee County Commissioners, Public Works, Miami County Department of Development	<i>Medium</i>
5.9 Update and implement the Miami County Thoroughfare Plan with projected growth trends Miami County Engineers Office, Miami County Department of Development, MVRPC, State DOT	<i>Medium</i>
5.10 Conduct a needs assessment and identify funding opportunities for expanded Miami County Transit services Miami County Transit, County Grants Office, State Transit Agencies, Federal Transit Administration, Community Organizations, Local Government	<i>Medium</i>
5.11 Conduct emergency response and preparedness impact studies for new developments Emergency Services, Miami County Department of Development	<i>Short</i>
5.12 Establish funding strategies for adequate police, fire protection, and park services Local Governments, County Budget Office, Public Safety Departments	<i>Medium</i>

	ACTION ITEM	TIMEFRAME
5.13	<p>Collaborate with regional organizations to expand and connect bicycle networks</p> <p>County Grants Office, Miami County Parks District, MVRPC, ODOT</p>	<i>Medium</i>
6 Strategic Growth & Development		
6.1	<p>Modify the zoning resolution to encourage redevelopment of underutilized urban areas to reduce sprawl</p> <p>Miami County Department of Development, Zoning Commission</p>	<i>Short</i>
6.2	<p>Create a mapping tool for identifying and prioritizing agricultural lands most at risk for conversion</p> <p>Miami County Department of Development, Miami Soil and Water Conservation District</p>	<i>Short</i>
6.3	<p>Introduce incentives and expand farmland preservation easement programs for property owners to protect agricultural property from future development</p> <p>Miami County Department of Development, Miami Soil and Water Conservation District, Local Governments, Property Owners of Miami County</p>	<i>Medium</i>

ACTION ITEM	TIMEFRAME
<p>6.4</p> <p>Create a county-wide conservation plan. Land conservation objectives can be better achieved if information is readily available regarding where conservation easements exist in the county. Data regarding the existing locations of conservation easements should be aggregated, mapped and prioritized, based on their potential.</p> <p>Miami County Department of Development, Miami Soil and Water Conservation District, MVRPC, Local Governments</p>	<p><i>Medium</i></p>
<p>6.5</p> <p>Use GIS-based tools to publicly share information on existing easements and conservation priorities</p> <p>Miami County Department of Development, Miami Soil and Water Conservation District, MVRPC</p>	<p><i>Medium</i></p>
<p>6.6</p> <p>Coordinate with the Ohio Township Association (OTA) and County Commissioners Association of Ohio to begin working on annexation reform at the state level</p> <p>County Commissioners, Local Township Trustees</p>	<p><i>Short</i></p>
<p>6.7</p> <p>Collaborate with similar counties in Ohio experiencing these issues to work towards annexation reform</p> <p>Miami County Department of Development, County Commissioners</p>	<p><i>Short</i></p>

ACTION ITEM	TIMEFRAME
6.8 Appoint a full-time staff member responsible for communicating annexation reform and coordinating between legislatures and jurisdictions County Commissioners, Local Governments	<i>Short</i>
6.9 Expand public outreach strategies to engage community members in annexation discussions Miami County Department of Development, Local Governments, Residents of Miami County	<i>Short</i>
6.10 Encourage development of smaller privately owned lots along jurisdictional boundaries as a method of protection from annexation Encourage development of smaller privately owned lots along jurisdictional boundaries as a method of protection from annexation	<i>Short</i>
6.11 Define clear criteria for supporting annexation in urban development areas County Commissioners, Zoning Commission	<i>Short</i>
6.12 Utilize land use agreements to manage county boundaries strategically County Legal Office, Miami County Department of Development	<i>Medium</i>

ACTION ITEM	TIMEFRAME
<p>6.13</p> <p>Evaluate annexation proposals on a case-by-case basis for adverse impacts on Miami County</p> <p>Miami County Department of Development, County Commissioners, Local Governments</p>	<p><i>Short</i></p>
<p>6.14</p> <p>Update the zoning and subdivision regulations with flexible permitted residential uses at densities guided by the future land use plan</p> <p>Miami County Department of Development, Zoning Commission</p>	<p><i>Short</i></p>
<p>6.15</p> <p>Introduce development and design guidelines in the zoning resolution for commercial and industrial areas to ensure aesthetic and functional consistency</p> <p>Miami County Department of Development, Zoning Commission</p>	<p><i>Short</i></p>
<p>6.16</p> <p>Direct new development towards areas with existing infrastructure</p> <p>Miami County Department of Development, Zoning Commission</p>	<p><i>Short</i></p>
<p>6.17</p> <p>Establish zoning incentives to discourage conversion of prime agricultural land</p> <p>Miami County Department of Development, Zoning Commission, Miami Conservancy District</p>	<p><i>Short</i></p>

	ACTION ITEM	TIMEFRAME
6.18	<p>Strengthen planning and zoning regulations to ensure sustainable development</p> <p>Miami County Department of Development, Zoning Commission, MVRPC</p>	<i>Short</i>
6.19	<p>Create and promote conservation easement programs to preserve farmland</p> <p>Miami Conservancy District, Miami Soil and Water Conservation District, Land Trusts, Conservation Groups, State Agricultural Departments</p>	<i>Medium</i>
6.20	<p>Implement design guidelines to minimize the impact of new housing on rural character</p> <p>Miami County Development Department, Zoning Commission</p>	<i>Short</i>
6.21	<p>Identify and zone suitable locations for business groupings</p> <p>Miami County Department of Development</p>	<i>Medium</i>
6.22	<p>Designate and maintain industrial zones to support diverse industry needs</p> <p>Miami County Department of Development, Zoning Commission</p>	<i>Long</i>
6.23	<p>Protect highway interchange land for industrial development opportunities</p> <p>Miami County Department of Development, ODOT</p>	<i>Medium</i>

ACTION ITEM	TIMEFRAME	
<p>6.24</p>	<p>Focus industrial growth within designated industrial parks</p> <p>Miami County Department of Development, Business Leaders</p>	<p><i>Short</i></p>
<p>6.25</p>	<p>Establish landscape and buffer requirements to separate industrial areas from residential and commercial zones</p> <p>Miami County Department of Development</p>	<p><i>Short</i></p>
<p>6.26</p>	<p>Increase the number of housing options in the county that meet the social and accessibility needs of older adults</p> <p>Miami County Department of Development, Age-Friendly Miami County Advisory Council</p>	<p><i>Medium</i></p>

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APPENDIX

Phase 1 Engagement Summary

Phase 2 Engagement Summary