

**Zoning Commission
Work Session
September 21, 2006
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Chairman Kamps called the work session to order at 7:00 pm.

Roll found: Kamps, Pope, Pajk, Walrath, Powell, Ascherl and Siarkowski present, as well as Trustees Garapick and Schulte and Paul Magovac, service department supervisor.

Ch. Kamps read a letter from a resident regarding flooding and reviewed submitted pictures of the flood.

Discussed flooding problems at Iron wood Golf Course presumed to be caused by Wakefield Run Subdivision. At the time Wakefield was built, the enforcement and maintenance was inadequate even though the catch basins were in.

Ch. Kamps distributed maps outlining the 100 year floodplains. Ch. Kamps stated that part of the Storm Water Management Plan includes that a qualified engineer and hydrologist are required to calculate the amount of rainwater that can fall on a piece of property before it is developed and calculate the quantity of runoff water that will run off that same piece after it is developed. Part of the problem has been that Medina County has not adequately maintained the catch basins. Medina is one of the first counties in Ohio to have storm water management requirements and yet they are way behind the times with the maintenance issues. The county staff is concerned about how the developers will feel about implementing these regulations; they do not want to upset the developers too much.

Discussion of the flooding issues in North Royalton, Brecksville and Broadview Heights.

Hinckley Township is technically responsible for all that water flows out of the Township and gets into the Rocky River. This would include manure, chemicals, fertilizers and pesticides.

Packed grass such as lawns and golf courses cause 90%-95% of water to runoff. *i.e.* Wakefield Run water runs off onto Ironwood Golf Course. In a field (no-till) with loose soil, 95% of the water is absorbed.

Ch. Kamps distributed Riparian setback maps. Bath, Richfield has riparian setback regulations.

Discussion of storm water management plans along Healy Creek which is located in the northern section of the Township. The riparian regulations address the size of the watershed that runs into the various streams. The Board reviewed the map of the proposed setback areas according to the same numbers in the proposed code. The figure discussed was 120 feet from the 100 year flood plain.

Mr. Walrath discussed the distances in regards to the flood plains.

Discussion of the items that are permitted within the setback area and the items that are

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prohibited within the setbacks area.

The Board discussed the whereas clauses in the Riparian Setback proposal.

Mr. Walrath stated that there is not sufficient information to substantiate all the statements in the proposal that apply to Hinckley Township. He felt that more study is needed to be done.

Ch. Kamps did recall basement flooding and instances where residents on Mattingly Rd. needed to be rescued due to flooding.

Discussion of flooding in northern Ohio: Chagrin, Grand River and the Rocky River.

Ch. Kamps stated that he would research studies that could help determine the areas and risk of flooding with in the township.

Ch. Kamps spoke with a Bath Township representative and they reported that the Summit County Soil and Water District riparian setbacks are used on all lot plans. Akron has a qualified engineer on staff, Medina does not.

The Board started to read proposal in detail discussing items to be changed, deleted or enhanced.

It is Mr. Walrath's opinion that the document needs more definitive definitions.

Ch. Kamps commented that this riparian proposal is a generic set of regulations that can be used as a model for the Township regulations. It does not have to be adopted in its entirety but tailored to fir the Township's needs.

Paul Magovac stated that the roads and drainage was designed to work under flood conditions that occur only once in ten years. The roads and drainage pipes could possibly be designed to accommodate a 200 year flood, but it is costly. Approximately only 10 residents per year complain about flooding. If the flooding is always happening in the same location, fix the apparent problem. If floods are occurring sporadically and in various places, these could be isolated storms that hit hard in an area. When a problem reoccurs, then we analyze that situation and fix it.

Mr. Walrath stated that if this proposal goes into effect, Hinckley Township will be able to get into any resident's yard and enforce its easement or the wetland in his backyard.

Mr. Garapick stated that he felt the Township should get the riparian setbacks implemented for the bigger picture.

Discussion of mowing in front yards, water courses, channels and road ditches.

The discussion became heated and argumentative.

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Paul Magovac felt there should be a plan in place for the future because there is more and more building every year. He felt this proposal needed to be fine-tuned and simplified.

Mr. Walrath did not agree with this type of regulation unless it was toned way down.

Mr. Powell stated that new developments should have riparian setback rules.

At 9:45 pm Mrs. Pajk made a motion to adjourn the meeting.
Mr. Powell second.

Vote: Powell – yes Walrath – yes Pajk – yes Pope – yes Kamps – yes

Minutes Approved: _____, 2006

Jim Kamps, Chairman

Chuck Pope, Vice-Chairman

Diane Pajk, Member

Terry Walrath, Member

Calvin Powell, Member

Toni Ascherl, Alternate Member

Karen Siarkowski, Alternate Member