



Planning Commission
App. No. 100-2014-TA & 101-2014-MA

Zoning Text & Map Amendments

Westfield Township

Meeting: December 2, 2014
Applicant: Westfield Township Zoning Commission (WTZC)
Hearing: January 13, 2014 (Zoning Commission)
Amendment: **Text:** Article III, Sections 302(B)(1) and (B)(2)
Maps: Natural Hazard & Overlay Zoning, Natural Hazards, and Zoning Maps
Reviewer: Rob Henwood

Proposal: The Westfield Township Board of Trustees initiated the above referenced zoning map and text amendments. The proposal seeks to accomplish the following:

1. Edit the Westfield Township Zoning Resolution, Article III, Sections 302(B)(1) and (B)(2) delete old text and add appropriate references to the new data utilized to create the updated Natural Hazards Overlay Zoning District boundaries.
2. Update the Natural Hazard and Overlay Zoning and Natural Hazards maps with updated data.
3. Update the Zoning District map and the two Natural Hazard maps to accurately reflect changes to the township zoning districts' boundaries caused by expansions to the highway right-of-ways (ROW) at the I-71 and I-76 interchange.

The proposed edits to the text deletions are shown as ~~struck through~~ and proposed new text is underlined.

ARTICLE III DISTRICT REGULATION

§ 302 NH Natural Hazards Overlay District

- B. Data Sources and Map. The general boundaries of the NH district are shown on the map title "Natural Hazards Overlay Zoning District Map" (NH Map) which is on file in the Westfield Township Hall. The NH Map shows 100 year flood plains, within which may be other natural hazards such as organic soils or poor natural drainage soils. This map is intended to be only a generalized compilation of natural hazards data.

Questions pertaining to the exact district boundaries shall be resolved by scaling distances on the original source maps and reports, which are hereby adopted by reference.

1. Sources for the flood prone, organic soil and poor natural drainage areas are as follows:
 - a. ~~Map of Flood Prone Areas, United States Geological Survey, 1974, Leroy and Creston Quadrangles, or as subsequently amended.~~
 - b. ~~Flood Hazard Boundary Maps H-20 and 25, Medina County, Ohio, U.S. Department of Housing and Urban Development, April 15, 1977, or as subsequently amended.~~
 - c. ~~Soil Survey of Medina County, Ohio, U.S. Soil Conservation Service, November 1977, or as subsequently amended.~~

- a. Ohio Department of Natural Resources (ODNR)
 - b. USDA's Natural Resources Conservation Service (NRCS)
 - c. Soil Survey Geographic Database (SSURGO) digital soils information for Medina County, 2005
 - d. FEMA Digital Flood Insurance Rate Maps (DFIRMs), 2013
- ~~2. Sources for organic soil and poor natural drainage areas are as follows:~~
- ~~a. Soil Survey of Medina County, Ohio, U.S. Soil Conservation Service, November 1977, or as subsequently amended.~~
2. The soil map units described in the Medina County Soil Survey as being “susceptible to flooding.” Most of these soils have formed in alluvium, which is sediment deposited by floodwaters, typically adjacent to streams. Additional soil map units described in the Medina County Soil Survey as being subject to “ponding”, due primarily to their position on the landscape. They occupy depressional areas, and may be either organic (muck) soils or mineral.

Comments:

1. The text and map items are being presented together as they are closely related, however the Planning Commission must vote on the text and map items separately.
2. DPS staff worked with Westfield Township to draft the updated zoning text and maps proposed. While staff worked with township officials it appears there were miscommunications regarding data source information included in the submitted text amendment. Staff suggests the following language be utilized in lieu of the text submitted for § B:

1. *The source for the flood prone areas is as follows:*
 - a. *100 year flood plain. Digital Flood Insurance Rate Maps (DFIRMs). Federal Emergency Management Agency (FEMA); 2013.*
2. *Sources for organic soil and poor natural drainage areas are as follows:*
 - a. *Digital soils information for Medina County. Soil Survey Geographic Database (SSURGO); Ohio Department of Natural Resources (ODNR) and United States Department of Agriculture’s Natural Resources Conservation Service (NRCS);2005.*
 - b. *Soil Survey of Medina County, Ohio. United States Soil Conservation Service; November 1977 or as subsequently amended.*

The soil map units described in the Soil Survey of Medina County as being “susceptible to flooding” have mostly formed in alluvium which is sediment deposited by floodwaters typically adjacent to streams. Additional soil map units described in the Medina County Soil Survey as being subject to “ponding” due primarily to their position on the landscape occupy depressional areas and may be either organic (muck) soils or mineral.

3. The Natural Hazard and Overlay Zoning and Natural Hazards maps reflect the use of updated 100 year flood plain and soil series data; these data are improved in terms of

- their spatial accuracy (see attached Natural Hazard and Overlay Zoning and Natural Hazards maps).
4. The Zoning District map and the two Natural Hazard maps are being updated to accurately reflect changes to the township zoning districts' boundaries caused by expansions to the highway ROWs at the I-71 and I-76 interchange
 5. All maps will be updated with the current adopted and effective dates and the appropriate township trustee signature blocks.

Recommendation:

1. Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the proposed amendment to the Westfield Township Zoning Resolution text with the following changes:
 - a. Substitute the recommended text for the proposed text.
2. Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the proposed amendment to the Westfield Township Zoning Maps with the following changes:
 - a. Update all three maps (Natural Hazard Overlay Zoning District, Natural Hazard, and Zoning Districts) with the appropriate adopted and effective dates and the township trustee signature blocks

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