

UPPER CHIPPEWA CREEK WATERSHED



Balanced Growth Plan

STATE ENDORSED APRIL 24, 2012



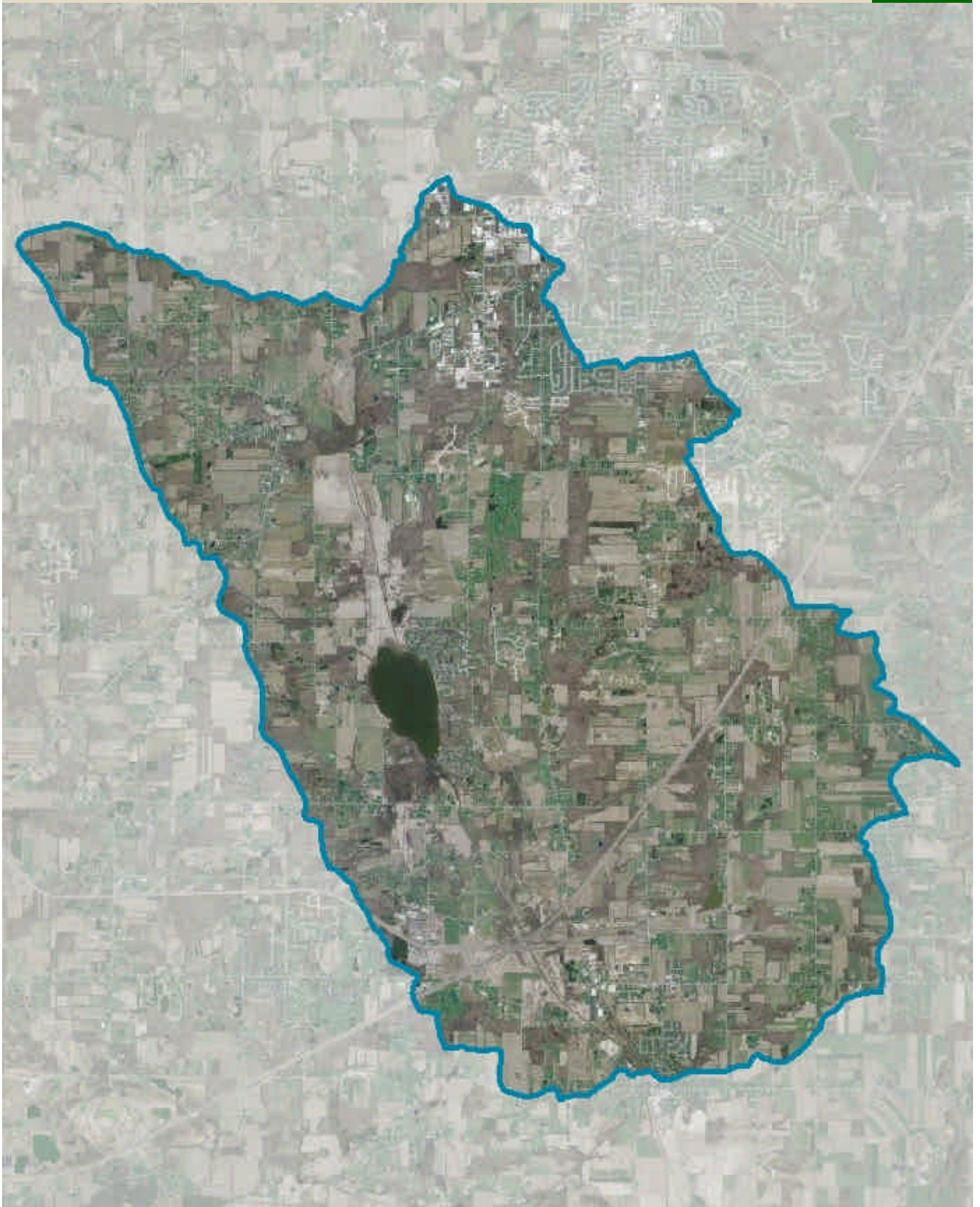
Upper Chippewa Creek Watershed

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This plan was prepared by the Medina County Soil & Water Conservation District on behalf of the Upper Chippewa Creek Watershed Planning Partnership under a grant awarded by the Ohio Water Resources Council and funded by The Ohio Water Development Authority.

Balanced Growth Plan





Upper Chippewa Creek Watershed

INTRODUCTION

Balanced Growth: a voluntary, incentive-based strategy to protect and restore Lake Erie, the Ohio River, and Ohio's watersheds to assure long-term economic competitiveness, ecological health, and quality of life.

The Balanced Growth Initiative does not place restrictions on where development can occur. Rather, through incentives, local governments are encouraged to come together regionally as a watershed to identify where conservation and development would be most appropriate.

PLANNING BY WATERSHEDS

Watersheds are the most practical geographical units to consider when addressing water quality. The cumulative impact of local land-use decisions is reflected in the overall health of Ohio's watersheds. A Watershed Balanced Growth Plan is a framework for coordinated, regional decision-making about how growth and conservation should be promoted by local and state policies and investments in the context of watersheds.

Upper Chippewa Creek was one of six watersheds selected by the Ohio Lake Erie Commission and the Ohio Water Resources Council in 2010 to develop a Watershed Balanced Growth Plan. These six watersheds represent a second round of projects following the successful state endorsement of Balanced Growth Plans developed for the Chippewa Creek (Cuyahoga River), Swan Creek, Chagrin River, and Rocky River Upper West Branch watersheds.

The overall goal of this project is to develop a tool for preserving a healthy watershed while promoting a strong, diversified economy.

Elements of Balanced Growth Plans

- voluntary
- locally driven
- watershed-scale planning units
- augment local comprehensive plans
- supported by state incentives

Project Tasks

- Organize The Upper Chippewa Creek Watershed Planning Partnership.
- Develop land-use suitability criteria.
- Identify Priority Land-use Areas.
- Reach consensus with local jurisdictions.
- Obtain Resolutions of Support.
- Submit plan for State endorsement.

Benefits of participating in a Balanced Growth Plan

- ◇ Enhanced access to state programs and funding identified in the *Balanced Growth Strategy* as "special incentives".
- ◇ Direct working relationships with state agency personnel across all the Ohio Water Resources Council members and other agencies involved in decision making and program implementation. This enhanced communication will connect communities to state programs that will help them meet their own local goals.
- ◇ Greater predictability that would streamline the decision making process for private sector developers.



The Upper Chippewa Creek Balanced Growth Plan was designed to promote the guiding principles for Sustainable Ohio Watersheds.

10 Guiding Principles for Sustainable Ohio Watersheds

Attaining a living equilibrium between a strong, diversified economy and a healthy ecosystem

Activities in Ohio's watersheds should:

1. Maximize investment in existing core urban areas, transportation, and infrastructure networks to enhance the economic vitality of existing communities.
2. Minimize the conversion of green space and the loss of critical habitat areas, farmland, forest and open spaces.
3. Limit any net increase in the loading of pollutants or transfer of pollution leading from one medium to another.
4. To the extent feasible, protect and restore the natural hydrology of the watershed and flow characteristics of its streams, tributaries, and wetlands.
5. Restore the physical habitat and chemical water quality of the watershed to protect and restore diverse and thriving plant communities and preserve rare and endangered species.
6. Encourage the inclusion of all economic and environmental factors into cost / benefit accounting in land use and development decisions.
7. Avoid development decisions that shift economic benefits or environmental burdens from one location to the other.
8. Establish and maintain a safe, efficient, and accessible transportation system that integrates highway, rail, air, transit, water, and pedestrian networks to foster economic growth and personal travel.
9. Encourage all new development and redevelopment initiatives address the need to protect and preserve access to historic, cultural, and scenic resources.
10. Promote public access to and enjoyment of our natural resources for all Ohioans.



Upper Chippewa Creek Watershed

ACKNOWLEDGEMENTS

UPPER CHIPPEWA CREEK WATERSHED PLANNING PARTNERSHIP

Farm Bureau

John Fitzpatrick, Ryan Gregoire

Greater Medina Chamber of Commerce

Debra Lynn-Schmitz

Medina County Department of Planning Services

Patrice Theken AICP, Tom Russell

Medina County Economic Development Corporation

Bethany Dentler

Medina County Emergency Management Agency

Charles (Buck) Adams

Medina County Highway Engineer's Office

Dan Willhoite

Medina County Home Builders Association

Dave LeHotan

Medina County Park District

Tom James

Medina County Planning Commission

Lynda Bowers

Medina County Port Authority

Jim Gerspacher

Medina County Sanitary Engineer

Jim Troike P.E., Jennifer Moncrief

Medina County Soil & Water Conservation District

Jeff VanLoon, Gary Norcia

Muskingum Watershed Conservancy District

Deborah Russell

Northeast Ohio Areawide Coordinating Agency

Andy Vidra

Western Reserve Land Conservancy

William Jordan

Medina County Board of Commissioners

Stephen Hambley

City of Medina

Mark Kolesar, Council

Village of Chippewa Lake

Alan Robbins, Council

Village of Gloria Glens Park

John Dean, Mayor

Village of Seville

Carol Carter, Mayor, Rick Stallard, Council

Village of Westfield Center

Thomas Horwedel, Mayor

Guilford Township

Steve Fulton, Trustee

Lafayette Township

Lynda Bowers, Trustee

Montville Township

Ron Bischof, Trustee

Westfield Township

Ron Oiler, Trustee

ABOUT THE PLANNING PARTNERSHIP

This Balanced Growth Plan has been developed through the efforts of the Upper Chippewa Creek Watershed Planning Partnership. This group was assembled to include representatives from the conservation, development, and agricultural communities, individuals representing agencies with responsibility for local and regional infrastructure and planning, as well as representation from local governments.


STATE SUPPORT

The Ohio Water Resources Council was designed as a forum for policy development, collaboration and coordination among state agencies, and strategic direction with respect to state water resource programs.



The Council is comprised of the directors of:

	Environmental Protection Agency		Department of Development
	Department of Health		Department of Transportation
	Department of Agriculture		Public Works Commission
	Department of Natural Resources		Water Development Authority
	Public Utilities Commission		Office of the Governor

Funding for the grant to develop the Upper Chippewa Creek Balanced Growth Plan was provided by the  **Ohio Water Development Authority** through the Ohio Water Resources Council and the Ohio Lake Erie Commission.

In addition, the OWRC and OLEC provided guidance and support and facilitated information sharing among the six project watersheds.

Key individuals to these efforts were:

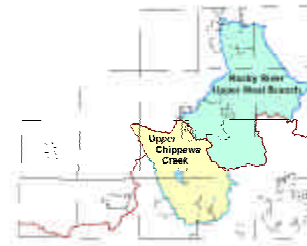
- Edwin Hammett
Executive Director Ohio Lake Erie Commission (retired)
- Gail Hesse
Administrator Ohio Water Resources Council
Executive Director Ohio Lake Erie Commission (current)
- Sandra Kosek-Sills
Balanced Growth Coordinator Ohio Lake Erie Commission
- Sara Lynaugh
Administrative Assistant Ohio Water Resources Council



The Upper Chippewa Creek watershed, located at the headwaters of Chippewa Creek, was recognized as an area that would benefit from a Balanced Growth Plan for multiple reasons.

Development pressures within the drainage area are highly variable. They range from intense pressure in and around the City of Medina and the area of the I-71/I-76 interchange including the Village of Seville to minimal pressure in the rural portions of the townships. First and foremost, this plan is designed to provide the jurisdictions of the watershed with a valuable tool to assist in land use decisions.

The Upper Chippewa Creek Watershed Balanced Growth Plan will complement the Plan recently endorsed for the Rocky River Upper West Branch watershed. These two adjacent watersheds, located in the heart of Medina County, are separated by the sub-continental divide with the Rocky draining into Lake Erie and the Chippewa draining to the Ohio via the Tuscarawas and Muskingum Rivers. While the two watersheds share similar features and concerns, each has its own unique challenges. With many of the same stakeholders, the experience gained in developing the Rocky River Plan provided a solid foundation for construction of the Upper Chippewa Plan.



The proposed plan will also build upon a Land Use Compatibility Study (LUCS) prepared in 2004 by the Joint Economic Planning Committee (JEPC) of the Medina County Economic Development Corporation (MCEDC). The JEPC, which is comprised of Lafayette, Medina, Montville, and York Townships, and Medina City, was assisted by the Medina County Commissioners- Department of Planning Services, the Medina Area Chamber of Commerce, and the Medina-Summit Land Conservancy in the development of the study.

The LUCS differs primarily from the balanced growth strategy in that it utilizes political jurisdictions rather than watersheds as units of planning. The study, however, did attempt to identify the natural constraints to development; features that make land attractive to commercial and industrial development; areas where the two viewpoints conflict; and the incorporation of resulting information into a GIS mapping platform for ease of use, which was made available on the internet for accessibility by business and planning groups. The study can be found at: http://www.planning.co.medina.oh.us/JEPC%20Study/new_page_5.htm.

GOALS and OBJECTIVES

- *Provide local communities and community leaders with current and updated information on sensitive natural and environmental features within their jurisdictions.*
- *Assist the local communities with review and guidance when comprehensive plans are updated.*
- *Support local communities with background information to support future zoning or ordinance changes.*
- *Provide the development community, planning community and potential investors with consistency in priority areas.*
- *Assist several specific communities in resolving existing conflicts of growth issues, water supply management, annexations and referendums.*
- *Provide access for state incentives to participating communities.*
- *Enhance Ohio River headwater protections of streams, wetlands, floodplains and wellhead areas.*
- *Utilize experience gained from previous Balanced Growth Projects.*
- *Provide local elected officials with information on agricultural district locations within their jurisdictions.*
- *Inform local elected officials of best management practices available.*



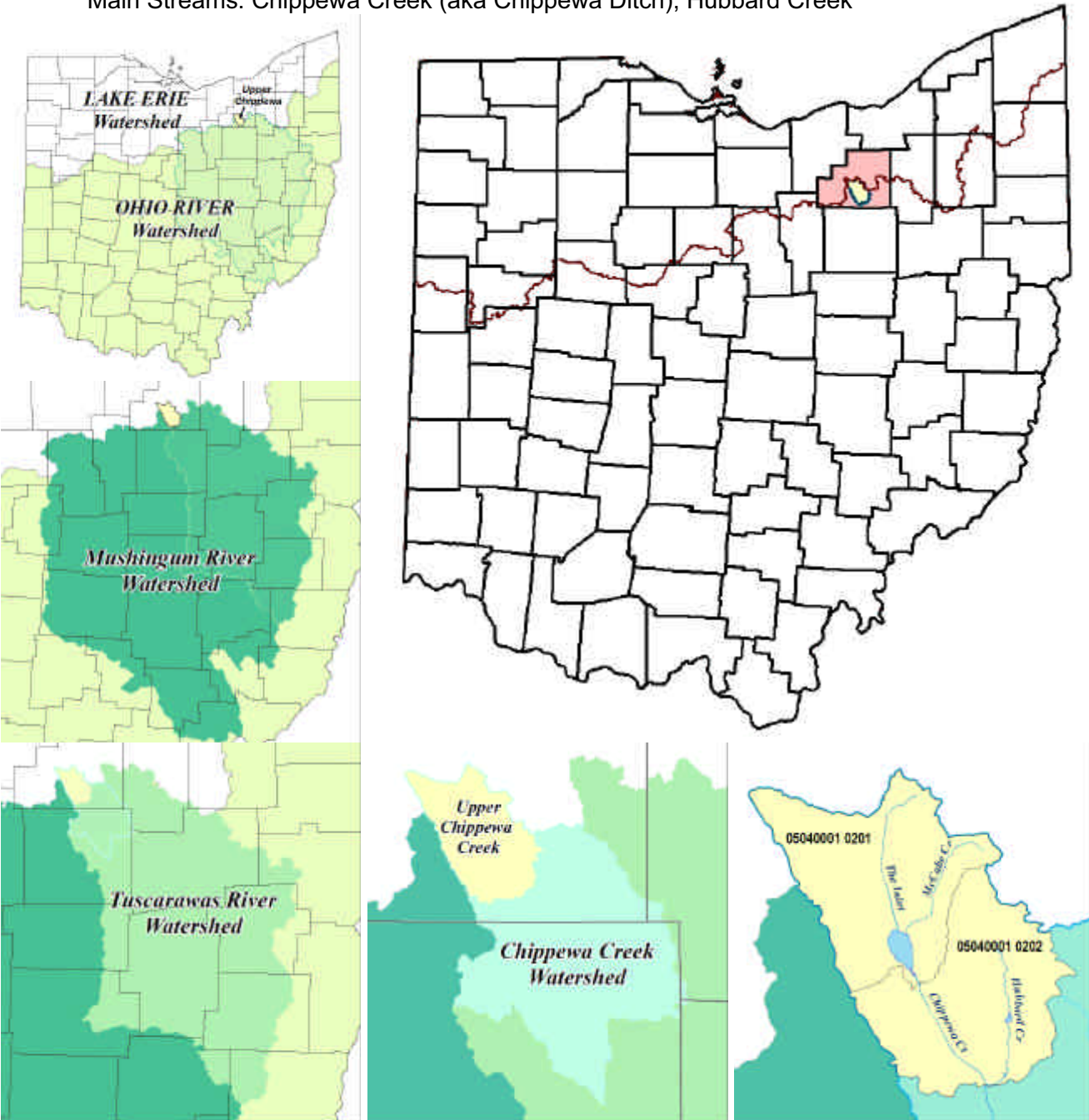
Upper Chippewa Creek Watershed

DRAINAGE

The Upper Chippewa Creek watershed is comprised of two sub-basins of Chippewa Creek and drains approximately 28,000 acres or 44 square miles in Medina County.

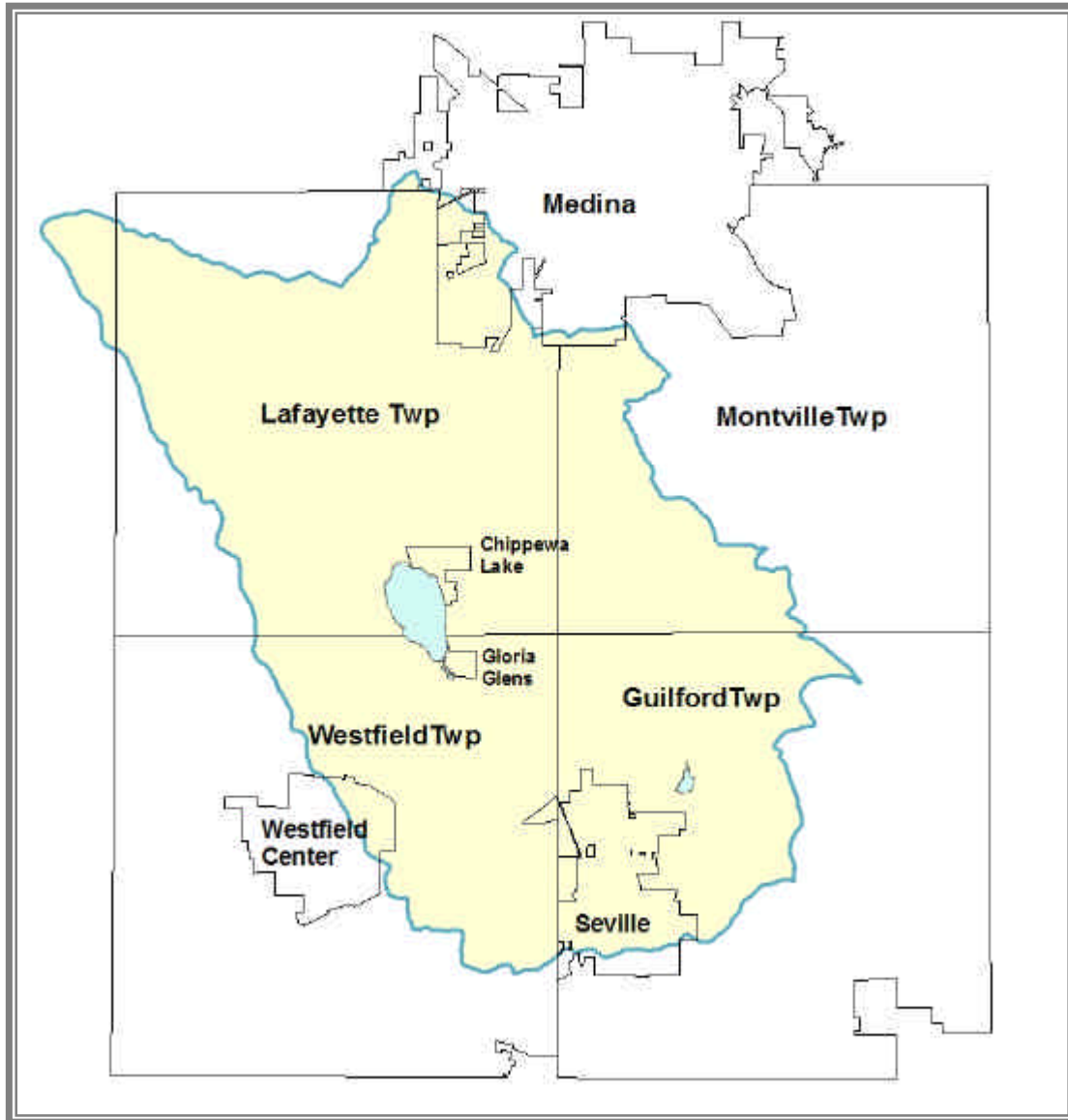
These sub-basins, identified by USGS 12-digit Hydrologic Unit Code, are:

1. HUC-12: 05040001 02 01
Narrative: Chippewa Creek to Chippewa Lake Outlet
Main Streams: The Inlet, McCabe Creek
2. HUC-12: 05040001 02 02
Narrative: Chippewa Creek below Chippewa Lake outlet to below Hubbard Creek
Main Streams: Chippewa Creek (aka Chippewa Ditch), Hubbard Creek





Nine communities have a footprint within the Upper Chippewa Creek study area. They include the City of Medina, the Villages of Chippewa Lake, Gloria Glens Park, Seville, and Westfield Center, and Guilford, Lafayette, Montville, and Westfield Townships. The study area lies entirely within Medina County.



It should be noted that portions of Lafayette and Montville Townships and the City of Medina also lie in the Rocky River Upper West Branch Watershed. All three of these communities have given resolutions of support for the Rocky River Upper West Branch Balanced Growth Plan that was State endorsed in June of 2009.

Careful consideration was given to selecting criteria for the Upper Chippewa that would result in PCAs and PDAs that closely mirrored those identified in the Rocky River plan.

When applying incentives in these three jurisdictions, the plan that is the most geographically appropriate for the project site will take precedence.





Upper Chippewa Creek Watershed

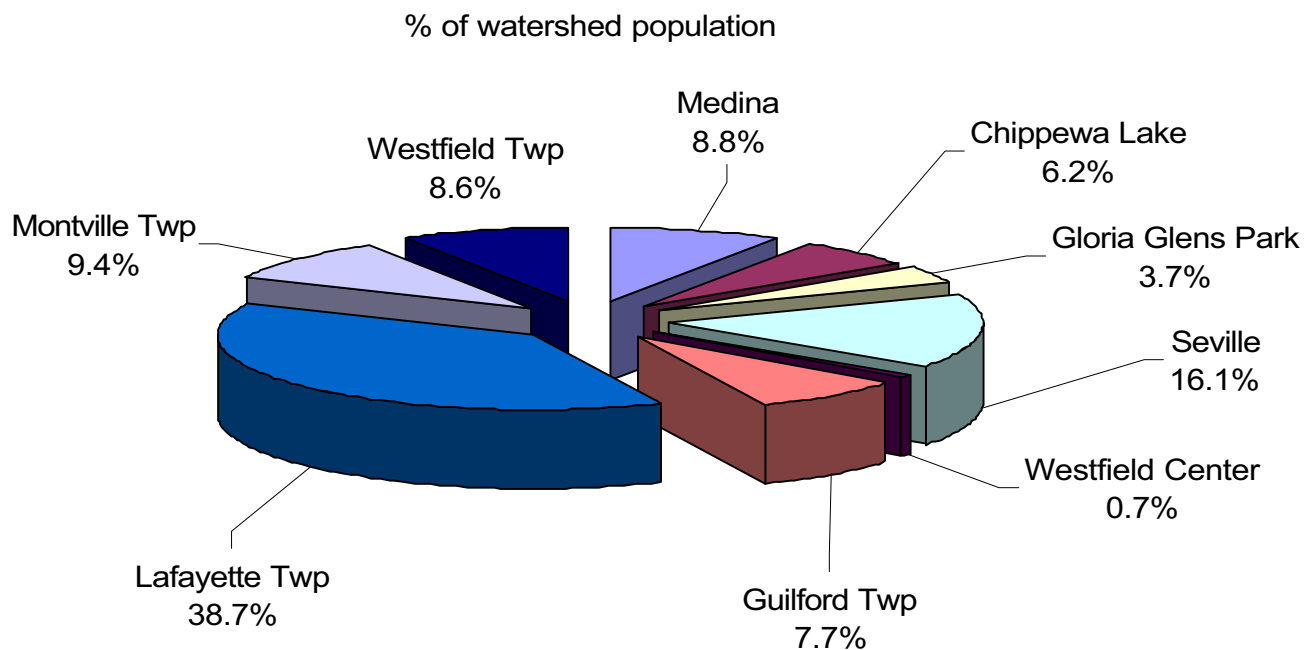
POPULATION

Watershed Population

based on 2010 US Census data

jurisdiction	population	population within watershed*	% of watershed population
Medina	26,678	1,011	8.82%
Chippewa Lake	711	711	6.20%
Gloria Glens Park	425	425	3.71%
Seville	2,296	1,843	16.08%
Westfield Center	1,115	80	0.70%
Guilford Twp	3,203	886	7.73%
Lafayette Twp	5,576	4,440	38.73%
Montville Twp	11,185	1,083	9.44%
Westfield Twp	2,475	985	8.59%
Upper Chippewa WS	53,664	11,463	100.00%

*estimated



Balanced Growth Plan

PROJECTIONS



The table below was designed to predict population growth through the year 2030 for communities in the Upper Chippewa Creek watershed. This table is based on data compiled in 2004. (Note that the data in the **2010** column is *projected* as this chart predates the 2010 census.)

Comparisons with the actual data from the 2010 census (see previous page) indicate growth has occurred at a much more modest rate than predicted in the table. This difference can most likely be attributed to the economic downturn that began in 2008.

While being somewhat outdated, the table is still a useful tool to predict the relative rates of growth of these communities. It is anticipated that projections based on the 2010 census will be available in 2012.

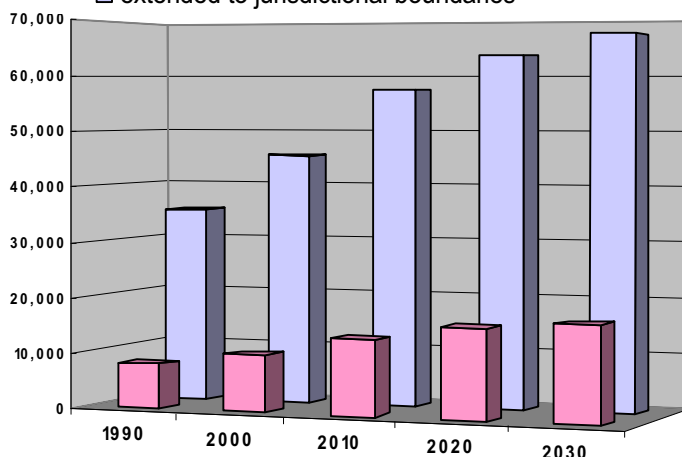
POPULATION DATA	1990 census		2000 census		2010 projection		2020 projection		2030 projection	
	entire jurisdiction	within watershed	entire jurisdiction	within watershed	entire jurisdiction	within watershed	entire jurisdiction	within watershed	entire jurisdiction	within watershed
Medina	19,231	729	25,139	953	29,905	1,133	30,011	1,137	30,777	1,166
Chippewa Lake	na	na	823	823	na	na	na	na	na	na
Gloria Glens Park	na	na	538	538	na	na	na	na	na	na
Seville	1,810	1,453	2,160	1,734	2,622	2,105	2,725	2,187	3,126	2,509
Westfield Center	784	56	1,054	76	1,275	92	1,213	87	1,567	113
Guilford Township	2,963	819	3,181	880	3,251	899	3,389	937	3,548	981
Lafayette Township	4,122	3,282	4,653	3,705	7,500	5,972	9,632	7,670	10,819	8,615
Montville Township	3,371	326	5,410	524	8,017	776	10,474	1,012	12,499	1,210
Westfield Township	2,610	1,038	2,545	1,012	4,000	1,591	5,107	2,032	4,048	1,610

SOURCE: 1990 & 2000, U. S. Census Bureau; 2010 - 2030, County projections - State of Ohio, Office of Strategic Research; Sub-county allocations - NOACA in cooperation with Medina County Planning Commission.
Note that information regarding population within the watershed is estimated.

Balanced growth projects are based on watersheds. Political boundaries, however, often do not fit entirely into the confines of the watershed as is the case of 7 of the 9 jurisdictions that comprise the Upper Chippewa Creek. While the population within the watershed is used for State endorsement purposes, the entire population of each community will benefit from implementation of special incentives.

Population Projection

■ within watershed
■ extended to jurisdictional boundaries



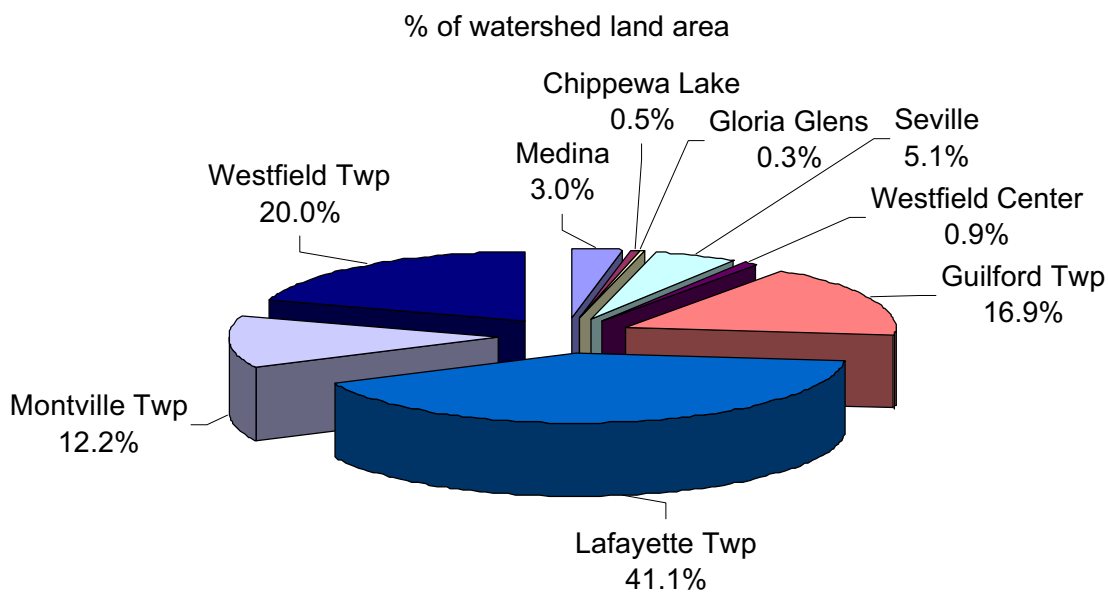


Upper Chippewa Creek Watershed

SIZE

Watershed Area

jurisdiction	total acres	acres within watershed	% of watershed land area
Medina	7,048	843	3.04%
Chippewa Lake	152	152	0.55%
Gloria Glens Park	72	72	0.26%
Seville	1,589	1,406	5.07%
Westfield Center	1,340	256	0.92%
Guilford Twp	13,849	4,673	16.85%
Lafayette Twp	15,042	11,406	41.14%
Montville Twp	13,684	3,377	12.18%
Westfield Twp	14,856	5,540	19.98%
Upper Chippewa Creek ws	67,632	27,725	100.00%

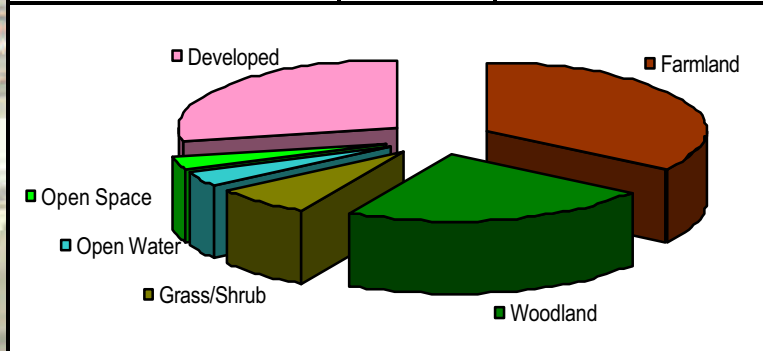


Balanced Growth Plan

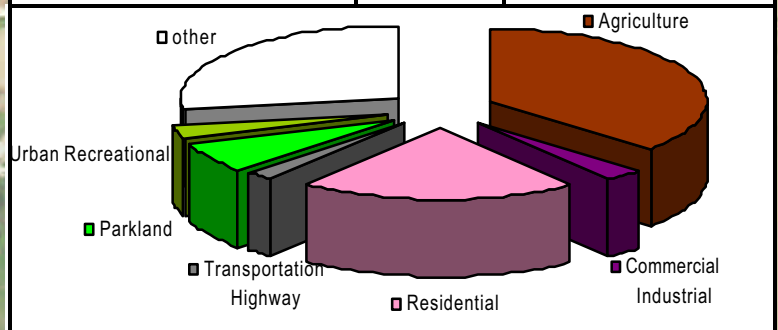


LAND COVER/LAND USE

Land Cover	acres	% of watershed
Agriculture	9,779	35%
Woodland	6,480	23%
Grass/Shrub	2,087	7%
Open Water	875	3%
Open Space	949	3%
Urban	8,014	29%



Land Use	acres	% of watershed
Agriculture	10,302	37%
Commercial/Industrial	906	3%
Residential	5,880	21%
Transportation/Hwy	575	2%
Parkland	1,916	7%
Urban Recreational	871	3%



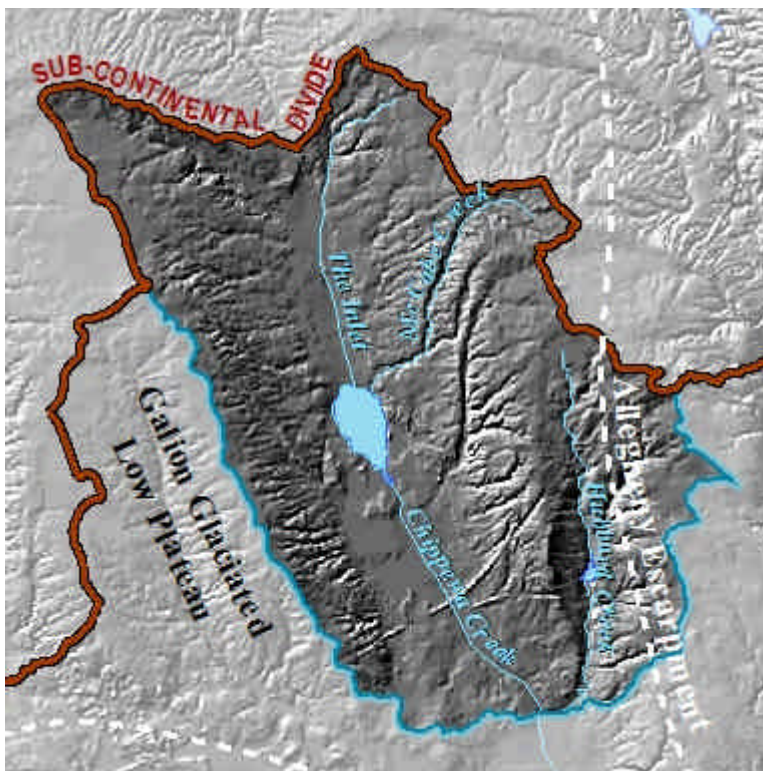
Upper Chippewa Creek Watershed

FEATURES

The Upper Chippewa Creek watershed nestles beside the sub-continental divide which separates waters flowing to the Ohio River from those flowing to Lake Erie. The basin features nearly 300 miles of streams, 800 acres of ponds and lakes, and 6,500 acres of wooded lands.

Along with its proximity to the sub-continental divide, the watershed also lies at the foot of the Allegheny Escarpment which forms the boundary between two regional physiographic provinces, the Appalachian Plateaus to the east, and the Central Lowlands to the west. The majority of the watershed resides within a subdivision of the Central Lowlands referred to as the *Galion Glaciated Low Plateau*. As one might expect, the watershed is characterized by rolling hills as the plateau transitions to till plain.

The impact of the last ice age is evident in the watershed's soils with 72% formed from till and 11% from glacial outwash.

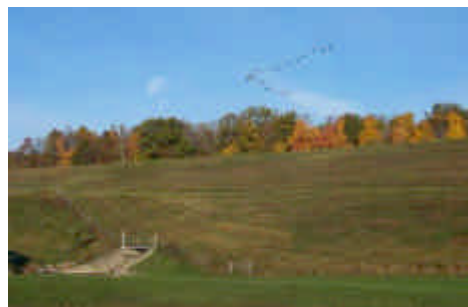


At the heart of the Upper Chippewa Watershed lies Chippewa Lake. At 344 acres, it represents the largest natural inland lake in Ohio. The lake is fed primarily by the uppermost portion of Chippewa Creek, known as *The Inlet*, to the north and by *McCabe Creek* to the northeast. At its southern tip, the lake outlets into Chippewa "Ditch" (Creek).

Since the late 1800's, the lake has served as a recreational magnet to the region. Today, 10% of the watershed's land area is dedicated to parkland and recreational use.

The watershed is also part of *The Chippewa District Flood Control Project* managed by the CHIPPEWA SUBDISTRICT of the Muskingum Watershed Conservancy District.

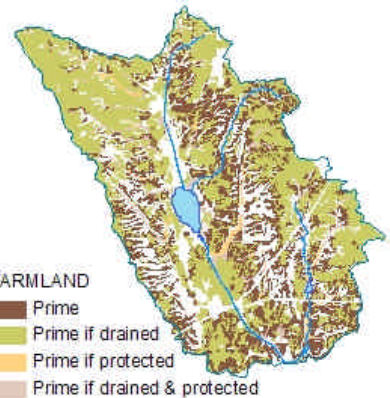
Two dams, one on Hubbard Creek and the other on a tributary of Chippewa Creek (unofficially designated "Buck Creek"), along with channel modifications on the Chippewa itself, function as flood control measures.





RESOURCES

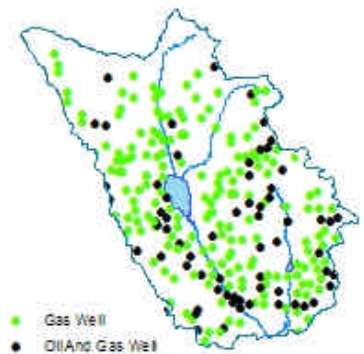
The most significant natural resource of the watershed is the soil. Those soils listed as “prime farmland” by the USDA-NRCS, cover over 75% of the watershed. Because of the gentle topography of the watershed, many of these prime soils need to be drained, protected from flooding, or both drained and protected from flooding to be farmable. Hence, tiled fields are extensive, particularly in the Chippewa Valley. The Chippewa itself has undergone significant channel modification (i.e. ditching) throughout its length within the watershed.



While much land has historically been held in agriculture and more recently given rise to accelerated residential and commercial development, nearly ¼ of the watershed is still covered by woodlands.

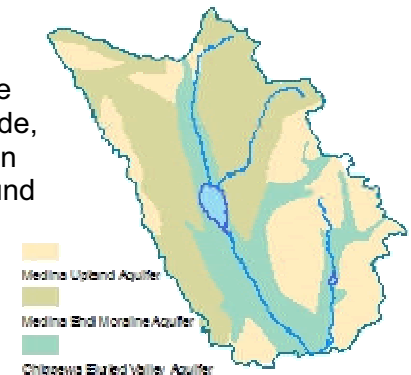


With the price of energy escalating, there is a renewed interest in local sources. Today, more than 250 gas and oil wells are active within the watershed.

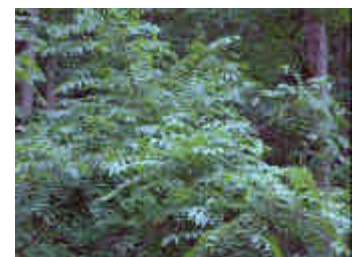


With Lake Erie water unavailable south of the sub-continental divide, communities and residents within the watershed must rely on ground water.

Coursing below the watershed is an important aquifer recharge area.



The Upper Chippewa is also home to some rare and unique flora and fauna including the Butternut tree (*Juglans cinera*) and our national bird the bald eagle.





Upper Chippewa Creek Watershed

MAJOR THREATS

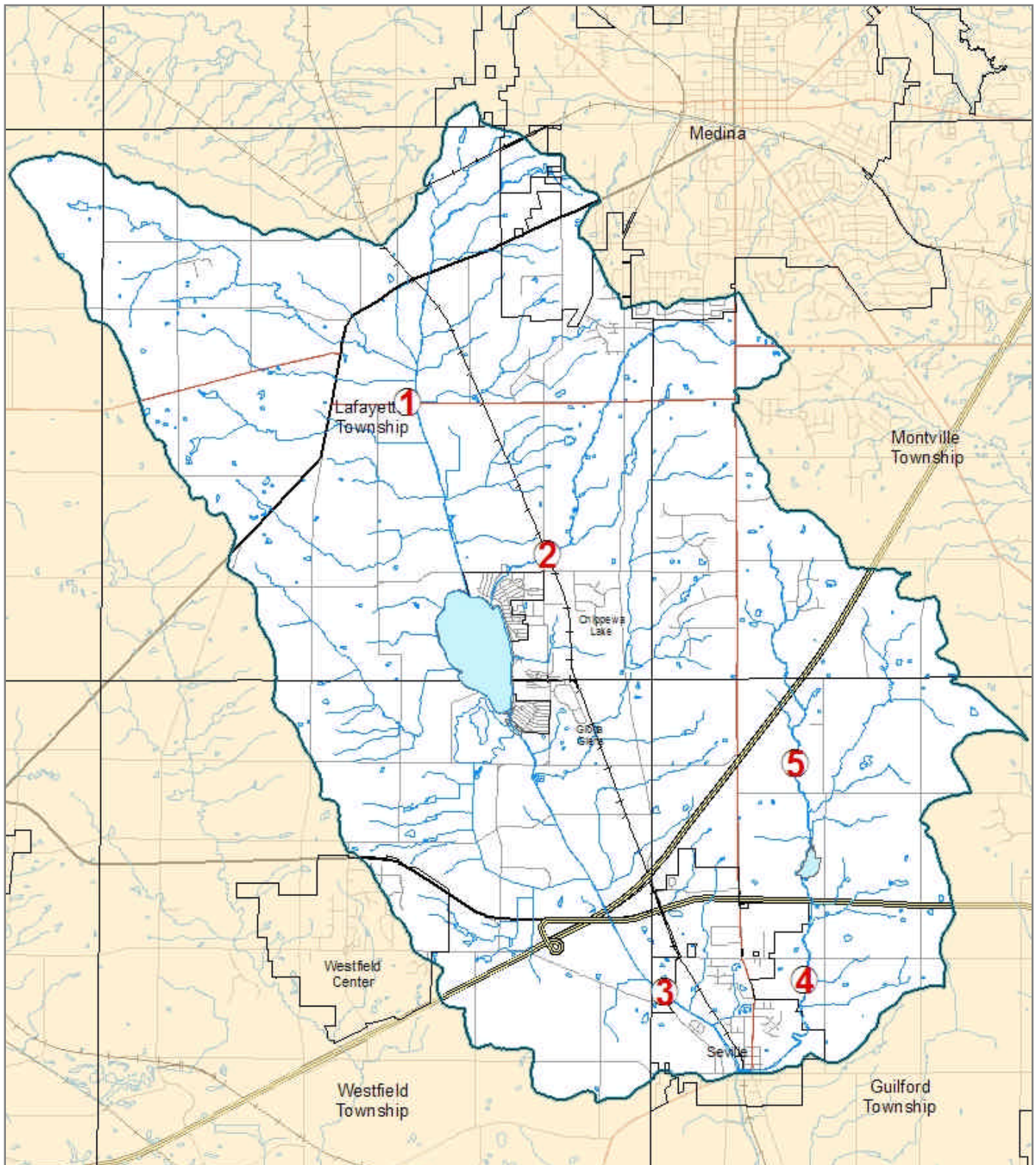
Results listed in the Ohio EPA Division of Surface Water's *Tuscarawas River Watershed Total Maximum Daily Load Project 2008 Draft Report* evaluated the causes and sources of water quality problems and threats in the Upper Chippewa Creek study area.

The following tables for the four (4) main streams of the Upper Chippewa Creek Watershed are drawn from the TMDL project:

The Inlet	River Mile: 23.2 (map location 1) Ohio EPA Use Designations: Warm Water Habitat Agricultural and Industrial Water Supply Primary Contact Recreation Use Attainment Status: Aquatic Life- Partial Attainment Recreational- Full Attainment QHEI: 38.5	Impairment	
		Cause	Source
		Habitat Alteration (flow alteration)	Agricultural crop production and pasture land
		Siltation	No source listed
McCabe Creek	River Mile: 0.8 (map location 2) Ohio EPA Use Designations: Warm Water Habitat Agricultural and Industrial Water Supply Primary Contact Recreation Use Attainment Status: Aquatic Life- Partial Attainment Recreational- Full Attainment QHEI: 63.0	Impairment	
		Cause	Source
		Unknown	Unknown
Chippewa Creek	River Mile: 1.6 (map location 3) Ohio EPA Use Designations: Warm Water Habitat Agricultural and Industrial Water Supply Primary Contact Recreation Use Attainment Status: Aquatic Life- Full Attainment Recreational- Partial Attainment QHEI: 28.0	Impairment	
		Cause	Source
		Pathogen	HSTS septic discharges
Hubbard Creek	River Mile: 1.6 (map location 4) Ohio EPA Use Designations: Warm Water Habitat Agricultural and Industrial Water Supply Primary Contact Recreation Use Attainment Status: Aquatic Life- Partial Attainment Recreational- Full Attainment QHEI: 84.0	Impairment	
		Cause	Source
		Flow alteration	Upstream impoundment Suburbanization
Hubbard Creek	River Mile: 3.7 (map location 5) Ohio EPA Use Designations: Warm Water Habitat Agricultural and Industrial Water Supply Primary Contact Recreation Use Attainment Status: Aquatic Life- Full Attainment Recreational- Full Attainment QHEI: 70.5	Impairment	
		Cause	Source
		none	none



Locations of TMDL Water Quality Sampling Points

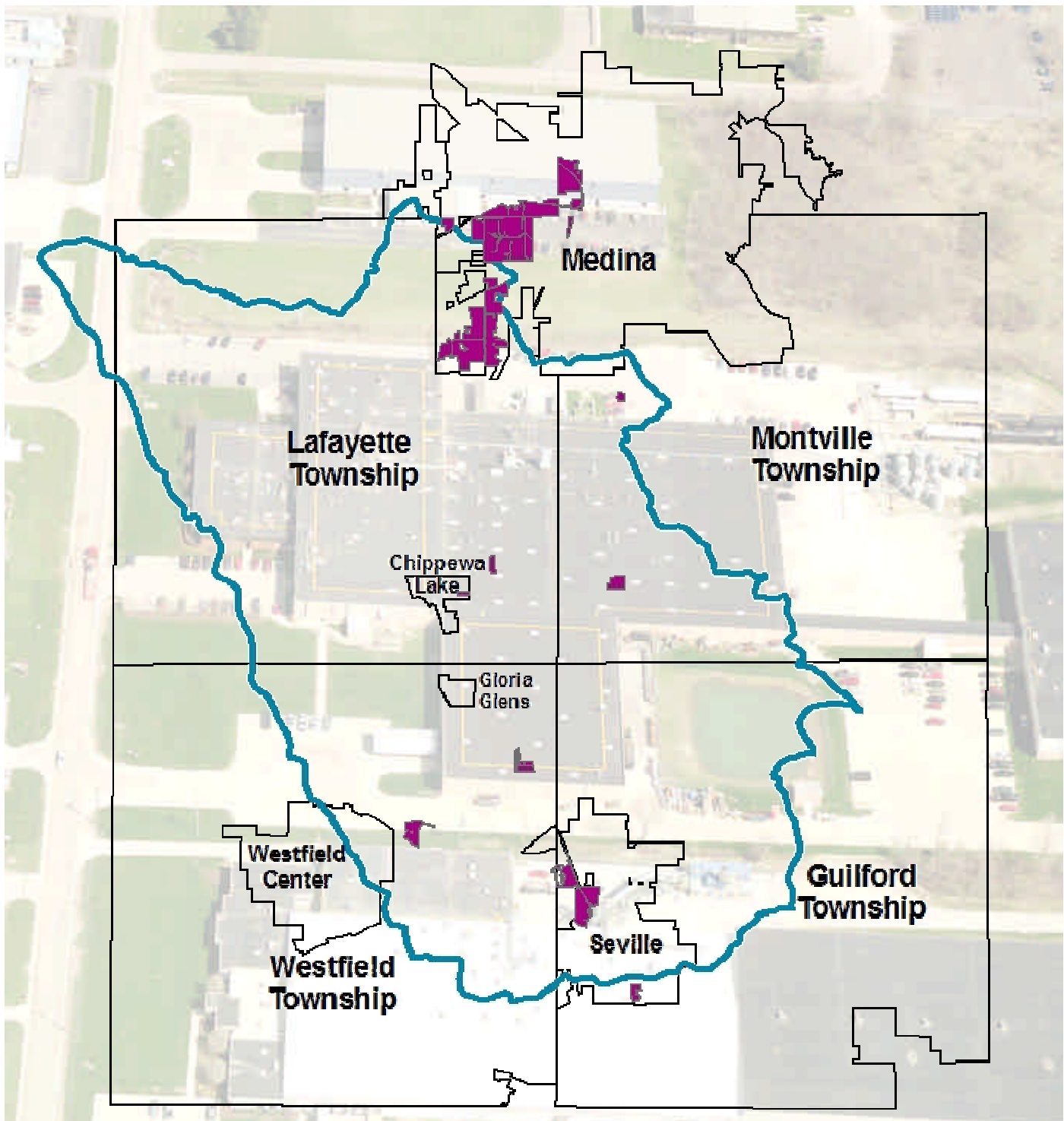




Upper Chippewa Creek Watershed

INDUSTRY & ECONOMICS

The watershed is home to a variety of light industry and includes the presence of such international firms as 3M, Valspar, Sealy, and Alcoa. This industry is primarily concentrated in the southwest quadrant of the City of Medina and along the western edge of the Village of Seville. Manufactured products include parts for fuel cells, fasteners, automotive parts, paints, mattresses, fabricated rubber products, agribusiness products such as chick incubators, as well as byproducts from recycling.

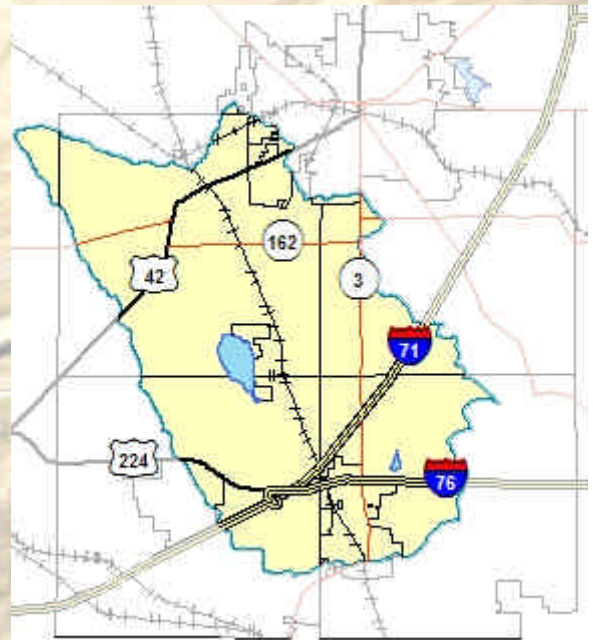


Balanced Growth Plan

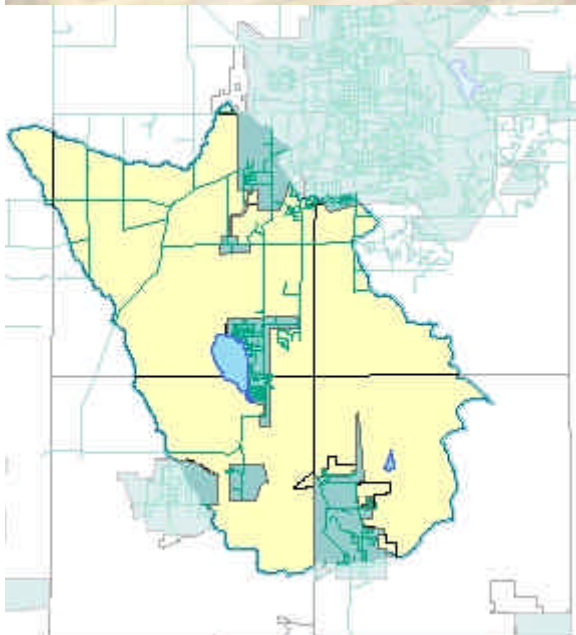


INFRASTRUCTURE

The watershed is well served by a transportation system that includes portions of Interstate highways 71 & 76, US routes 42 & 224, and state routes 3 & 162 as well as more than 100 miles of county, city, village, and township roads and streets. Additionally, 10 miles of Wheeling and Lake Erie railway track roughly parallel Chippewa Creek.



Major Highways and Railroads

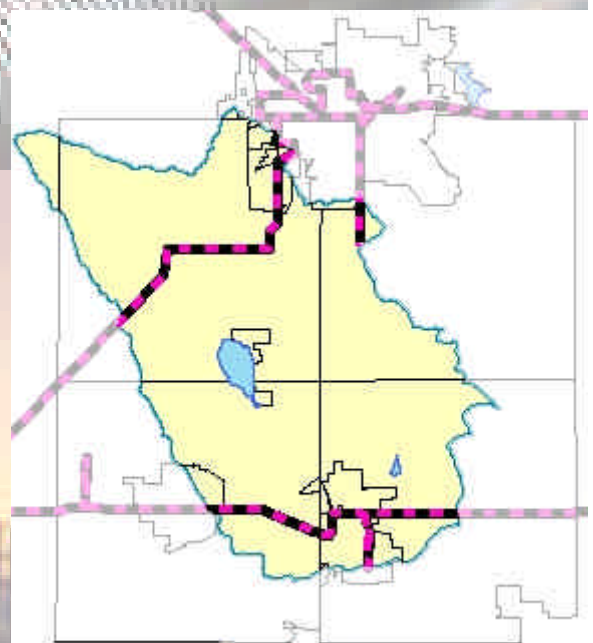


Public Water & Sanitary Sewer

With water from Lake Erie being unavailable south of the *SUB-CONTINENTAL DIVIDE*, residents of the watershed must rely on ground water.

Sanitary sewers currently service only the most densely populated areas of the watershed but studies have been conducted to examine the feasibility of expansion of the system.

In march of 2011, construction began on the Medina County Fiber Network. This ring will create a high bandwidth, neutral platform that will enable governmental subdivisions and agencies, libraries, schools, hospitals and medical facilities, businesses and industry to gain broadband connectivity on advantageous terms. Work is projected to be completed in early 2012.



Fiber Optic Ring



Upper Chippewa Creek Watershed

COMMUNITY BIOS AND COMPREHENSIVE PLANNING GOALS



The City of Medina with its Victorian architecture, reflects turn of the century charm. It serves as the seat of government for one of the fastest growing counties in Ohio. The city offer offers vibrant commercial and retail locations as well as prime sites for research and manufacturing.

Comprehensive Plan adopted in 2007 www.medinaoh.org/Government/Comprehensive_Plan

Select goals addressed by *Balanced Growth*:

- * Encourage continued innovation in land use planning.
- * Encourage protection, conservation and enhancement of natural resources and environmentally sensitive areas.
- * Maintain, enhance, and develop park and recreational facilities and trails that are readily accessible to all City residents.
- * Ensure that land use policies accommodate the expansion and rehabilitation of existing business and industrial properties.
- * Encourage the development of industrial uses that can appropriately use the extensive amount of available industrial land in the City.
- * Explore the use of existing and potential business incentives and economic development tools to promote the attraction, expansion, and retention of business and industry.

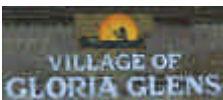


The Village of Chippewa Lake resides on the banks of Ohio's largest inland lake and is primarily a recreational and residential community.

Comprehensive Plan adopted in 2010

Select goals addressed by *Balanced Growth*:

- * Encourage and facilitate orderly, efficient, and appropriate growth and residential development.
- * Foster well-planned, limited commercial growth.



A recreational and residential community, the Village of Gloria Glens Park resides on the banks of Chippewa Lake. For years the village had experienced severe flooding. In an effort to mitigate flood damage claims, the Medina County Emergency Management Agency bought 43 homes between 2003 ad 2009. The village is now looking to convert these vacant properties to parkland. *No comprehensive plan.*



The Village of Seville reflects its New England heritage through much of its architecture. Land use is somewhat evenly distributed within the village between residential, agriculture, and industry/commerce.

Comprehensive Development Plan adopted in 2006 villageofseville.org/site/Services/Zoning.aspx

Select goals addressed by *Balanced Growth*:

- * Properly Manage Future Growth and Development.
- * Promote Economic Development.
- * Protect and Preserve Water Resources.
- * Provide and Improve Recreational Opportunities and Parks.
- * Maintain and Enhance the Existing Transportation System.



The Village of Westfield Center was laid out as a typical New England settlement with a central four acre green. It is noted for its idyllic innocence and country charm. The village is home to the Westfield Group (insurance, banking, and related financial services). *No comprehensive plan.*



GUILFORD TOWNSHIP

Guilford Township is a largely agricultural community with over half of its land area dedicated to farming. It is also home to two county parks encompassing over 400 acres.

Development Policy Plan adopted in 2010 guilfordtwpoh.com/

Select goals addressed by Balanced Growth:

- * Preserve the rural residential and agricultural environments of the Township.
- * Protect the natural environment by guiding the location of development based on the natural capabilities and limitations of the land.



Lafayette Township is a mix of rural areas, including working farms, newer residential communities, park lands and commercial and recreational areas. Included in the mix is the Medina County University Center and the planned Chippewa Lake Resort.

Comprehensive Plan adopted in 2011 lafayettetownship.com/ComprehensivePlan.html

Select goals addressed by Balanced Growth:

- * Enhance recreational opportunities.
- * Maintain the historical, rural and agricultural character of the Township.
- * Properly manage future growth and development.
- * Enhance the Township's economic development opportunities.
- * Preserve and protect open space, natural and cultural resources in the Township.
- * Encourage increased collaboration with surrounding communities.

MONTVILLE TOWNSHIP

Montville Township is a community experiencing the impacts of urban sprawl. It is currently the most populous and fastest growing township in Medina County.

Comprehensive Plan adopted in 2008 www.montvilletwp.org/useful_info.html

Select goals addressed by Balanced Growth:

- * Preserve the rural atmosphere of the Township in a manner which provides for the potential growth and encourages community stability, yet maintains the historical, rural and agricultural charm of the Township.
- * Protect sensitive natural areas by careful development of natural resources, and development based on the natural capabilities and limitations of the land.
- * Preserve open spaces and scenic natural resources within the Township.

Westfield Township

Westfield Township is a rural, agricultural community that enjoys the open space and beauty of rolling farm lands and residential properties. Pressure to develop land in the vicinity of the intersection of Interstates 71 & 76 has prompted much heated debate within the community.

Development Policy Plan adopted in 1996, updated in 2003 (currently in the process of revision)

www.westfieldtownship.org/Planning/

Select goals addressed by Balanced Growth:

- * Preserve the rural, small-town atmosphere of the Township.
- * Guide the location and timing of new development on the basis of the natural capabilities and limitations of the land.

Upper Chippewa Creek Watershed

WATERSHED PLANNING PARTNERSHIP

The Upper Chippewa Creek Watershed Planning Partnership is a diverse body charged with encouraging the inclusion of all economic and environmental factors into cost / benefit accounting in land use and development decisions.

Included in the Partnership is representation from:

- the **CONSERVATION**, **DEVELOPMENT** and **AGRICULTURE** communities
- agencies responsible for **PLANNING**, **INFRASTRUCTURE** and **SERVICES**
- the nine **JURISDICTIONS** that lie in the watershed as well as the Medina County Commissioners

MEMBERS

CHIPPEWA SUBDISTRICT MUSKINGUM WATERSHED CONSERVANCY DISTRICT
MEDINA COUNTY PARK DISTRICT
MEDINA COUNTY SOIL & WATER CONSERVATION DISTRICT
WESTERN RESERVE LAND CONSERVANCY

GREATER MEDINA CHAMBER OF COMMERCE
MEDINA COUNTY ECONOMIC DEVELOPMENT CORPORATION
MEDINA COUNTY HOME BUILDERS ASSOCIATION
MEDINA COUNTY PORT AUTHORITY

MEDINA COUNTY FARM BUREAU

MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES
MEDINA COUNTY EMERGENCY MANAGEMENT SERVICES
MEDINA COUNTY HIGHWAY ENGINEER
MEDINA COUNTY PLANNING COMMISSION
MEDINA COUNTY SANITARY ENGINEER
NORTHEAST OHIO AREAWIDE COORDINATING AGENCY

CITY OF MEDINA
VILLAGE OF CHIPPEWA LAKE
VILLAGE OF GLORIA GLENS PARK
VILLAGE OF SEVILLE
VILLAGE OF WESTFIELD CENTER
GUILFORD TOWNSHIP
LAFAYETTE TOWNSHIP
MONTVILLE TOWNSHIP
WESTFIELD TOWNSHIP
MEDINA COUNTY COMMISSIONERS



STRUCTURE

As grant administrator, the Medina County Soil & Water Conservation District has the responsibility for scheduling meetings, setting agendas, moderating procedures, and coordinating consensus building. The Partnership also organized into four subcommittees: conservation, development, agriculture, and Chippewa Lake Land Use Study. These subcommittees meet informally and report back to the Partnership with recommendations concerning their area of consideration.

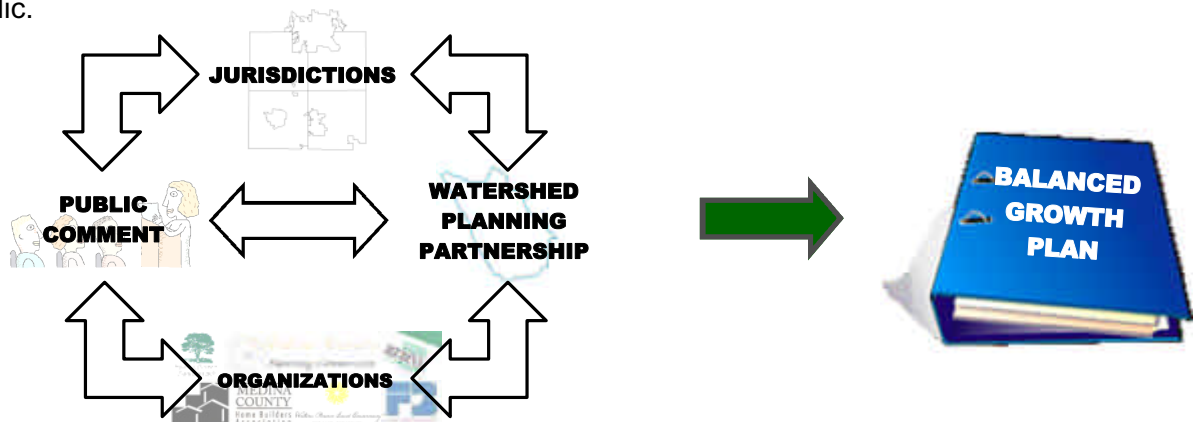
DECISION MAKING PROCESS AND RULES

Meetings, which are scheduled as needed, are held in a roundtable format in which all members are free to express their views and concerns. Decisions are approved upon consensus of the Partnership. While not needed for approval, every reasonable effort is made to reach unanimous consensus on all Partnership decisions.

INCORPORATING PUBLIC COMMENT

Public comment is a key component to an open and inclusive process. Forums for public comment are available in the plan at four levels: Jurisdictional, Organizational, Planning Partnership, and Public Meeting.

1. *Jurisdictional level*- citizens' comments regarding the Balanced Growth Initiative voiced in Trustee, City Council, Zoning and Planning Commission meetings, etc. are noted and forwarded to the Watershed Planning Partnership for review and consideration.
2. *Organizational level*- as stakeholders, members of organizations such as Medina County Farm Bureau, Medina County Friends of the Park, Medina County Planning Commission, Medina County Home Builders Association, and Western Reserve Land Conservancy, have a vested interest in the watershed. Public comment and organizational position forged by such comment regarding the Balanced Growth Initiative is brought to the attention of the Watershed Planning Partnership as a result of these organizations having representation on the Partnership itself.
3. *Planning Partnership level*- as the Watershed Planning Partnership becomes aware of public concerns regarding the program, individuals are invited to Partnership meetings to make comments.
4. *Public Meeting level*- meetings for the purpose of hearing public comment and updating the map will be held at a minimum, on an annual basis. Such meetings are to be advertised and open to the public.





Upper Chippewa Creek Watershed

STRATEGY

POST ENDORSMENT ROLE

At the completion of the grant process, the Medina County Department of Planning Services will assume custodianship of the Balanced Growth Watershed maps. The Medina County SWCD will work with MCDPS to ensure continuation and continuity of the local understanding and commitment to the Balanced Growth Program. Additionally, MCSWCD will act as a liaison between the Partnership and The Ohio Water Resources Council.

The Department of Planning Services will provide oversight when development plans for areas that lie within in the Upper Chippewa Creek Watershed are presented through the normal county review process. These plans will be cross-checked with the locations of PAA's, PCA's and PDA's. Appropriate comments and notifications will be made.

The Department of Planning Services, when requested, will also work closely with jurisdictions within the Upper Chippewa Creek Watershed that wish to update or revise local comprehensive plans. The MCDPS, in cooperation with the Medina County Commissioners, may provide financial incentive grants to assist local communities in these efforts.

The Medina County Economic Development Corporation will provide leadership in pursuing state incentives in PDAs while the Medina County Soil and Water Conservation District will provide a similar role for incentives in PCAs and PAAs.

SCHEDULE

The Watershed Planning Partnership will *at a minimum*, convene annually. These annual meetings will be advertised and open to the public. Notification will be also sent to the OWRC.

The intent of these meetings is to:

- Review, update, and amend the priority land use map.
- Review and if necessary, amend the plan document.
- Disseminate information on incentives and other State programs.
- Provide a forum for jurisdictions to share balanced growth experiences as well as unveil future plans for the watershed.

PROCESS for UPDATE

The Medina County DPS and SWCD will share the responsibility for timely updating the priority land use map due to more accurate or current data becoming available.

Requests for modifications to the map beyond periodic updating may arise to reflect jurisdictional desires (such as changes in land use zoning, designation of local preference areas, etc.) or to address public concerns regarding land use designation. Such requests will be brought to the table by members of the Partnership or at the request of watershed stakeholders including local jurisdictions, individuals, organizations and interest groups for discussion. The map will be amended upon on consensus of the Watershed Planning Partnership along with agreement of the jurisdiction(s) affected.

Changing the text of the plan document may become necessary for purposes of, but not exclusive to modifying the criteria for designating PAAs, PCAs, and PDAs; adding or deleting members of the Planning Partnership; adding additional jurisdictions to the watershed; or amending the policies and procedures spelled out in the plan.

Requests for amendments will be brought before the Watershed Planning Partnership for discussion and enacted upon on the group's consensus in conjunction with the agreement of a majority of the jurisdictions participating in the Balanced Growth Initiative.

All map and text changes will be locally generated and shared with the Ohio Water Resources Council for informational purposes only.

It should also be noted that no revision to a community's original Resolution of Support would be required to enact such changes.



The Balanced Growth Initiative provides a framework that the Watershed Planning Partnership can use to create plans that contribute to the goal of protecting and restoring Ohio's watersheds for the benefit of all Ohio citizens and visitors. A community that agrees with this goal and chooses to participate fully could (*but is not required to*), for example, incorporate the Priority Conservation Areas and Priority Development Areas into their comprehensive plans. This will enable the state to direct state funding to the jurisdiction in a manner consistent with local desires as expressed in said plans.

LOCAL PARTICIPATION

Participation in the program at all levels is *strictly voluntary*. Individual communities are asked to pass resolutions of support for the program if they are within the watershed. Beyond that, there are *no* requirements to take any actions or obligations to pursue any suggested implementation strategies. It is the hope of the state agencies that make up the OWRC and the OLEC to *encourage* local planning efforts that the state can then be responsive to while planning or implementing state funded projects.

RESOLUTION OF SUPPORT

By passing a Resolution of Support for the Balanced Growth Initiative, the jurisdiction is agreeing:

- ◆ to adopt the designation of **Priority Conservation Areas, Priority Development Areas, and Priority Agricultural Areas** within the jurisdiction as identified in the Balanced Growth Plan
- ◆ to direct the Watershed Planning Partnership to seek endorsement of the Balanced Growth Plan by the Ohio Water Resources Council in order to permit the jurisdiction to seek the benefits and incentives provided by this endorsement
- ◆ that the Priority Conservation, Priority Agricultural, and Priority Development Areas within the jurisdiction identified in the Balanced Growth Plan are to be used by State of Ohio Agencies to guide state activities and programs and serve as the basis for special incentive programs to be directed to the watershed
- ◆ to *encourage* the protection of Priority Conservation Areas and *promote* development of Priority Development Areas.

Communities may offer or withdraw support at any time before or after a plan is endorsed. Should a community withdraw its support, it would no longer be eligible for special state incentives.

NON-SUPPORTING JURISDICTIONS

Local communities who do not adopt resolutions of support for the Balanced Growth Plan *are not* eligible for the extra points, funding, or any other added consideration within the special incentives. They are treated as if they were not in the watershed and do remain eligible to compete for other programs just like any other jurisdiction not participating in the Balanced Growth Initiative.

Should a non-supporting jurisdiction desire to reverse its position, it can at any time, become eligible for the special incentives by offering a Resolution of Support to the Upper Chippewa Creek Watershed Planning Partnership.



Upper Chippewa Creek Watershed

PRIORITY CONSERVATION AREAS

What is it?

- A Priority Conservation Area is a locally designated area targeted for protection and restoration.

Who would designate a PCA?

- PCAs would be designated by the local Watershed Planning Partnership in consultation with local and state governments.
- PCAs would be designated as part of a Watershed Balanced Growth Plan.

What is the purpose of designating PCAs?

- Protect the ecological health of the watershed and tributaries.
- Provide a process by which areas containing environmental, natural, historic or archaeological resources of critical watershed concern may be identified and protected from substantial deterioration or loss.
- Agricultural areas can be included as PCAs or separately designated as Priority Agricultural Areas.
- Provide procedures by which areas of critical watershed concern may be designated.
- Protect and enhance public health, safety, and welfare.
- Guide state programs, policies, and investments that influence the location of conservation and/or development.

What factors could determine the designation of a PCA?

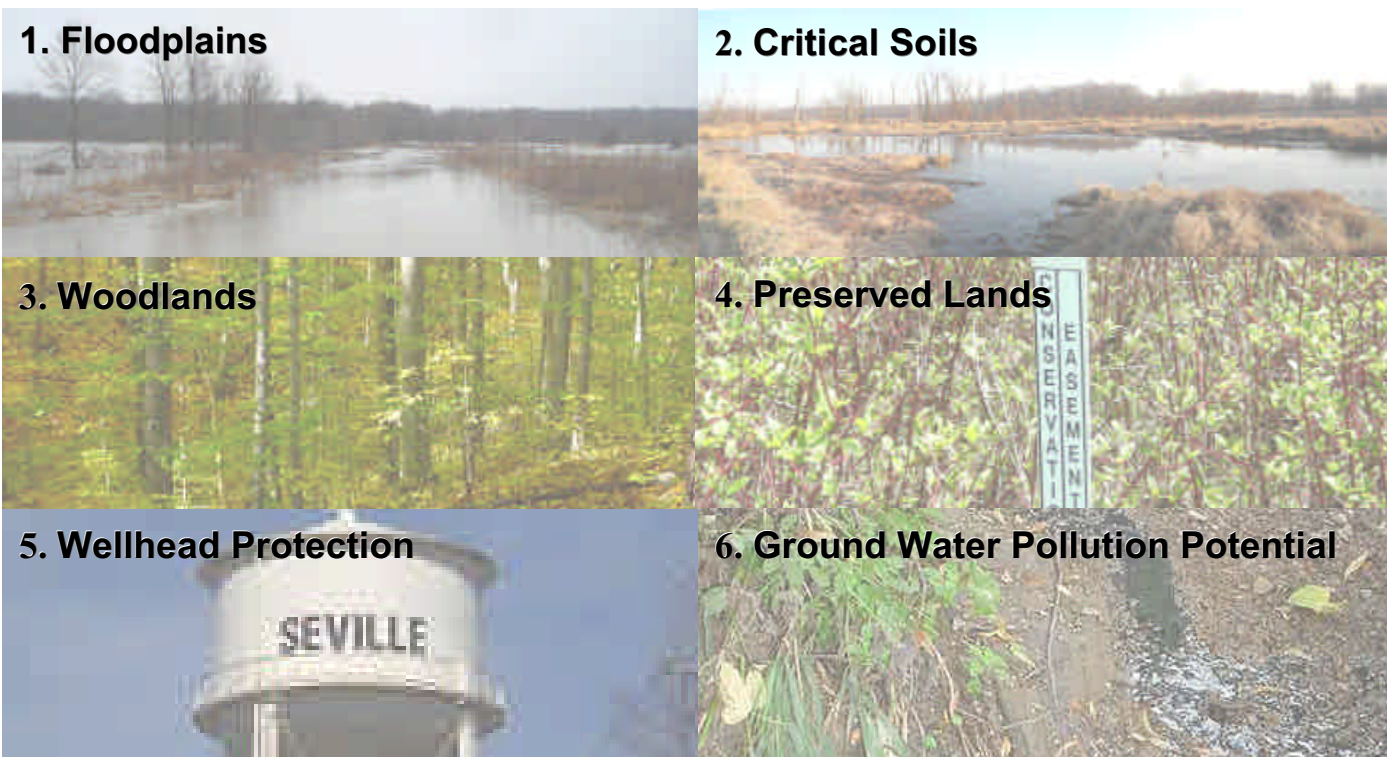
- Whether the ecological value of the area is of substantial watershed or basin wide significance.
- Whether the ecological functions provided by the area are of substantial watershed or basin wide significance.
- Whether the area is susceptible to significant natural hazards that would affect existing or planned development within it.
- Whether the area contains designated critical habitat or any threatened or endangered plant or animal species.
- Whether the area contains a unique, ecologically sensitive, or valuable ecosystem whose loss or decline would negatively affect watershed, state, or national biodiversity.
- Whether the area offers significant recreational, historical, or quality of life benefits.
- Whether the area offers opportunities for ecological restoration in urban areas.



The criteria employed to designate Priority Conservation Areas were selected to identify the features critical to the ecological health of the Upper Chippewa Creek watershed as well as to promote the Guiding Principles for Ohio Watersheds (adapted from the Lake Erie Protection & Restoration Plan, 2000) that address conservation. Among those guiding principles are:

- * Minimize the conversion of green space and the loss of critical habitat areas, farmland, forest and open spaces.
- * To the extent feasible, protect and restore the natural hydrology of the watershed and flow characteristics of its streams, tributaries, and wetlands.
- * Restore the physical habitat and chemical water quality of the watershed to protect and restore diverse and thriving plant communities and preserve rare and endangered species.
- * Promote public access to and enjoyment of our natural resources for all Ohioans.

To promote these guidelines, the Watershed Planning Partnership selected the following criteria to identify and designate PCAs:



A primary goal of the Balanced Growth Initiative is to improve water quality. With this in mind, the Partnership opted to apply these six criteria to the entire watershed as if it were a blank slate. Doing so does create some gray areas where PCAs overlap with already developed areas. It was reasoned however, that identifying and honoring the PCA components of these areas would provide an opportunity for the conservation of critical environmental features. Consider that developed parcels contain a variety of structures (houses, buildings, parking lots, etc.). Such parcels may also be crossed by or adjacent to streams. Lineal features such as floodplains may separate structures from streams. Designating these as Priority Conservation Areas would:

- Provide local officials access to state programs to help preserve the functionality of all streamside areas.
- Help educate landowners of the critical nature of these areas.
- Alert developers to where potential conflicts with sensitive environmental areas exist.



Upper Chippewa Creek Watershed

PRIORITY CONSERVATION AREAS

Areas meeting any of the following criteria are designated PCA

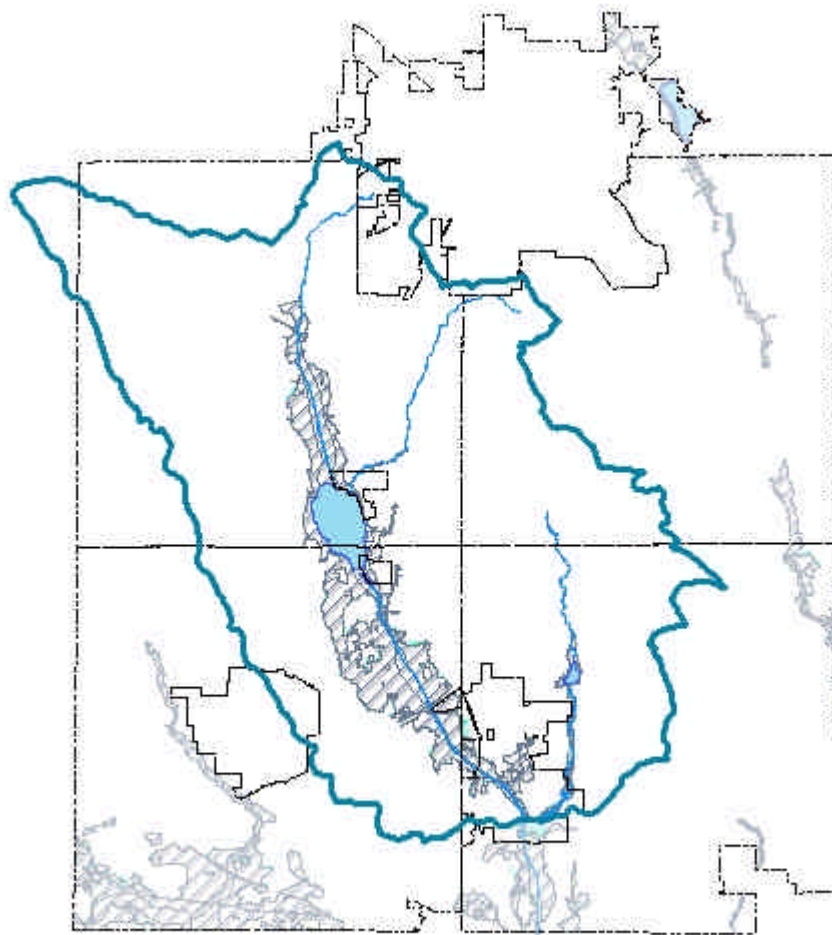
Criterion 1- FLOODPLAINS

Areas designated by the Federal Emergency Management Agency (FEMA) as 100-year and 500-year floodplains based off of 2008 Flood Insurance Rate Maps (FIRMs).

Rationale:

Floodplains are important resources that provide a wide range of benefits to the watershed and its inhabitants. These benefits include natural flood and erosion control, water quality maintenance, ground water recharge as well as the creation and enhancement of agricultural lands.

Selection of floodplains as a conservation criterion also augments Medina County's Stormwater Regulations which require compensatory storage for any loss of FEMA 100-year floodplain due to development.



▨ 100 year ■ 500 year



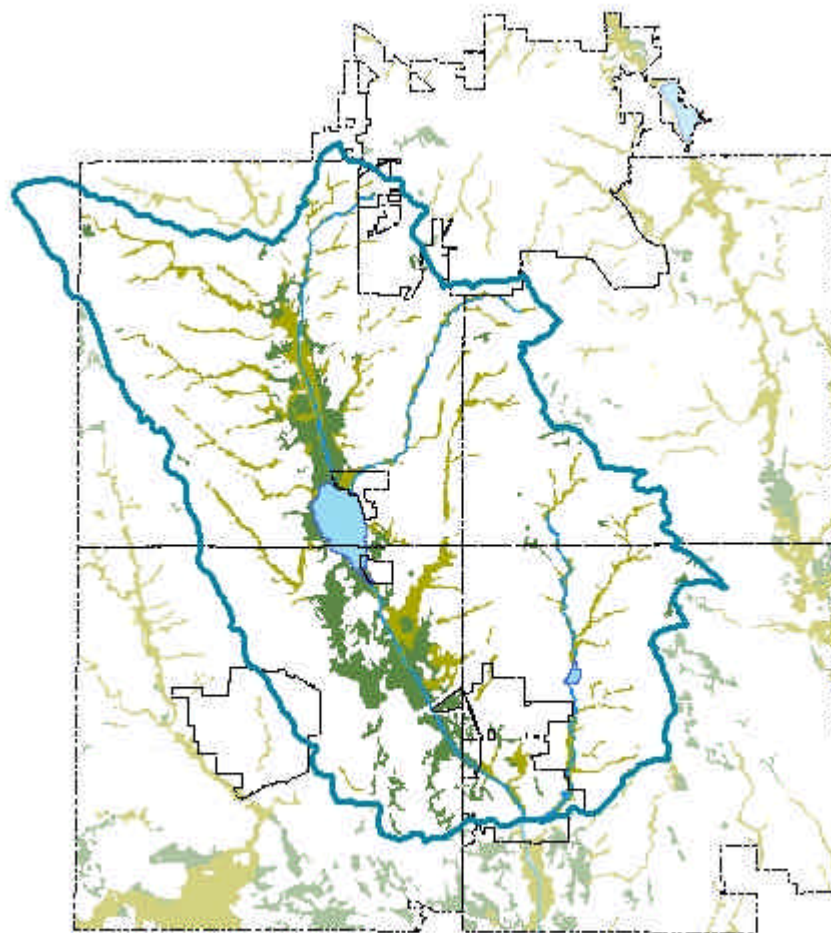
Criterion 2- CRITICAL SOILS

Soil map units described by USDA-NRCS in the Medina County Soils Survey as being:
susceptible to flooding
hydic

Rationale:

Most soils described as being “susceptible to flooding” have formed in alluvium, which is sediment deposited by floodwaters, typically adjacent to streams. These soils help to identify floodplains beyond the scope of FEMA studies.

Hydic soils formed under conditions of saturation, flooding or ponding during the growing season long enough to develop anaerobic conditions in the upper part. The presence of hydic soils indicates the potential for wetlands. Wetlands in turn act as sponges to store excess storm water; improve water quality by filtering nutrients and entrapping sediments; recharge ground water; and provide habitat for wildlife.



■ susceptible to flooding ■ hydic



Upper Chippewa Creek Watershed

PRIORITY CONSERVATION AREAS

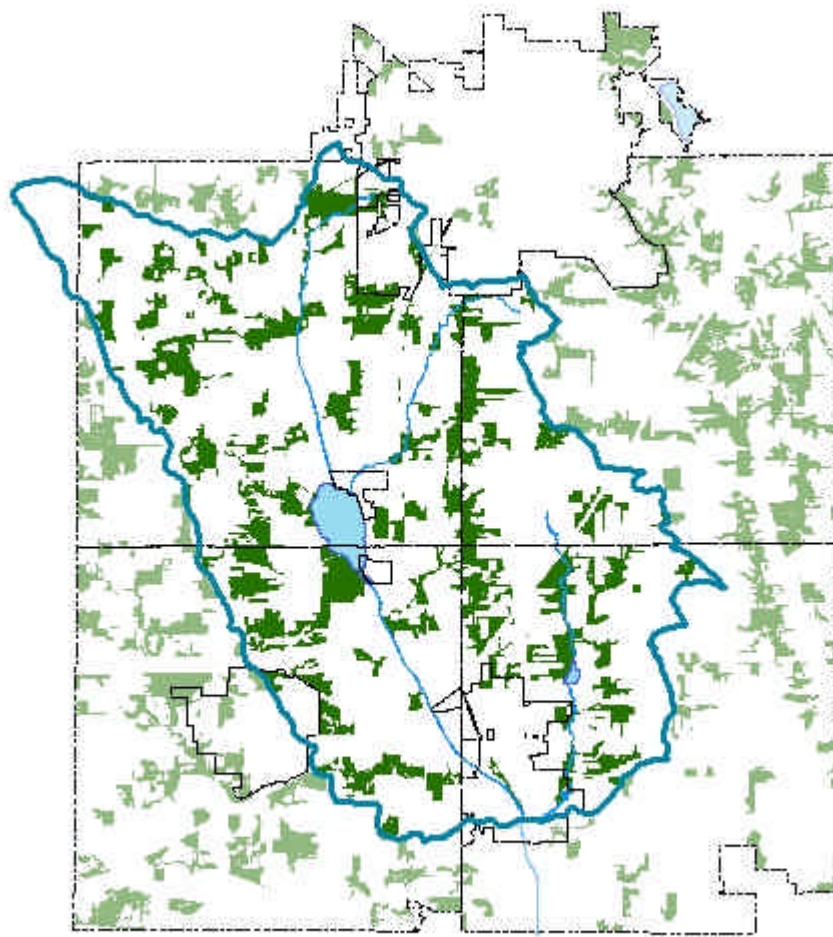
Criterion 3 - WOODLANDS

Areas covered by 20 or more contiguous acres of woodlands (per Medina County “all cover” GIS layer).

Rationale:

The degree of value and protection efforts can be a function of the size and shape of woodlands. In terms of habitat, larger wooded areas typically provide a greater diversity of wildlife habitat and narrow wooded areas between larger woodlands can provide corridors to allow for wildlife movement. Also, stands of mature forests can provide habitat for certain wildlife species, especially cavity nesting birds.

In terms of water quality, the infiltrative capacity of larger wooded areas is key to ground water recharge. Wooded strips adjacent to a stream can greatly benefit the water body. The woodland can stabilize the stream bank controlling erosion, help keep nutrients and pesticides from reaching the water, provide shade to stabilize water temperature and provide for a more varied wildlife habitat. Forested stream buffers therefore offer a high degree of protection for a stream. Additionally, forested wetlands can provide a high quality of wildlife habitat and are often considered high value wetlands.



■ 20+ acres of woodlands

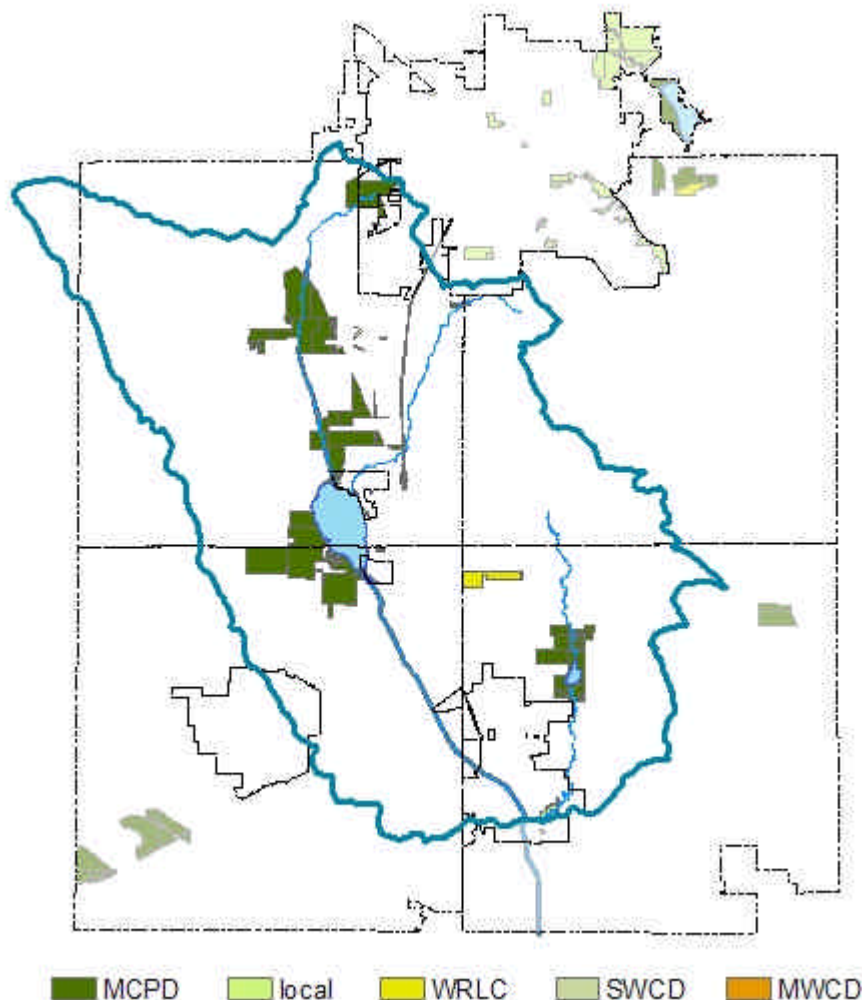


Criterion 4 - PRESERVED LANDS

- Medina County Park District holdings
- Community parks
- Conservation easements held by
 - Western Reserve Land Conservancy
 - Medina County Soil & Water Conservation District
- Chippewa SubDistrict of the Muskingum Watershed Conservancy District easement

Rationale:

Land set aside as parkland protects critical conservation areas as well as providing open space and recreational opportunities for the residents of the watershed. Conservation easements provide a tool for preserving properties that have natural, agricultural and/or archeological characteristics such as wetlands, forests, crops and pastures. The Western Reserve Land Conservancy envisions a healthy and scenic landscape, a patchwork quilt of large natural areas connected by wildlife and river corridors, a beautiful region interspersed with well-planned agricultural, residential, and commercial development that supports the people of our region now and forever.





Upper Chippewa Creek Watershed

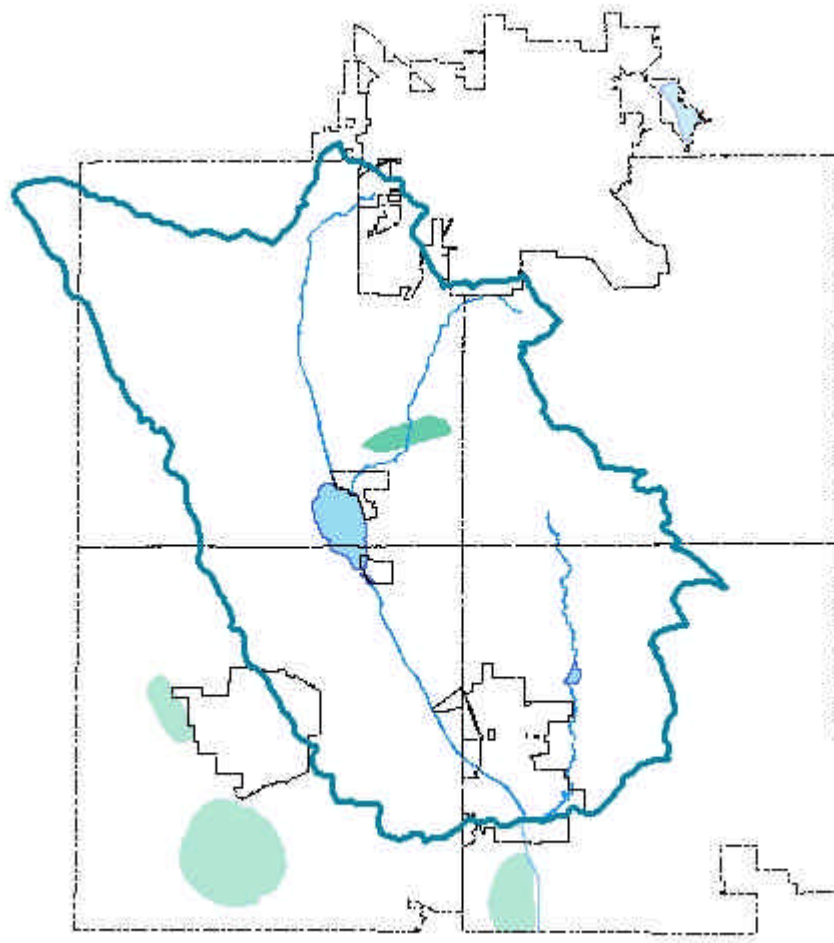
PRIORITY CONSERVATION AREAS

Criterion 5 - WELLHEAD PROTECTION

Areas that lie within the 5 year “outer protection zone” for wells supplying public drinking water systems as designated by Ohio EPA.

Rationale:

Ohio’s *Source Water Assessment and Protection Program* is designed to help public water systems protect their sources of drinking water from becoming contaminated. This assessment identifies the drinking water source protection area based on the area that supplies water to the wells. It is comprised of two areas, one inside the other. The “inner protection zone” is the area that provides ground water to public water supply wells within one year of pumping. The “outer protection zone” is the additional area that contributes water when a well is pumped for five years. While only one public well field is located within the Upper Chippewa watershed itself, three other fields supply portions of communities within the watershed.



wellhead protection area

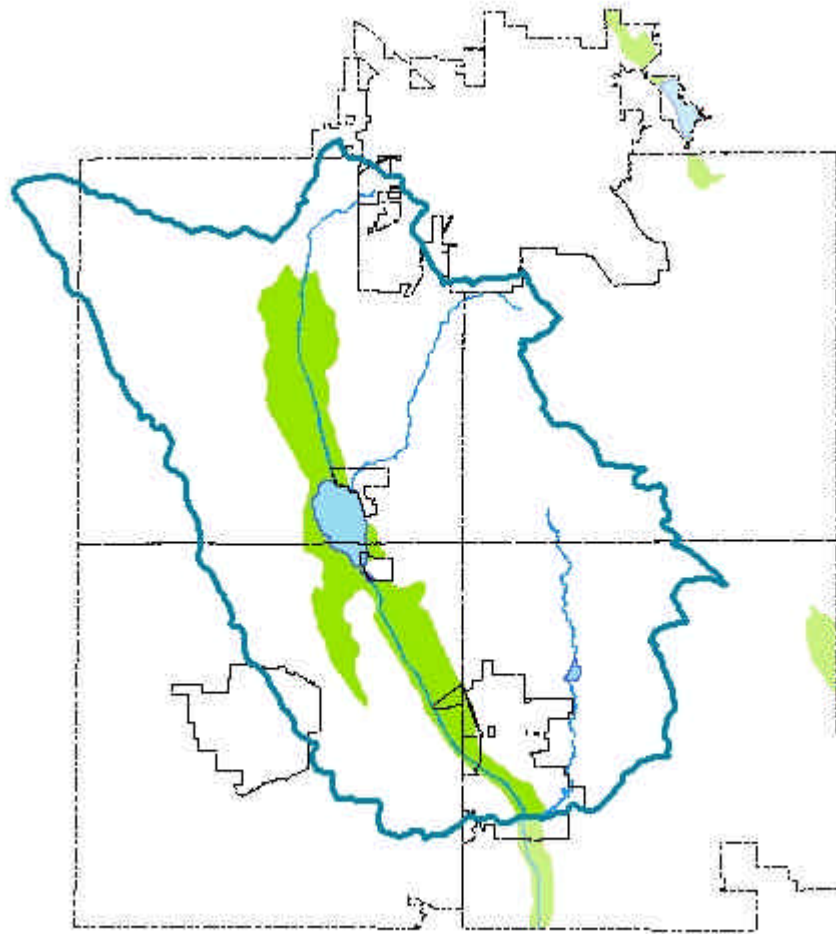


Criterion 6 – GROUND WATER POLLUTION POTENTIAL

Map units with a “DRASTIC” pollution potential rating number of 140 or greater (per Ohio EPA recommendation)

Rationale:

The DRASTIC mapping system was initiated by the Ohio Department of Natural Resources (ODNR) and uses a numerical rating system based on 7 hydrogeologic factors to identify areas that are more susceptible to ground water contamination. Higher rating numbers indicate greater potential for ground water pollution. In a collaborative effort, ODNR and Ohio EPA recognized that map units with a pollution potential rating number of 140 or greater have a good match with aquifers defined by EPA as “sensitive”. As a result, EPA considers these areas as “highly susceptible”.

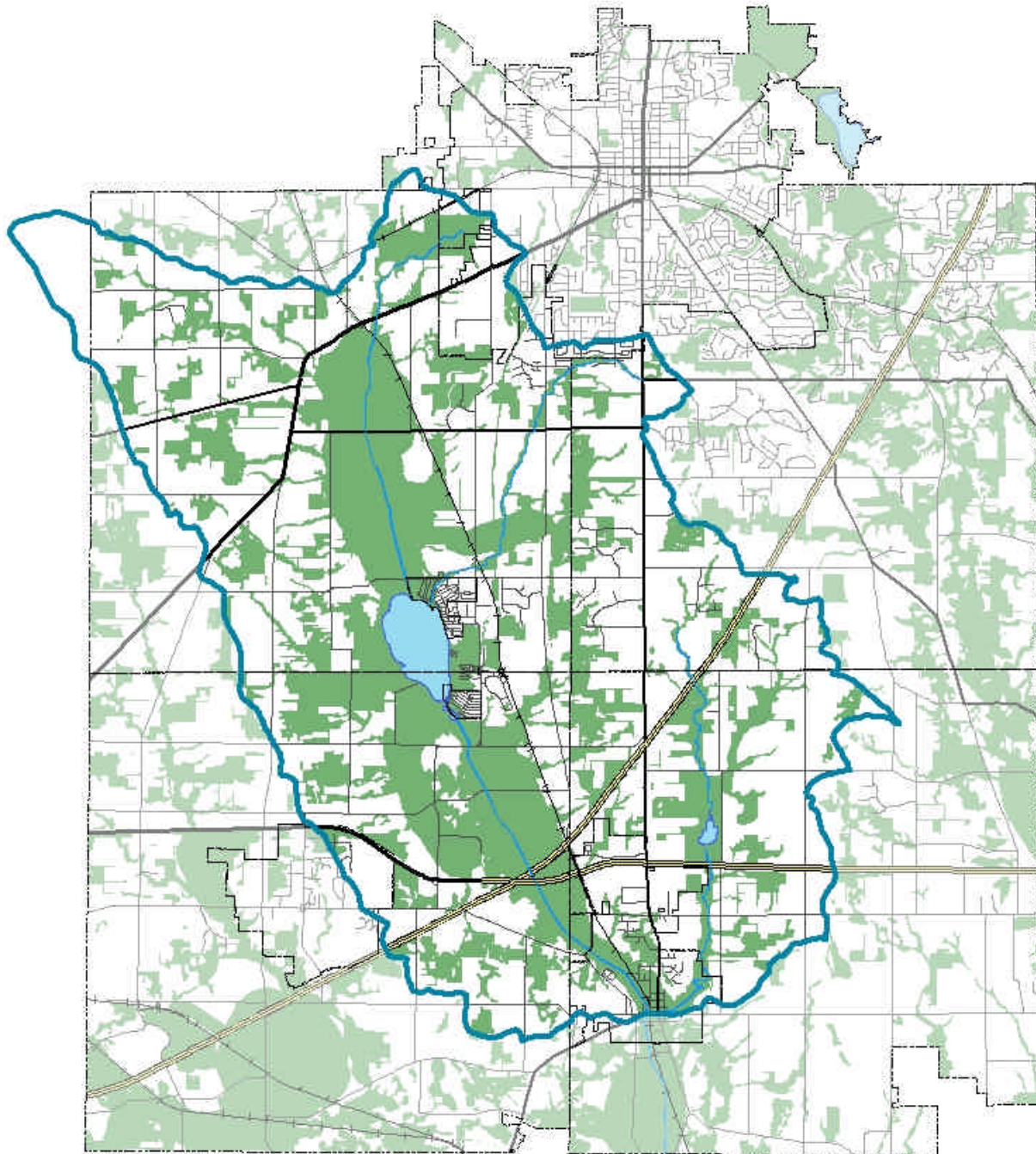


■ ground water pollution potential 140+



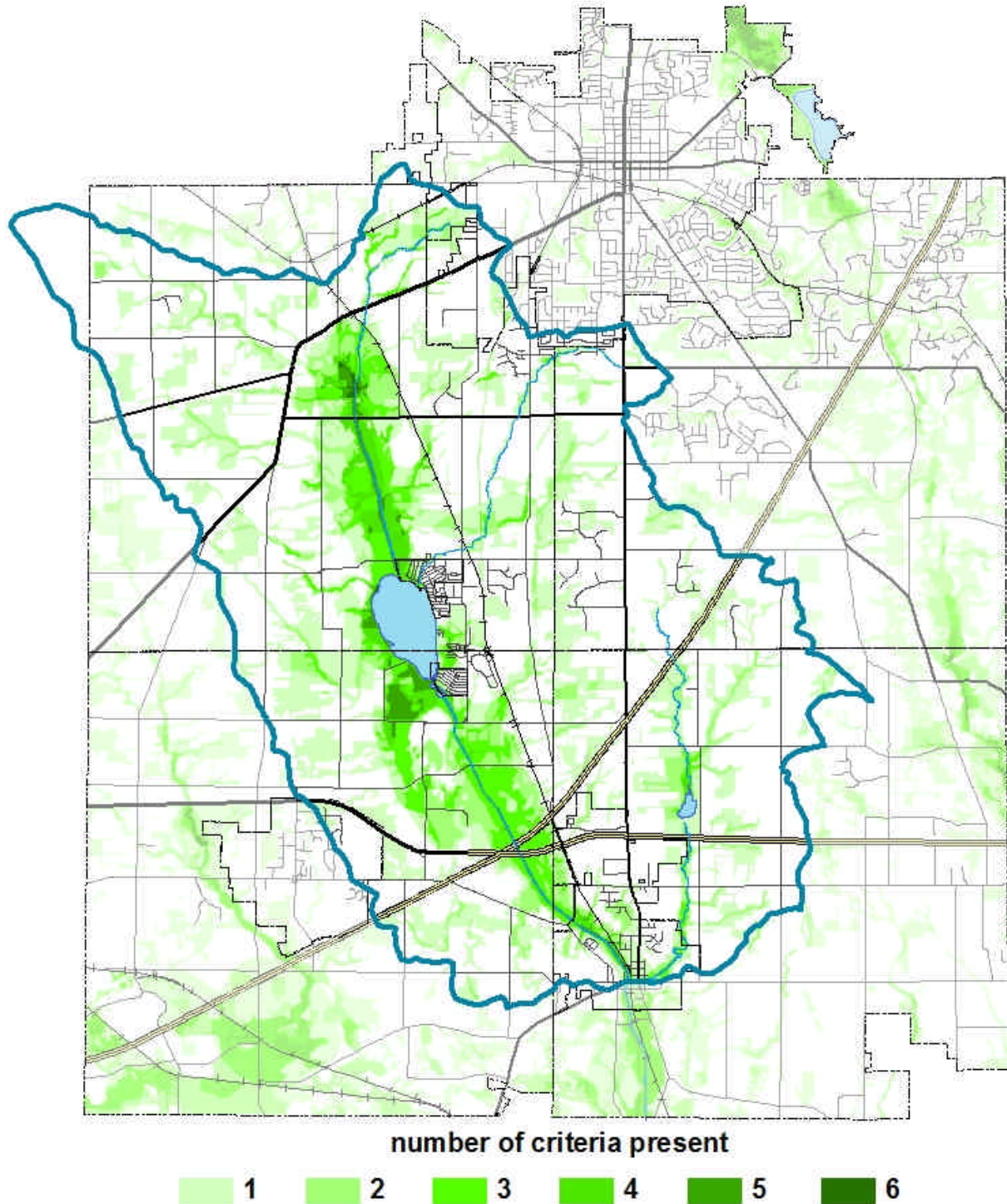
Upper Chippewa Creek Watershed

PCA CONSERVATION AREAS



All areas shown in green on the above map represent **Priority Conservation Areas**.

Note that features outside of the watershed are symbolized with faded colors.



The presence of any one conservation criterion (described in the previous pages) is all that is needed in order to designate an area as a PCA. This map, which illustrates areas where multiple criteria coexist, may prove a useful tool for planners in identifying the most ecologically complex areas.



Upper Chippewa Creek Watershed

PRIORITY AGRICULTURAL AREAS

A Priority Agricultural Area is a locally designated area where the preservation of farmland is promoted.

The Upper Chippewa Creek Watershed Planning Partnership exercised the option to create a separate priority category for agriculture as described in the Ohio Balanced Growth Strategy (2009 Draft).

The decision to utilize this unique designation was based on the following:

- Agricultural land use could be classified as a factor for either conservation or development based on practices applied.
- Representatives from Farm Bureau indicated that farmers want to keep their options open for how their land will be used.
- It is hoped that farms located in areas designated as PAAs will receive extra consideration when applying for state agricultural programs.
- There is a strong desire to preserve the watershed's rural heritage.

The criteria employed to designate Priority Agricultural Areas were selected to identify the features critical to the ecological health of the Upper Chippewa Creek watershed as well as to promote the Guiding Principles for Ohio Watersheds (adapted from the Lake Erie Protection & Restoration Plan, 2000) that address the preservation of farmland. Among those guiding principles are:

- * Minimize the conversion of green space and the loss of critical habitat areas, **farmland**, forest and open spaces.

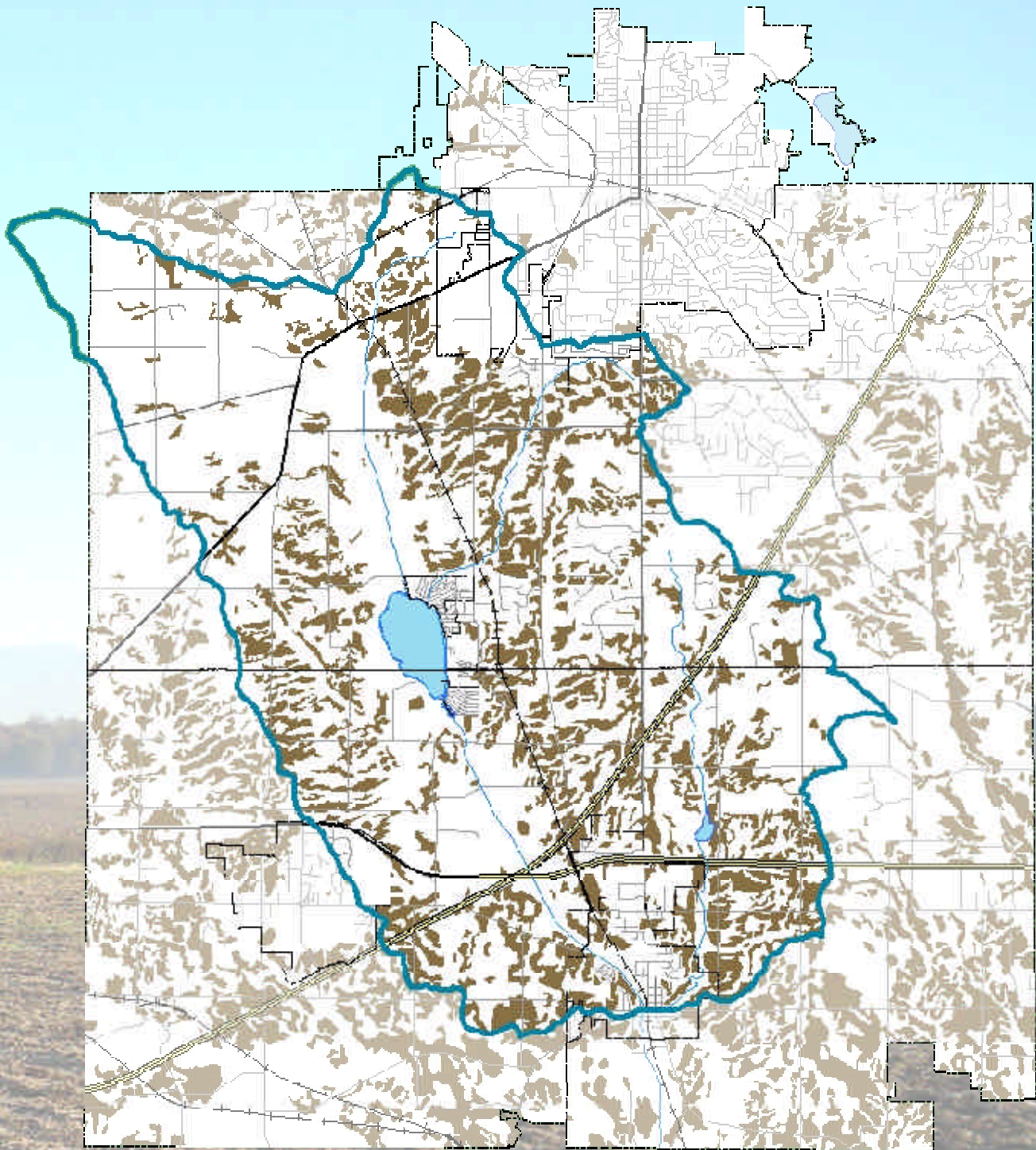
Criterion 1- Prime Farmland

All areas, unless currently developed, with soil map units described by USDA-NRCS in the *Medina County Soils Survey* as "Prime Farmland" (excluding areas that need to be drained and/or protected to be considered "Prime").

Rational:

Ohio is one of only four states that is covered by greater than 50% "prime farmland" soils. In the Upper Chippewa, 27% of the soils of the watershed are classified as "Prime Farmland". (Another 50% of the soils are considered "Prime" if drained and/or protected from flooding.)

It is hoped that identifying these areas on the priority use map will illustrate the importance of the watershed's rural roots.



All areas shown in brown on the above map represent **Priority Agricultural Areas**.

Note that features outside of the watershed are symbolized with faded colors.



Upper Chippewa Creek Watershed

PRIORITY DEVELOPMENT AREAS

What is it?

- A Priority Development Area is a locally designated area where growth and/or redevelopment is to be especially promoted in order to maximize development potential, efficiently utilize infrastructure, revitalize existing cities and towns, and help restore Lake Erie.

Who would designate a PDA?

- PDAs are designated by the Watershed Planning Partnership in consultation with local and state governments.
- PDAs would be designated as part of a Watershed Balanced Growth Plan.

What is the purpose of designating PDAs?

- Provide a process whereby a Watershed Planning Partnership and local governments may coordinate future development in a mutually efficient and complementary manner.
- Encourage a pattern of efficient and contiguous development.
- Encourage preservation and adaptive reuse of urban infrastructure.
- Protect agricultural & forest lands, scenic areas, & other natural resources, living & nonliving, from sprawl.
- Identify areas where urban services are being or will be provided.
- Encourage growth where infrastructure capacity is available or committed.
- Reduce the costs of providing urban services.
- Guide state policies and investments that influence the location of development.

What types of areas could be designated as a PDA?

- The determination of what areas are designated as PDAs is decided by the Watershed Planning Partnerships.
- Examples of types of areas include; existing urban areas, industrial parks, special development districts, ports, brownfields, areas with existing or planned infrastructure, and undeveloped areas designated for future growth and development.

What factors could determine the designation of a PDA?

- Areas that are already characterized by urban growth and have adequate existing urban services.
- Existing urban areas that can be redeveloped.
- Areas primarily characterized by urban growth that are or will be served adequately by a combination of existing and future urban services provided by public or private entities.
- Other areas where growth will be encouraged and that can be served by future urban services in an efficient manner.
- The co-location of activities that are complementary to quality of life, such as proximity to natural areas, the interconnection of recreational corridors and alternative transportation systems.



The criteria employed to designate Priority Development Areas were selected to identify the sites where infrastructure important to the economic development and redevelopment in the Upper Chippewa Creek watershed exist or are likely to exist in the future as well as to reflect community desires. The Priority Development Areas promote the Guiding Principles for Ohio Watersheds (adapted from the Lake Erie Protection & Restoration Plan, 2000) that address development. Among those guiding principles are:

- * Maximize investment in existing core urban areas, transportation, and infrastructure networks to enhance the economic vitality of existing communities.
- * Avoid development decisions that shift economic benefits or environmental burdens from one location to the other.
- * Establish and maintain a safe, efficient, and accessible transportation system that integrates highway, rail, air, transit, water, and pedestrian networks to foster economic growth and personal travel.
- * Encourage that all new development and redevelopment initiatives address the need to protect and preserve access to historic, cultural, and scenic resources.

To promote these guidelines, the Watershed Planning Partnership selected the following criteria to identify and designate PDAs:



It should be noted that the above criteria are intended to identify the areas most suitable for *Commercial* and *Industrial* development. Areas within the watershed, where not in conflict with priority conservation or priority commercial/industrial development areas, or jurisdictional desires, have the potential for *residential* development.



Upper Chippewa Creek Watershed

PRIORITY DEVELOPMENT AREAS

Areas meeting any of the following criteria are designated PDA

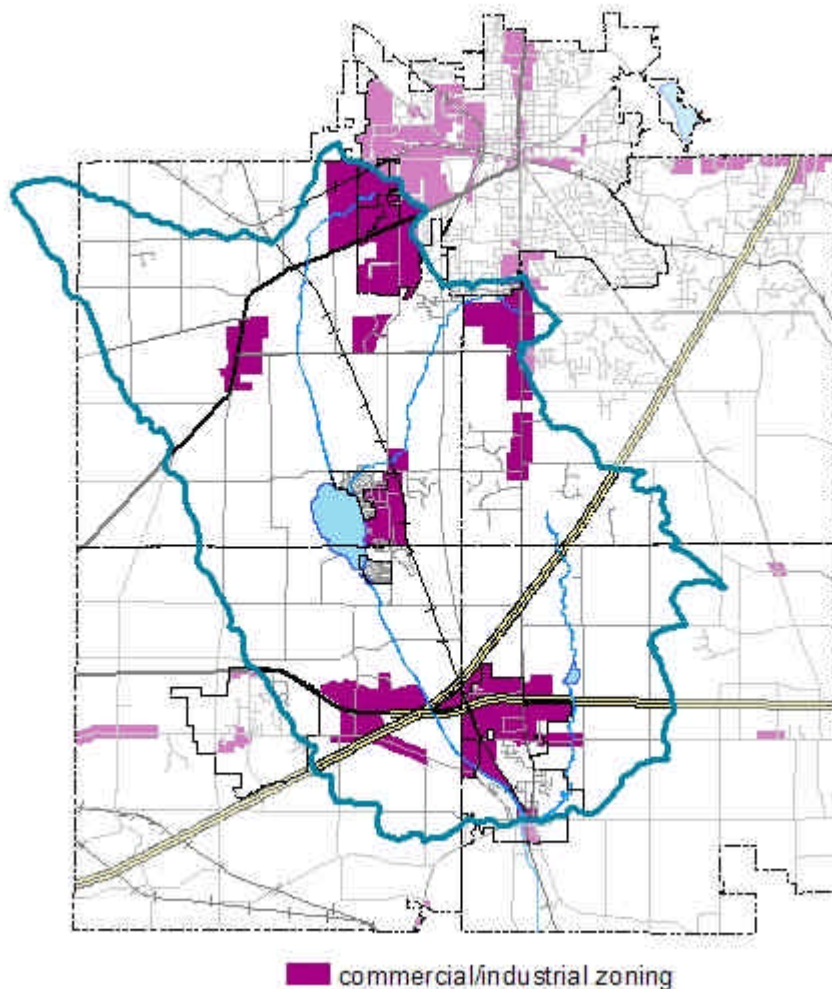
Criterion 1- ZONING

Areas currently zoned for any commercial and/or industrial use.

Rationale:

Zoning provides an effective tool to identify PDAs because it

- reflects community desires as to where development should occur
- readily identifies areas where infrastructure is already in place
- provides a snapshot of where redevelopment could occur
- streamlines the approval process for development projects





CRITERIA USED TO DESIGNATE PDAS

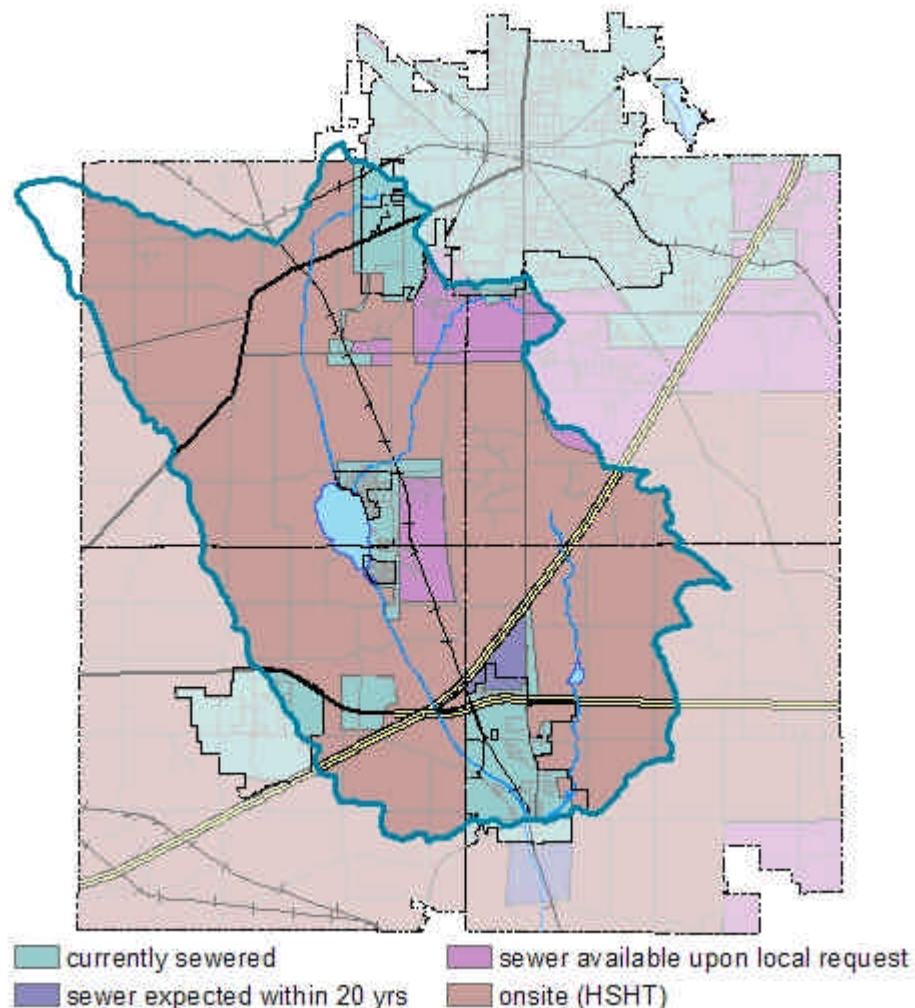
Criterion 2- SANITARY SEWER SERVICE (in conjunction with Criterion 3 and 4)

Areas with current service, planned service within 20 years, or potential for service upon local request as indicated in the Northeast Ohio 208 Water Quality Management Plan or as verified by the Medina County Sanitary Engineer.

It should be noted that the 208 Plan can be modified per local request, the concurrence of the County Commissioners, and the endorsement of NOACA.

Rationale:

Sanitary sewer service is an essential component to high density commercial and industrial development projects.





Upper Chippewa Creek Watershed

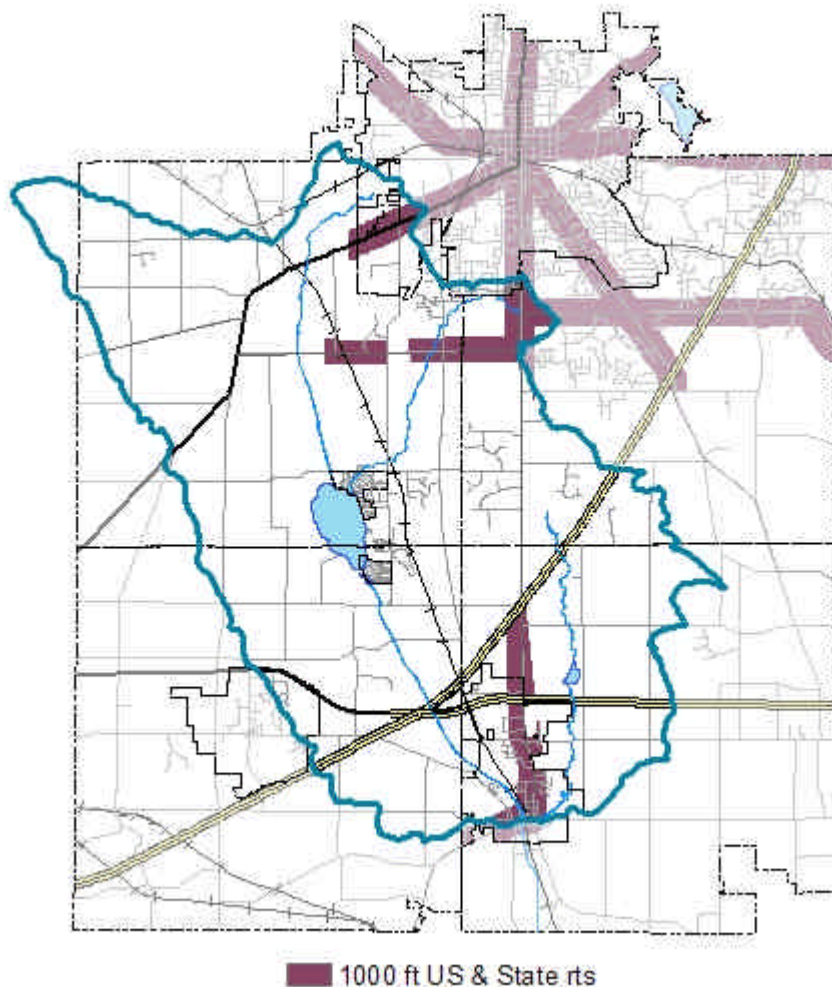
PRIORITY DEVELOPMENT AREAS

Criterion 3- PROXIMITY TO HIGHWAYS (*in conjunction with Criterion 2*)

Areas adjacent to and within 1000 feet of State and US routes (unless limited access) and within areas with sanitary sewer service (current, available upon local request, or projected in 20 years per 208 Plan).

Rationale:

Commercial and industrial development adjacent to major arteries makes sense in that these highways are built to accommodate heavy traffic volumes, offer convenience to the local population as well as reasonable access to the interstate system.



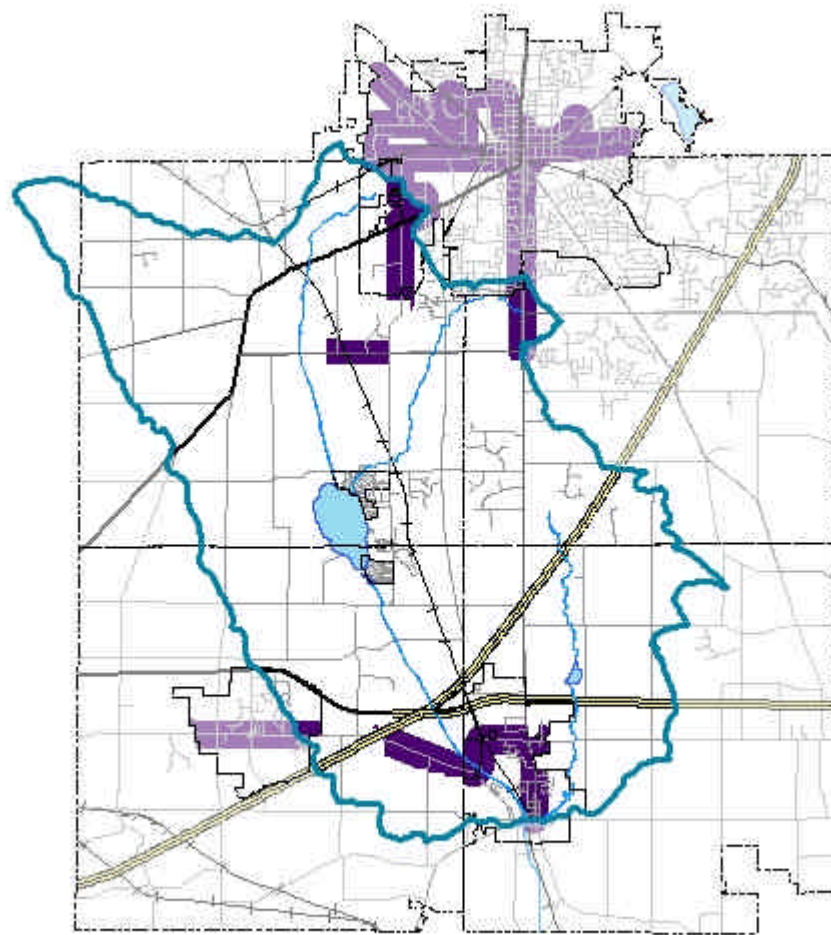


Criterion 4- PROXIMITY TO FIBER OPTIC RING (in conjunction with Criterion 2)

Areas adjacent to and within 1000 feet of the pending county fiber optic ring and within areas with sanitary sewer service (current, available upon local request, or projected in 20 years per 208 Plan).

Rationale:

The fiber ring will significantly increase broadband capacity. This feature will be essential in attracting the kind of businesses that can compete in a global economy.



■ 1000 ft fiber-optic proximity



Upper Chippewa Creek Watershed

PRIORITY DEVELOPMENT AREAS

Criterion 5- TAX ABATEMENT AREAS (except residential)

Community Reinvestment Areas
Enterprise Zones

Rationale:

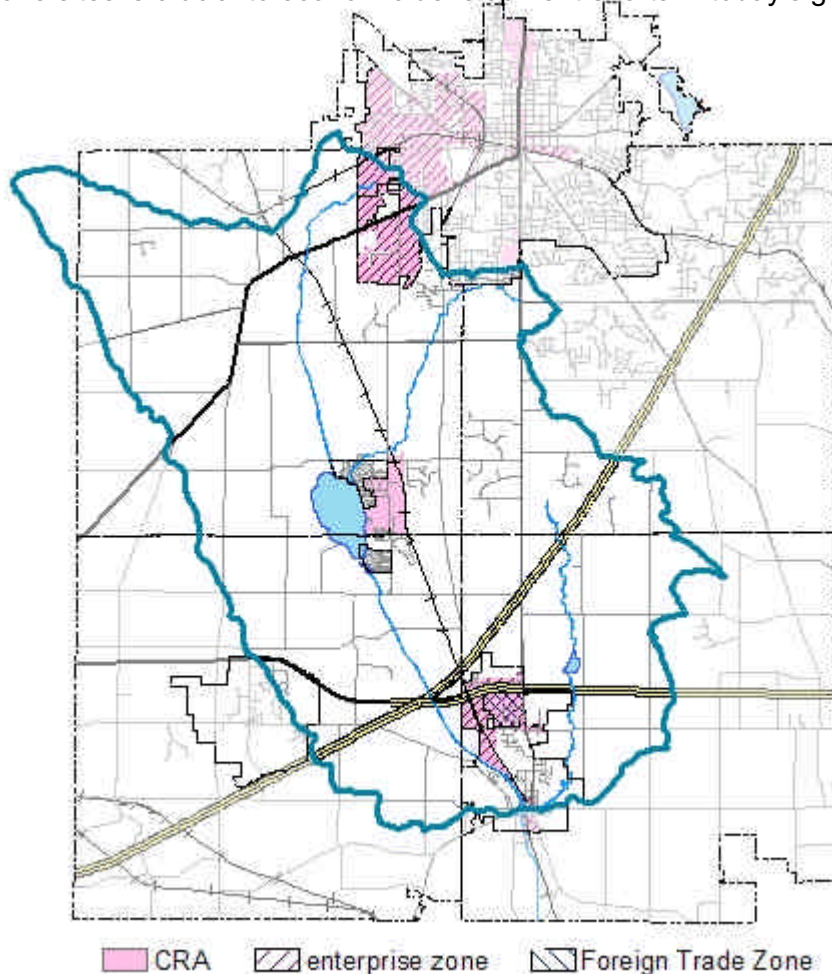
Both Enterprise Zones and Community Reinvestment Areas exist within the watershed. These areas offer incentives in the way of tax abatement to promote commercial/industrial expansion, redevelopment and recruitment.

Criterion 6- FOREIGN TRADE ZONES

Areas designated in the NEOTEC FTZ #181

Rationale:

The designation of foreign-trade zone sites provides an important business development tool to help attract new investment. The benefits offered by the Foreign-Trade Zone program can mean tremendous cost savings for companies who do business internationally. The availability of foreign-trade zone sites is crucial to economic development efforts in today's global economy.





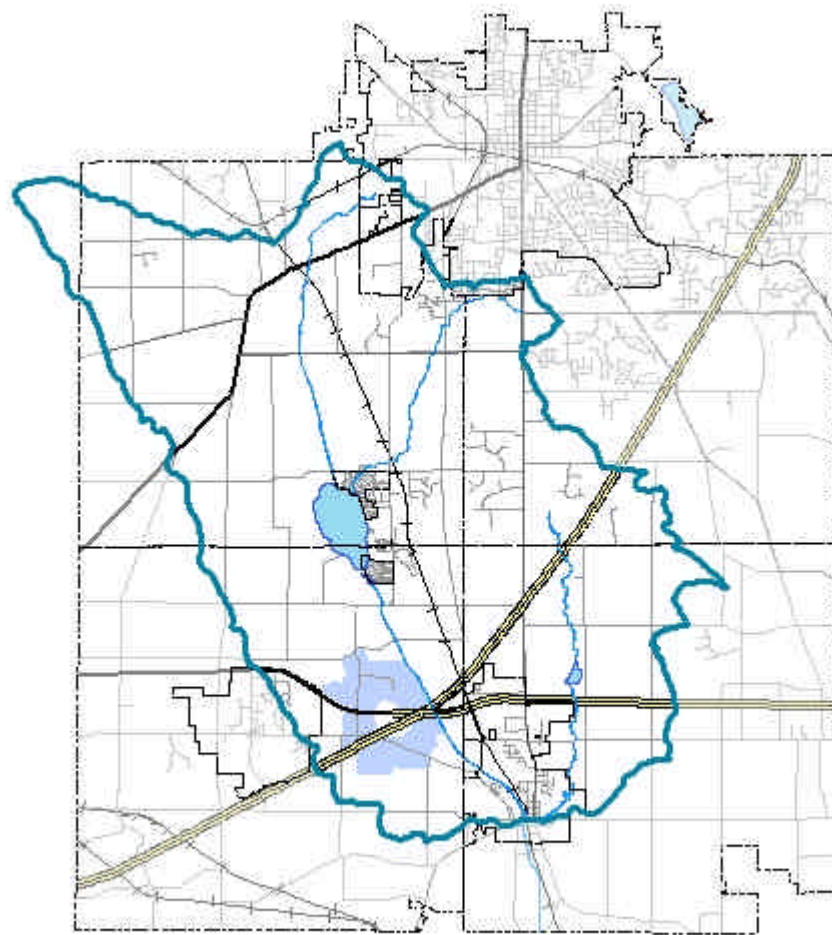
Criterion 7- PROXIMITY TO I-71/I-76 INTERCHANGE

Parcels with frontage on, or parcels with most of their area within 1000' of roads (county & township) that are approximately within a 1 mile drive of the intersection of Lake Rd and US 224 (adjusted to major intersections).

Area trimmed to exclude residential areas along Daniels Rd and residential and country club areas between Lake Road and the Village of Westfield Center.

Rationale:

Convenience of travel to and high visibility makes this area attractive to commercial development.

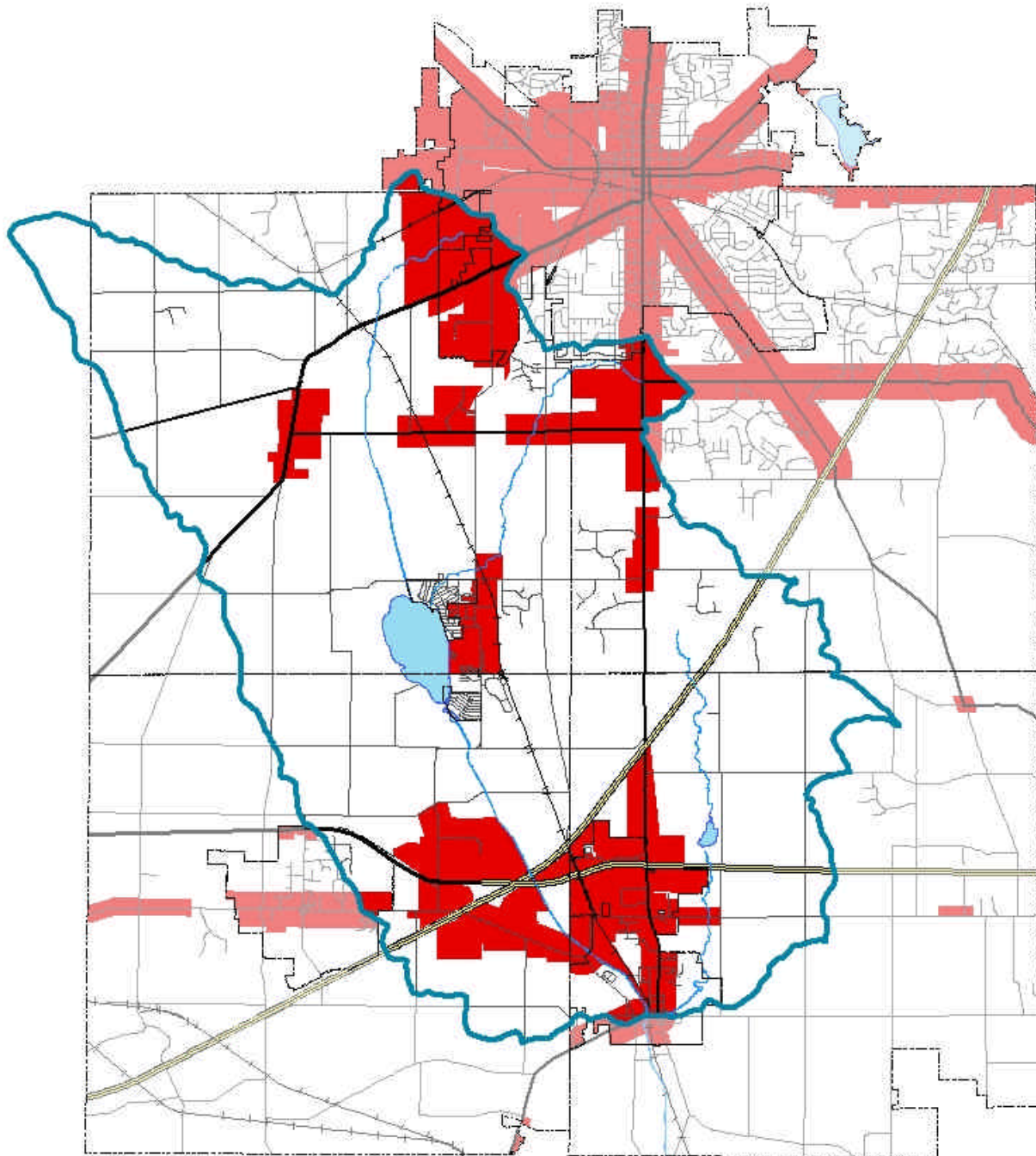


■ proximity to I-71/I-76 interchange



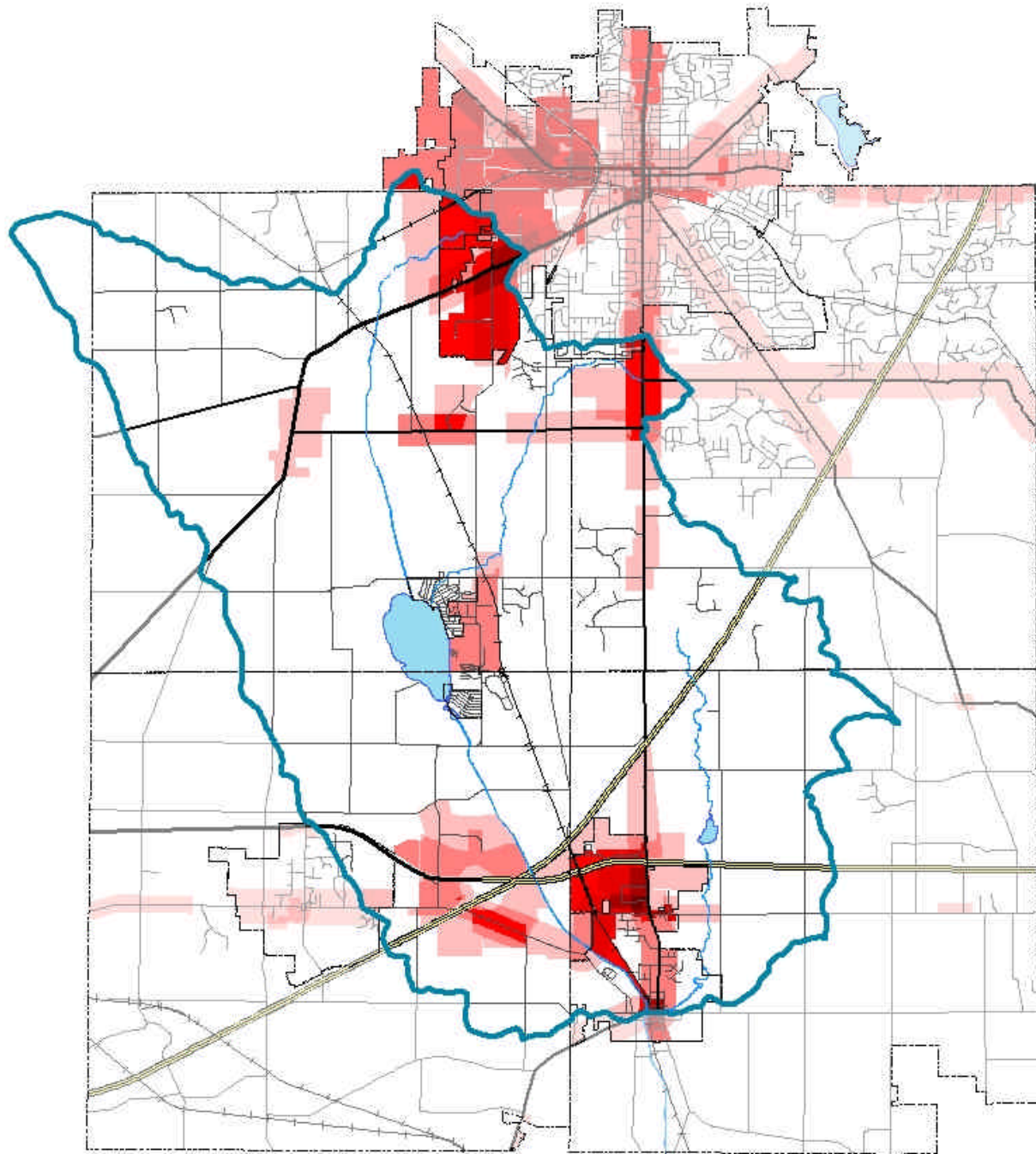
Upper Chippewa Creek Watershed

PDA DEVELOPMENT AREAS



All areas shown in red on the above map represent **Priority Development Areas**.

Note that features outside of the watershed are symbolized with faded colors.



number of criteria present



The presence of any one development criterion (described in the previous pages) is all that is needed in order to designate an area as a PDA. This map, which illustrates areas where multiple criteria coexist, may prove a useful tool for planners in prioritizing potential development projects.



Upper Chippewa Creek Watershed

CONFLICT AREAS

PCA/PDA Overlap Areas

Numerous portions of the watershed meet the criteria for both priority conservation and priority development. The Planning Partnership decided that rather than designating these areas as one or the other, the watershed would be better served if they maintained a dual classification. In this way development and conservation could compliment rather than conflict with each other. Environmental conditions impacting stream quality could be addressed across the entire watershed while development could exist contiguous with adjacent PDA areas.

In applying state incentives to overlap areas, the first consideration would be given to protecting, preserving, or enhancing environmentally sensitive areas. Projects utilizing incentives that would promote conservation in these areas would be encouraged. Incentives to support development in these areas would be reserved for projects in which appropriate BMPs are planned to protect the PCA component.

The Partnership views these overlap areas as ideal sites for projects incorporating innovative features such as green roofs, pervious pavement and other low impact designs. Additionally, a high percentage of the site could be maintained in a natural state with the opportunity for amenities such as nature trails and the like.

Overlap areas are identified on the map with a distinct color. This color serves to alert planners that potential hurdles to both development and conservation projects need to be considered.

PAA Application

As described on page 30, one of the main reasons for creating a separate PAA layer was to bring awareness to the significant amount of “Prime Farmland” soil in the watershed. To that end, PAAs are uniquely represented on the map by appearing as transparent, allowing the full extent of these soils to be illustrated. This technique also allows landowners and communities to view all priority options available.

To encourage the preservation of farmland, incentives targeted for PAAs would be available in these areas. In PAAs where there is not a strong desire to preserve the land for agriculture, the area would then default to any overlying priority use (PCA or PDA).

Local Preference Areas

Some areas meet the criteria for being identified as PDAs, but are not supported as PDAs by local jurisdictional comprehensive plans or desires. Such is the case along a section of State Route 3 in Guilford Township. As a compromise between the Watershed Planning Partnership and the Township, this area will be designated as a Local Preference Area (LPA) and identified on the Priority Land Use map by a unique and distinct color.

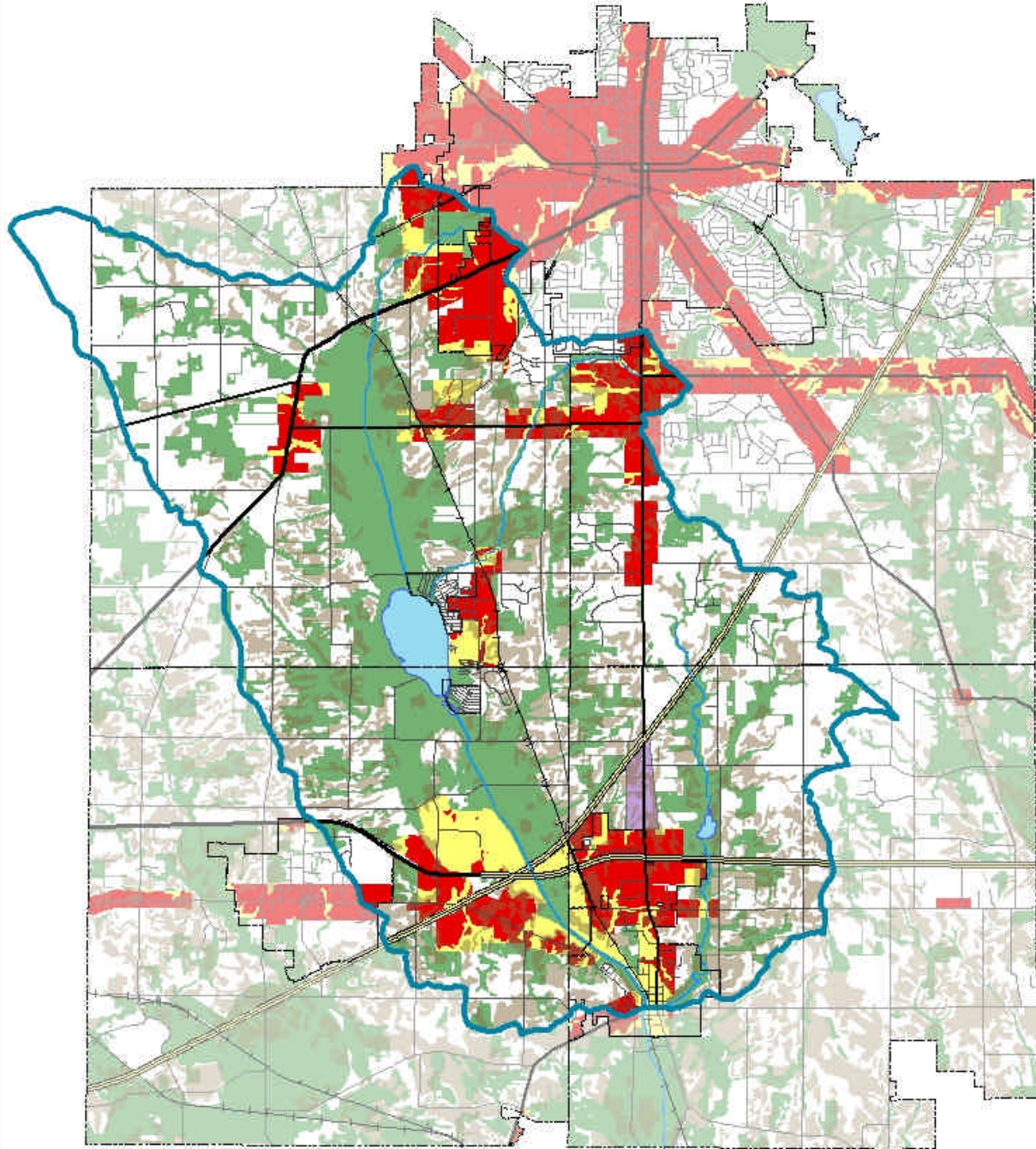
Areas Outside of the Watershed

While balanced growth plans are watershed based, the boundaries of political entities often do not fit completely into the confines of smaller watersheds as is the case in 7 of the communities that makeup the Upper Chippewa. The Planning Partnership felt that it would be impractical for purposes of planning, to employ a balanced growth strategy in only a portion of a jurisdiction. The Ohio Water Resources Council agreed to extend the benefits afforded by the Balanced Growth Initiative to the entirety of any jurisdiction with a footprint in the watershed. (Subject to designation of PCAs, PDAs, and PAAs and achievement of State endorsement.)



Upper Chippewa Creek Watershed

November 21, 2011

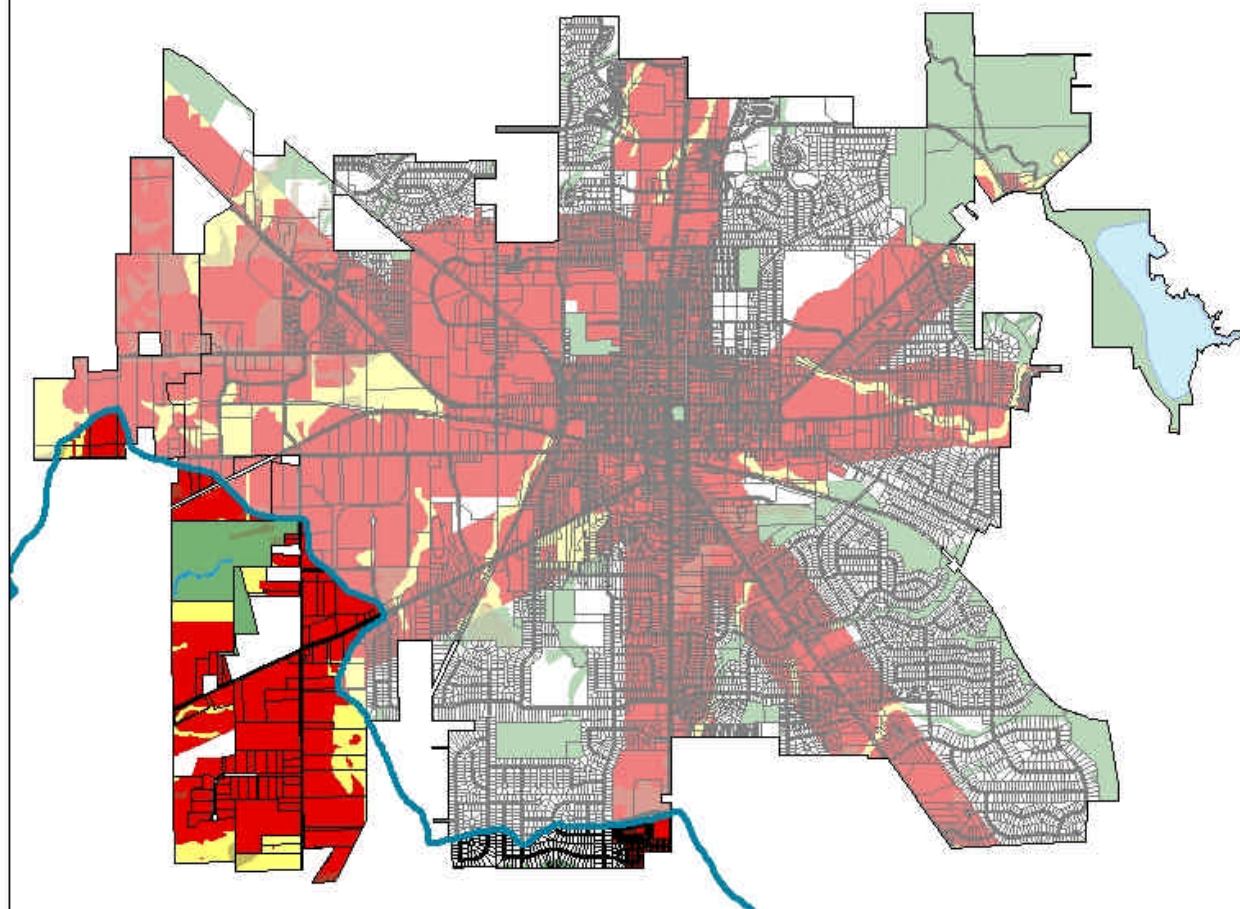


- | | |
|-----------------------------|-----------------------------|
| Priority Agricultural Areas | PCAPDA overlap |
| Priority Conservation Areas | Local Preference Area |
| Priority Development Areas | Upper Chippewa Cr Watershed |

Upper Chippewa Creek Watershed

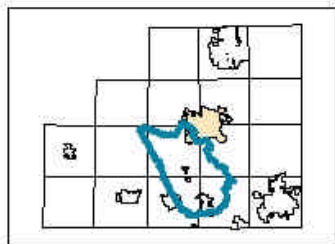
LOCAL PRIORITY LAND USE AREAS

City of Medina



0 3 Miles

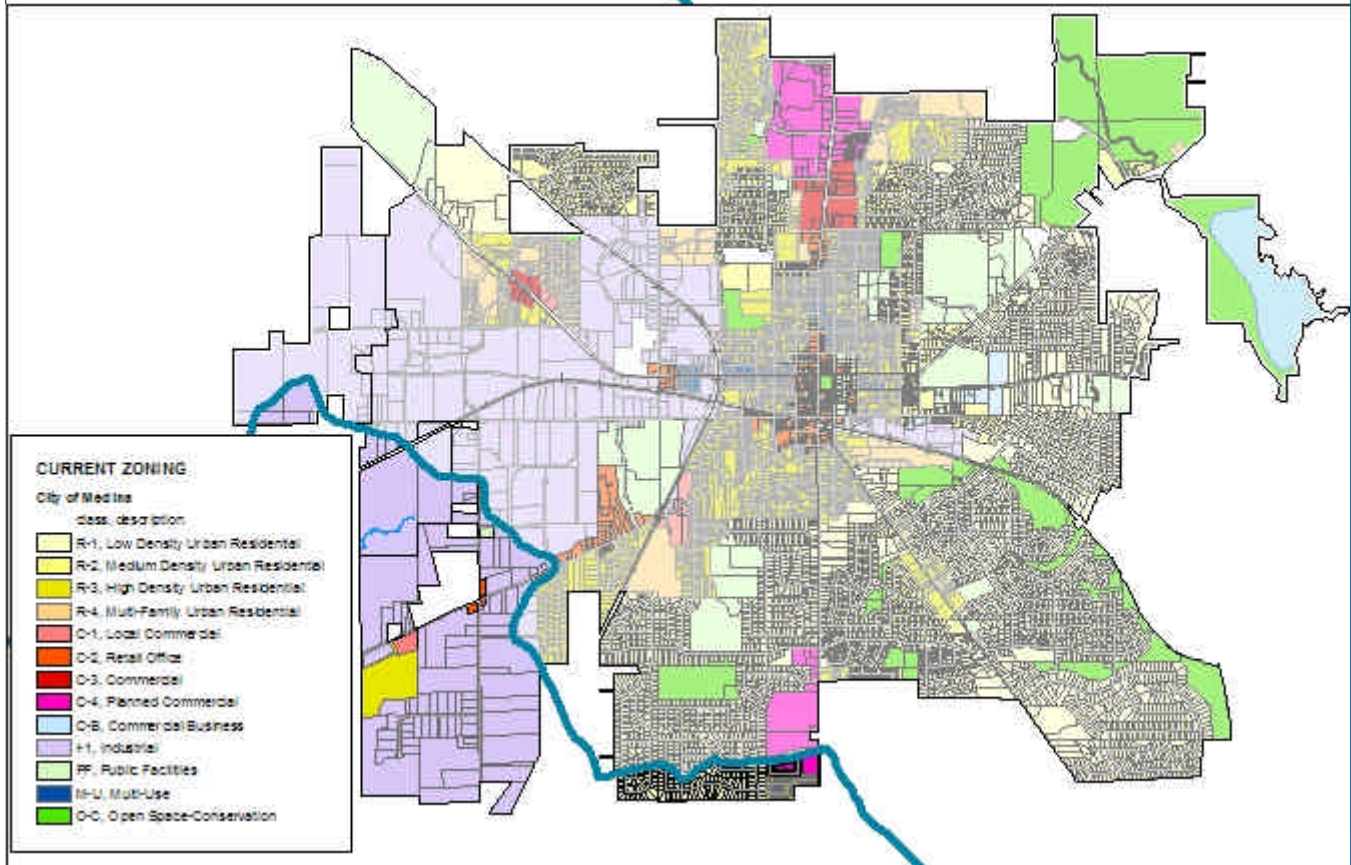
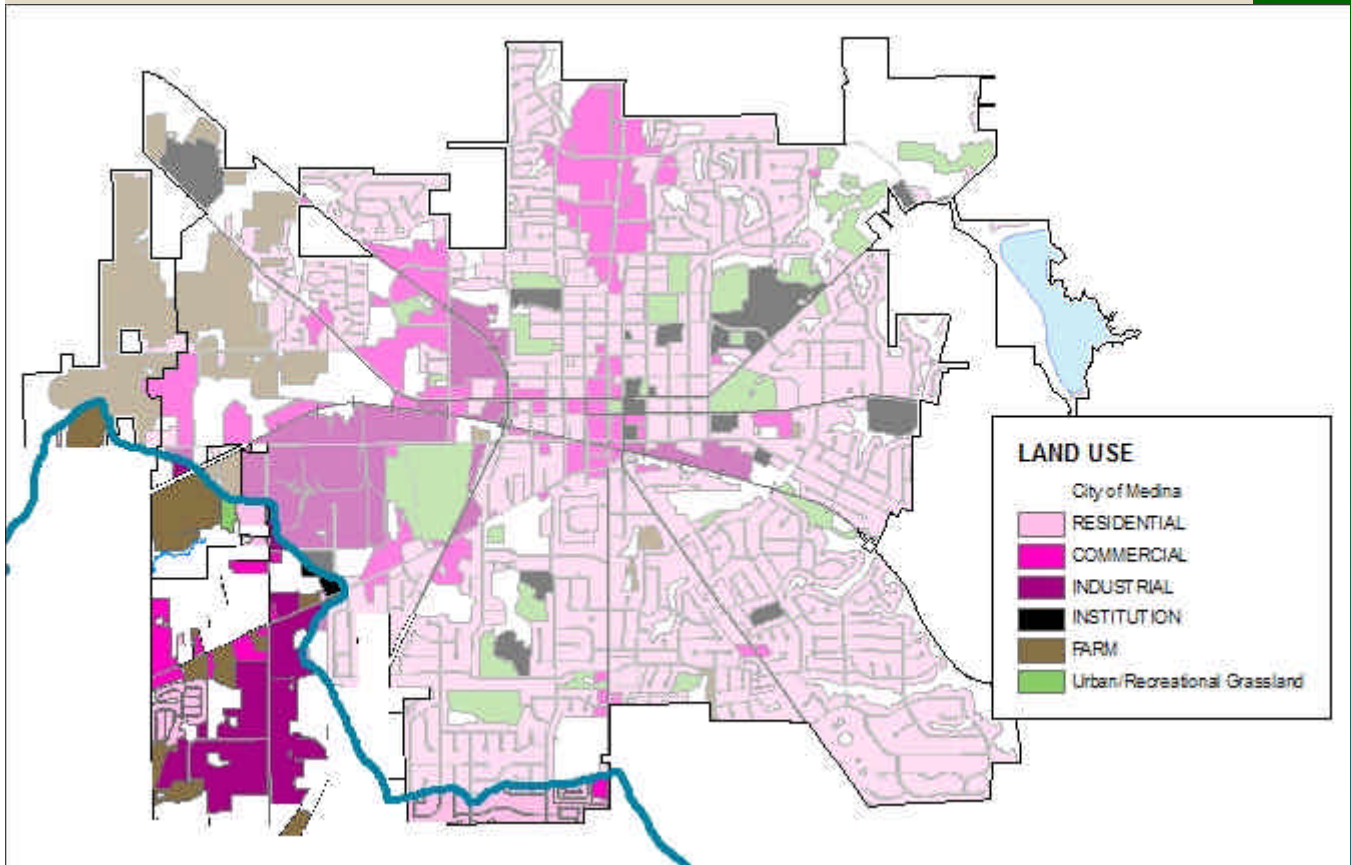
- Priority Agricultural Areas
- Priority Conservation Areas
- Priority Development Areas
- PCA/PDA overlap
- Upper Chippewa Cr Watershed



Balanced Growth Plan

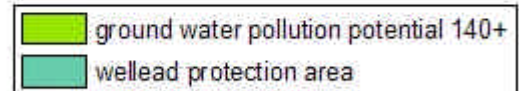
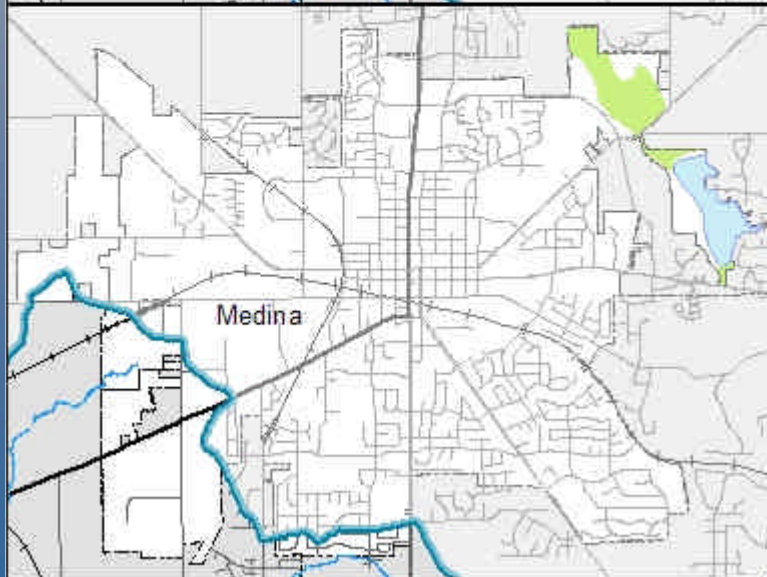
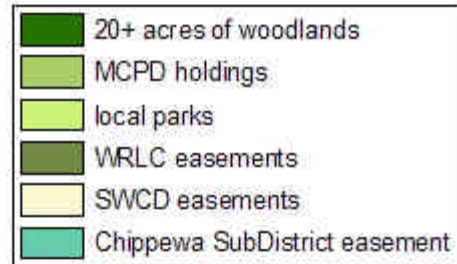
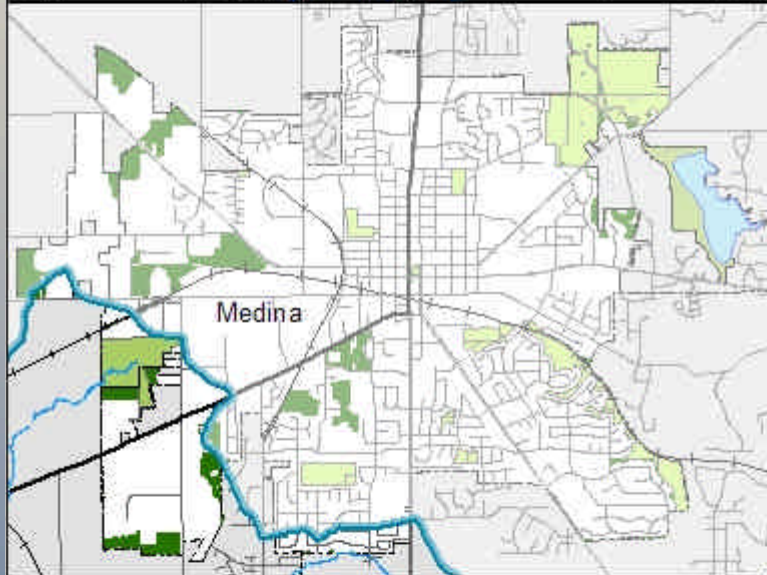
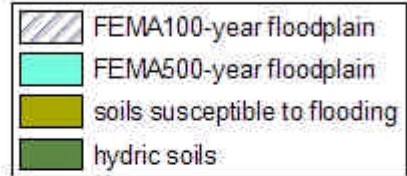
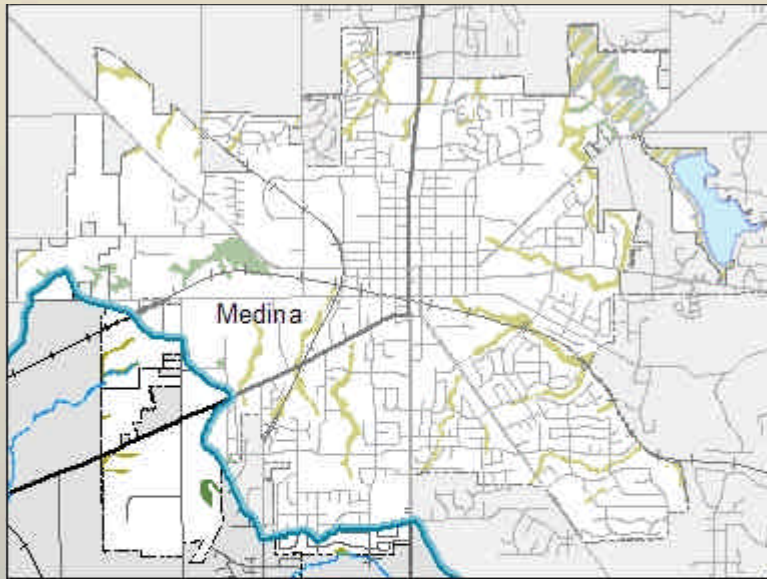


CURRENT LAND USE/ZONING



Upper Chippewa Creek Watershed


LOCAL PRIORITY CONSERVATION CRITERIA

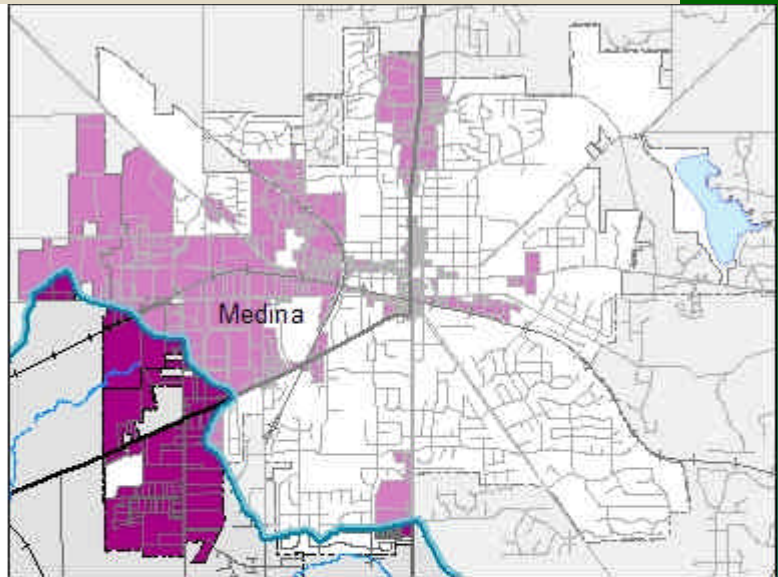


Balanced Growth Plan



LOCAL PRIORITY DEVELOPMENT CRITERIA

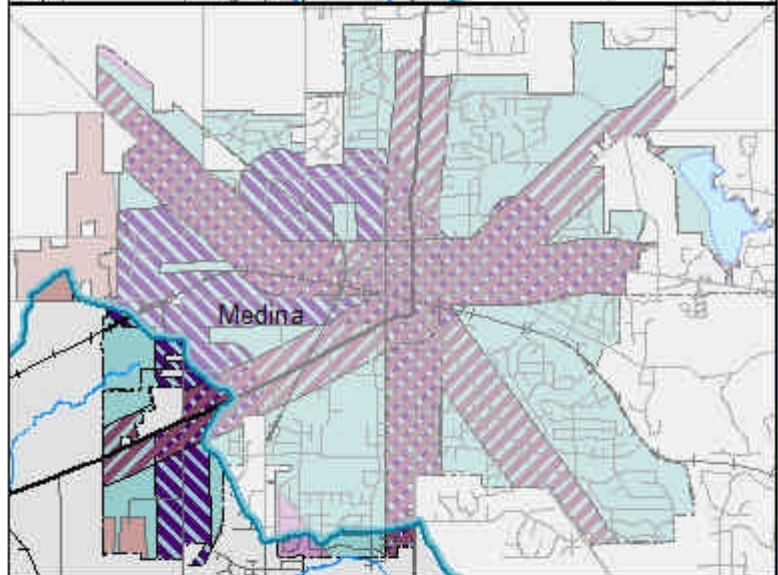
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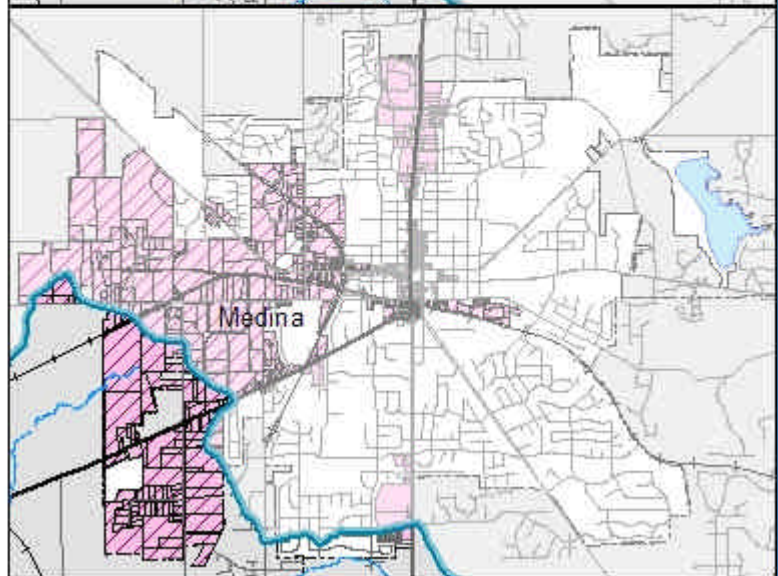
 1000 ft US & State rts
 1000 ft fiber ring

Sanitary Sewer 208 Plan

 sewered
 20 years
 local
 limited
 onsite



 Community Reinvestment Area
 enterprise zone
 Foreign Trade Zone

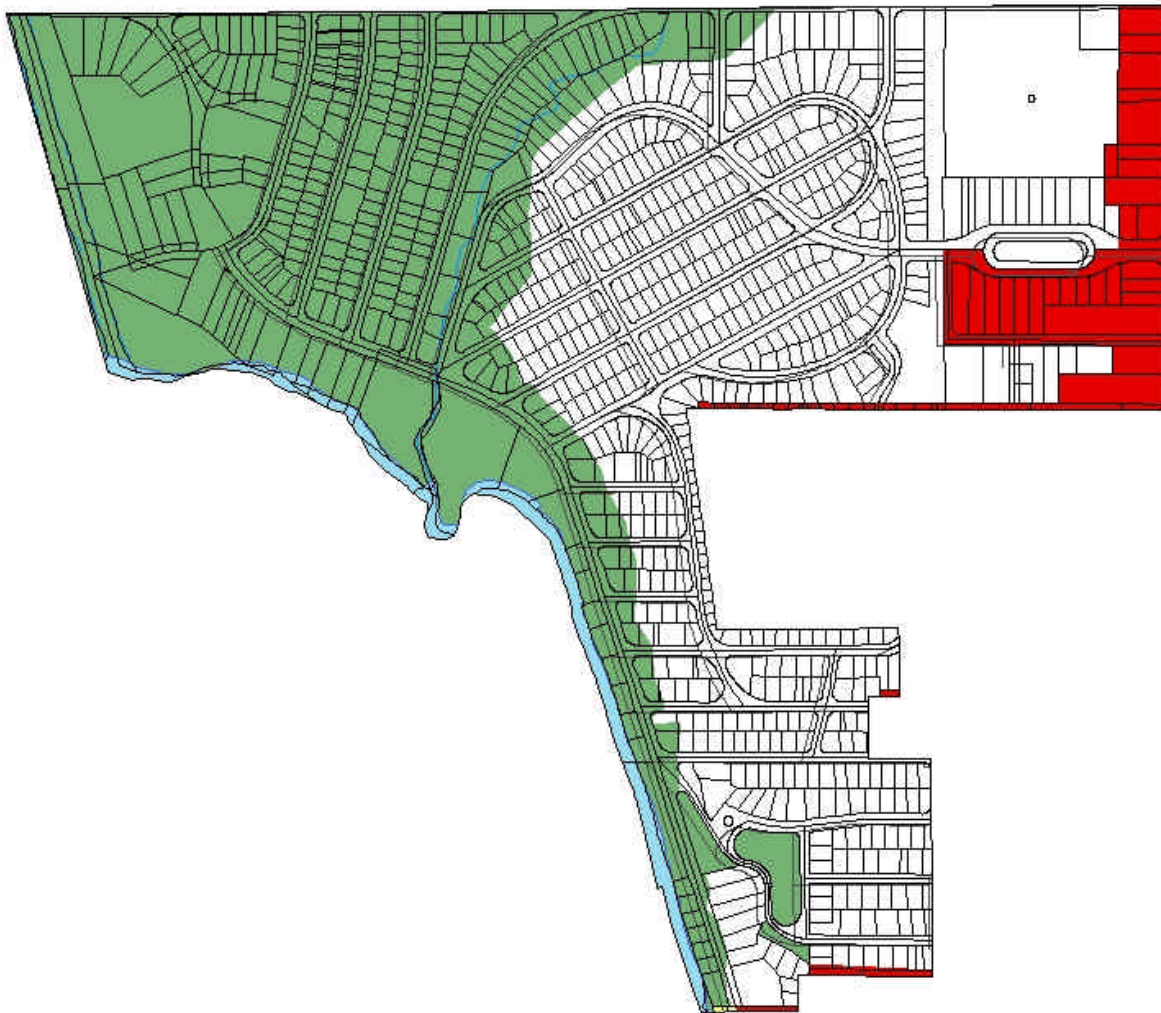




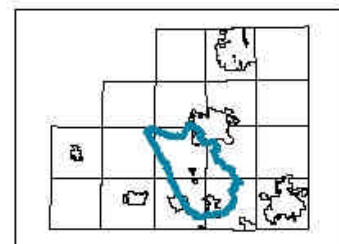
Upper Chippewa Creek Watershed

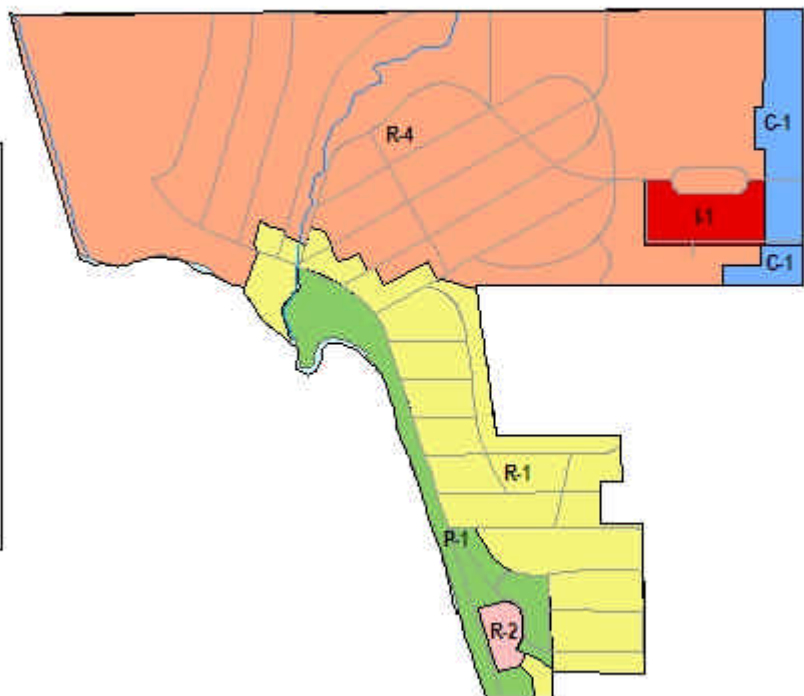
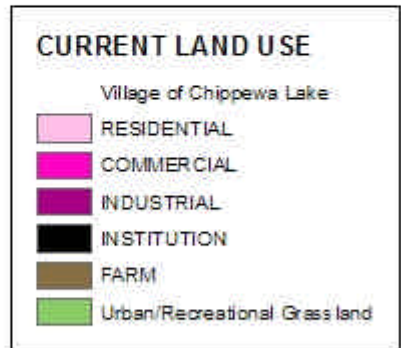
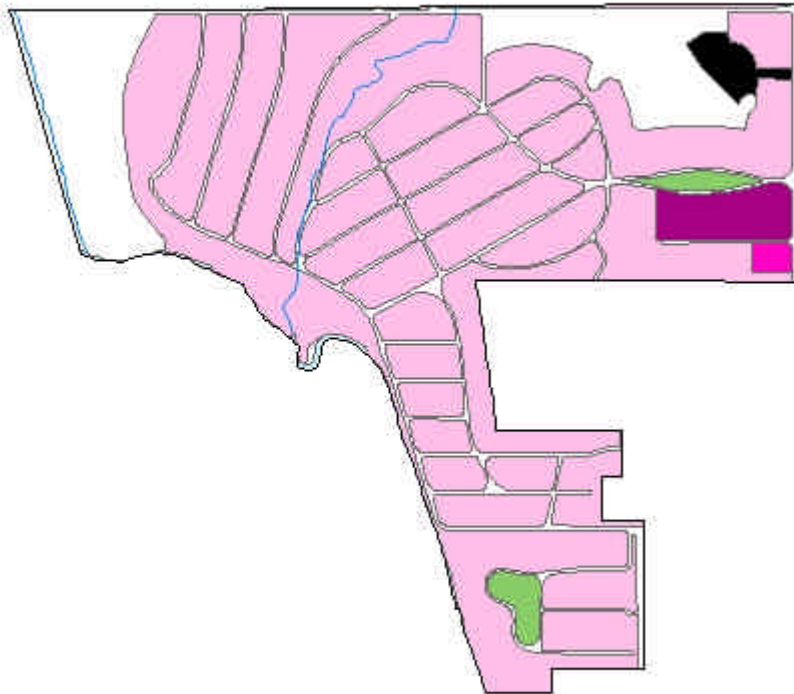
LOCAL PRIORITY LAND USE AREAS

Village of Chippewa Lake



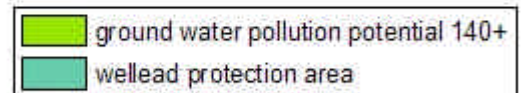
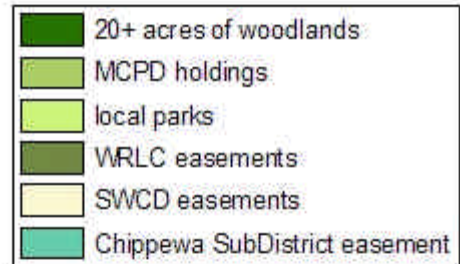
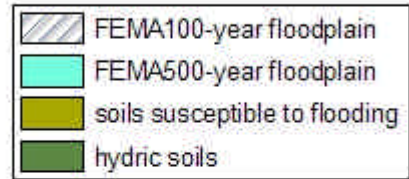
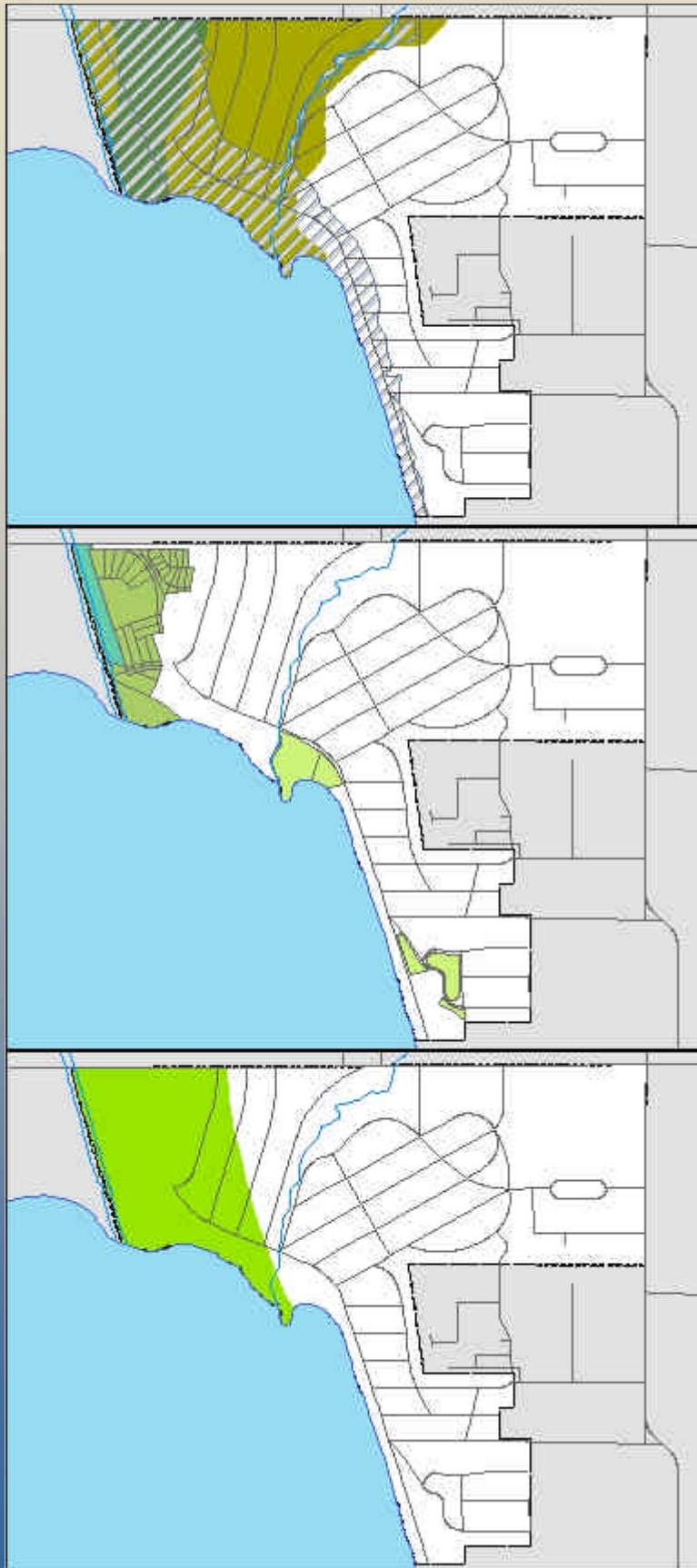
- Priority Agricultural Areas
- Priority Conservation Areas
- Priority Development Areas
- PCA/PDA overlap
- Upper Chippewa Cr Watershed





Upper Chippewa Creek Watershed


LOCAL PRIORITY CONSERVATION CRITERIA



Balanced Growth Plan






LOCAL PRIORITY DEVELOPMENT CRITERIA

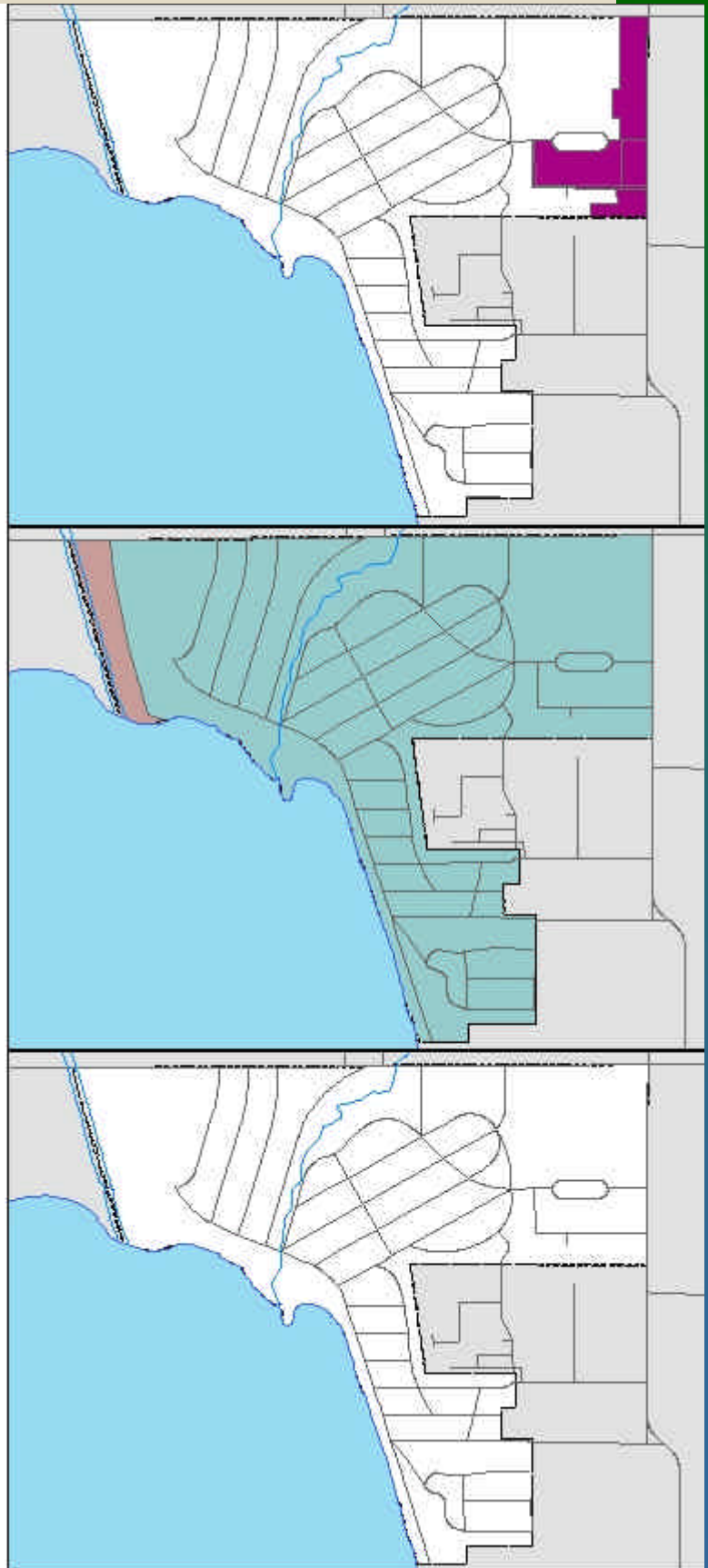
 commercial/ industrial zoning

 1000 ft US & State rts
 1000 ft fiber ring

Sanitary Sewer 208 Plan

 sewered
 20 years
 local
 limited
 onsite

 Community Reinvestment Area
 enterprise zone
 Foreign Trade Zone

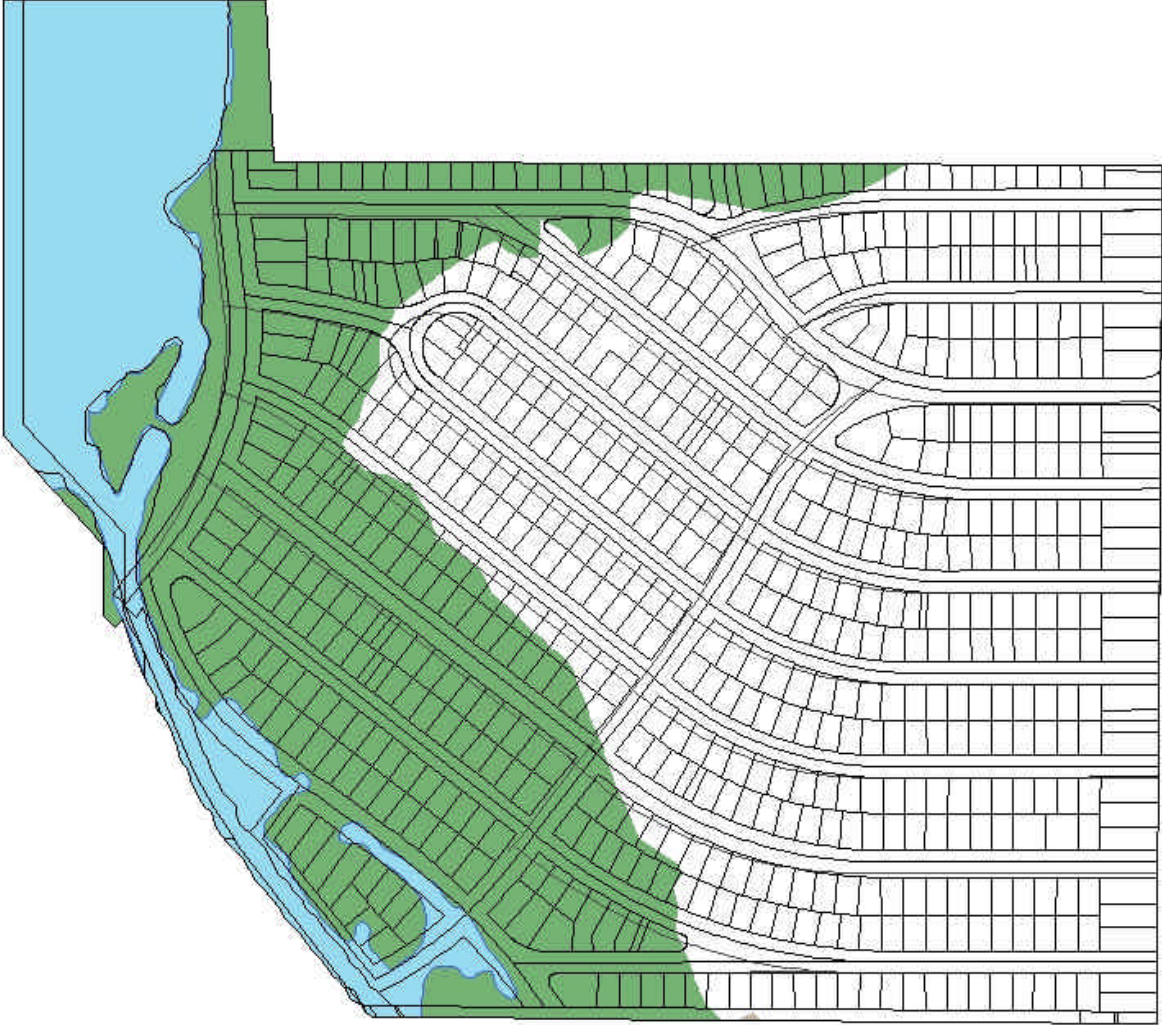




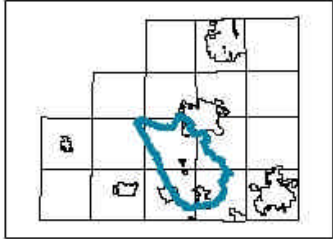
Upper Chippewa Creek Watershed

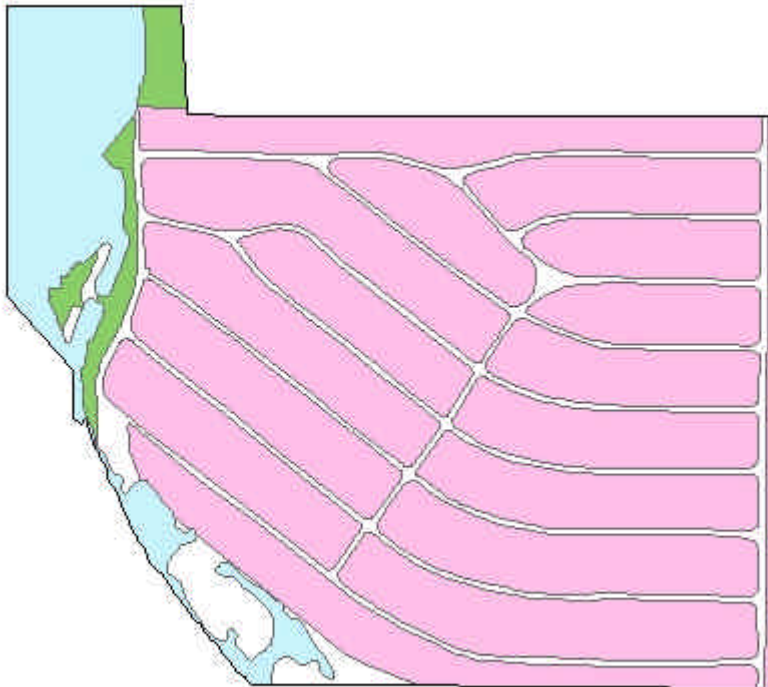
LOCAL PRIORITY LAND USE AREAS

Village of Gloria Glens Park



- Priority Agricultural Areas
- Priority Conservation Areas
- Priority Development Areas
- PCA/PDA overlap
- Upper Chippewa Cr Watershed



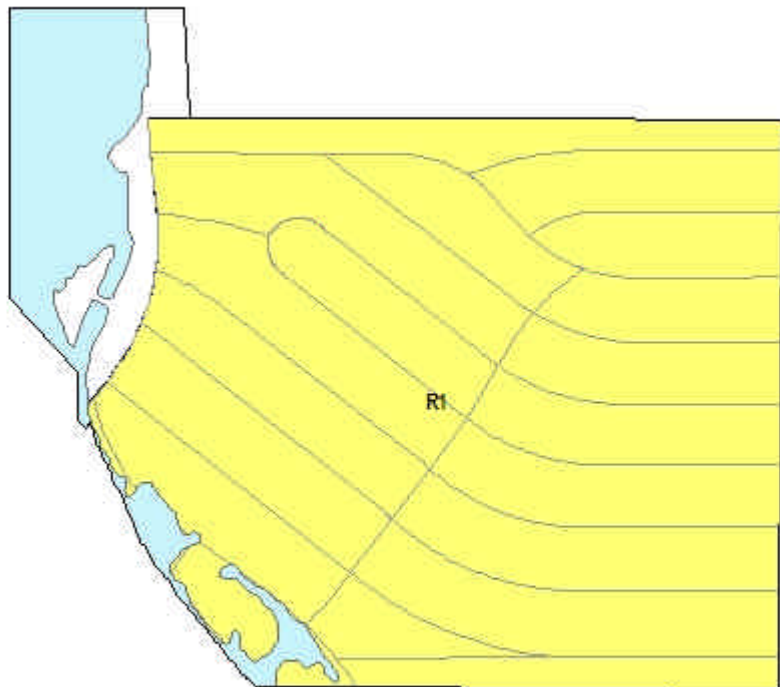


CURRENT ZONING

Village of Gloria Glens Park

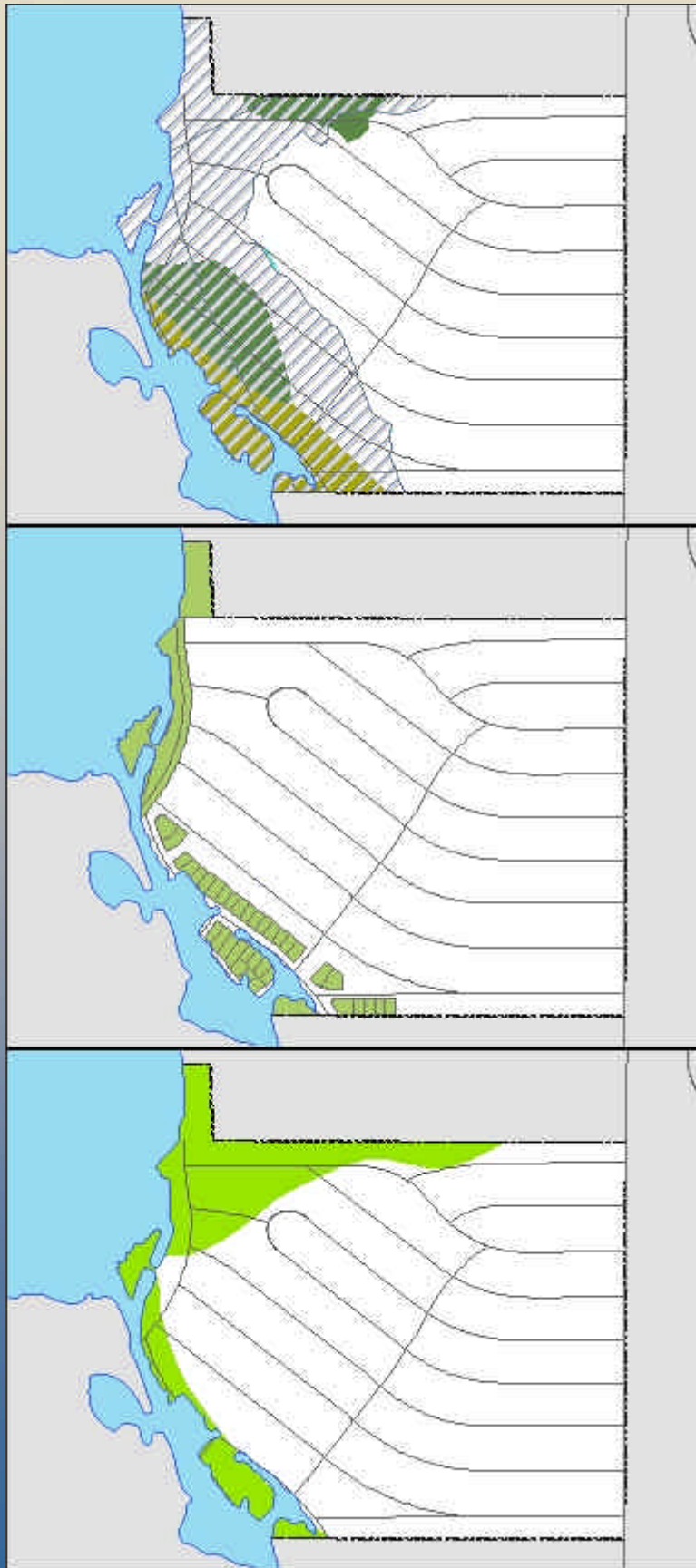
class, description

R1, Single Family Residential



Upper Chippewa Creek Watershed

LOCAL PRIORITY CONSERVATION CRITERIA




- FEMA100-year floodplain
- FEMA500-year floodplain
- soils susceptible to flooding
- hydric soils

- 20+ acres of woodlands
- MCPD holdings
- local parks
- WRLC easements
- SWCD easements
- Chippewa SubDistrict easement

- ground water pollution potential 140+
- wellhead protection area






LOCAL PRIORITY DEVELOPMENT CRITERIA

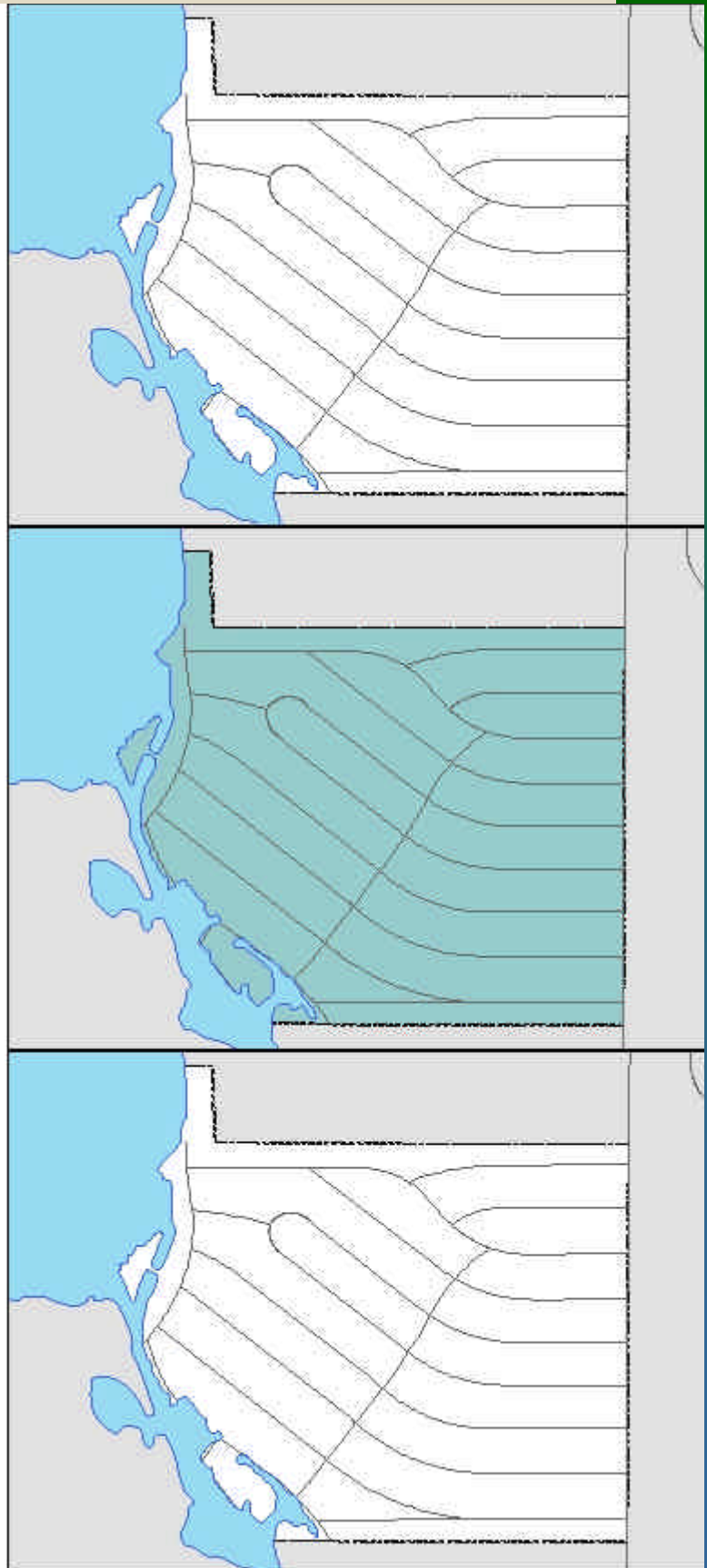
 commercial/ industrial zoning

 1000 ft US & State rts
 1000 ft fiber ring

Sanitary Sewer 208 Plan

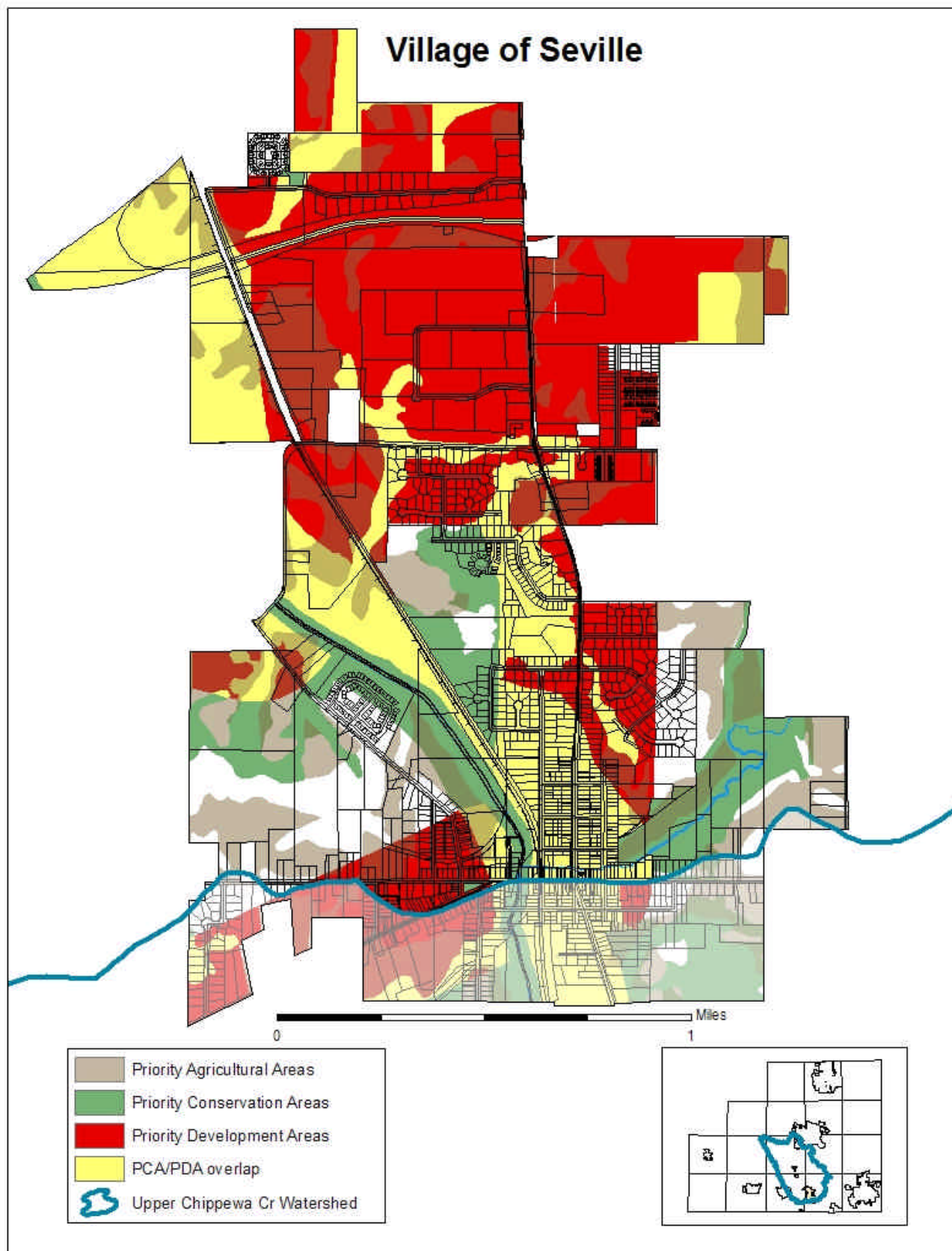
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 local
 limited
 onsite

 Community Reinvestment Area
 enterprise zone
 Foreign Trade Zone



Upper Chippewa Creek Watershed

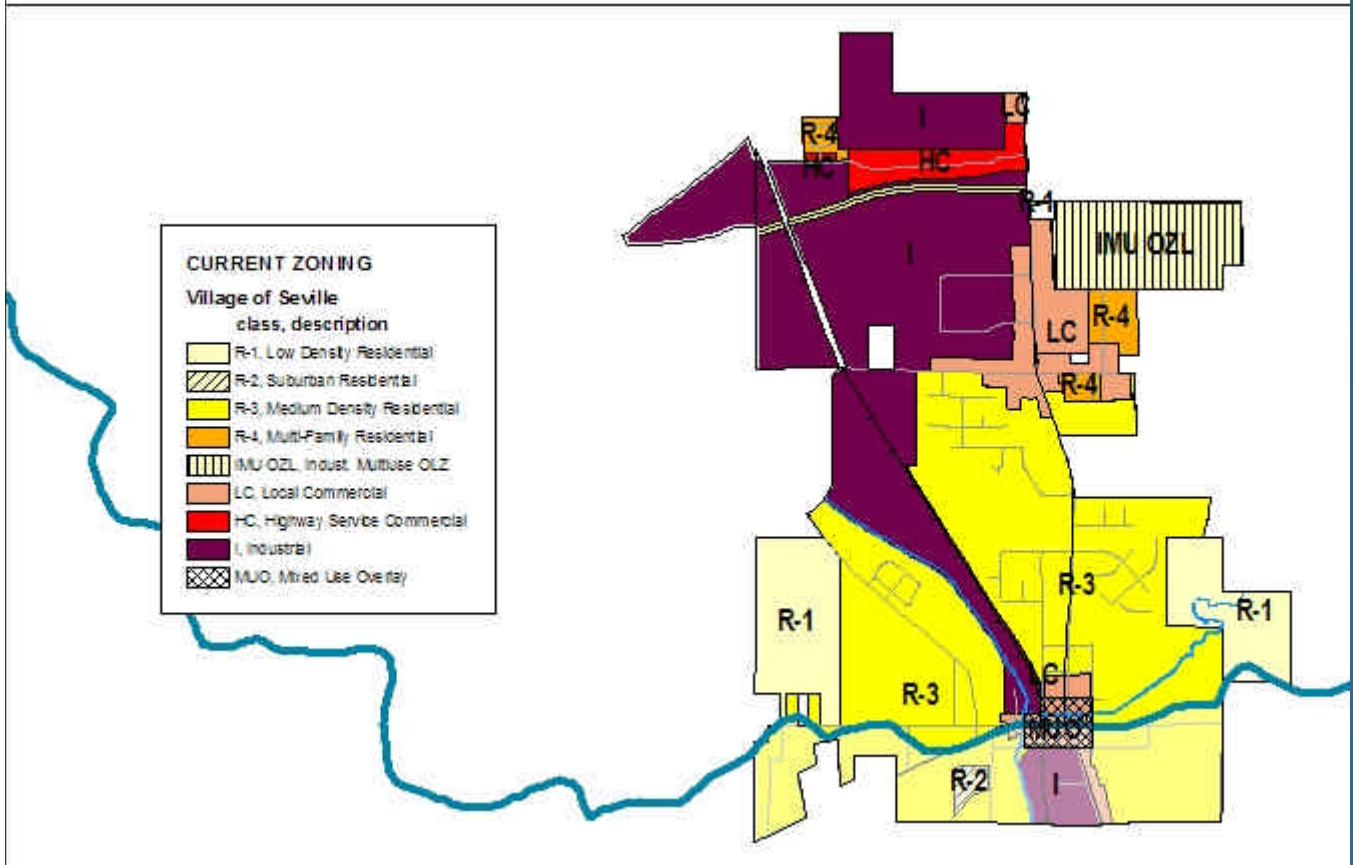
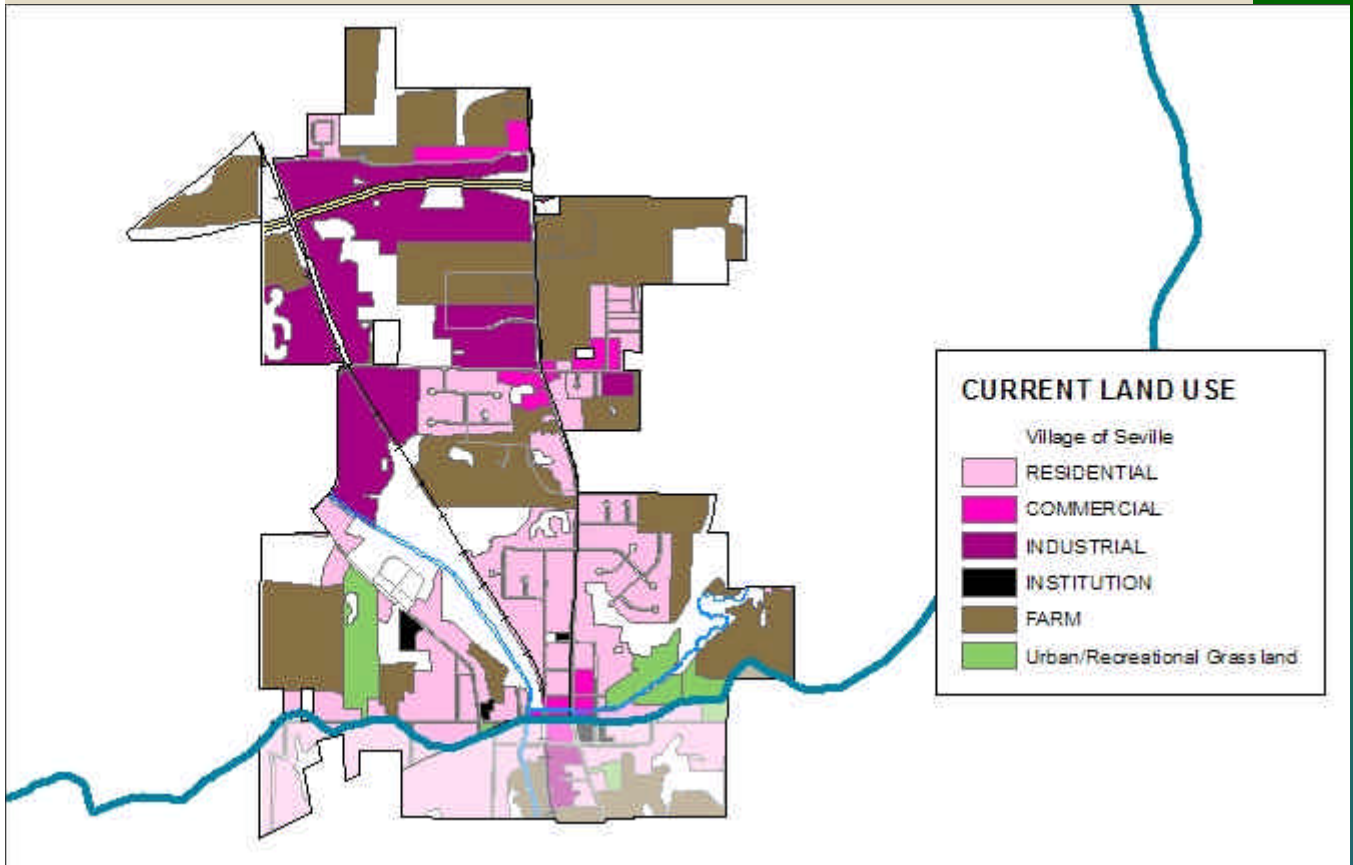
LOCAL PRIORITY LAND USE AREAS



Balanced Growth Plan

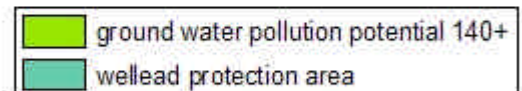
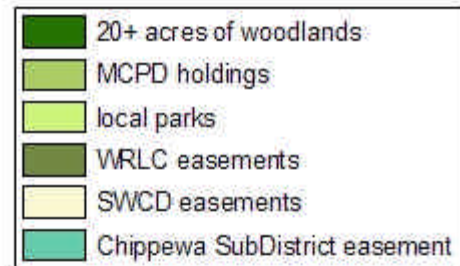
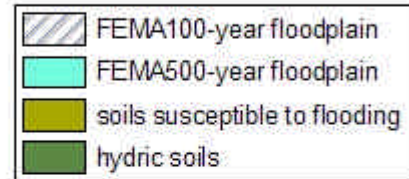
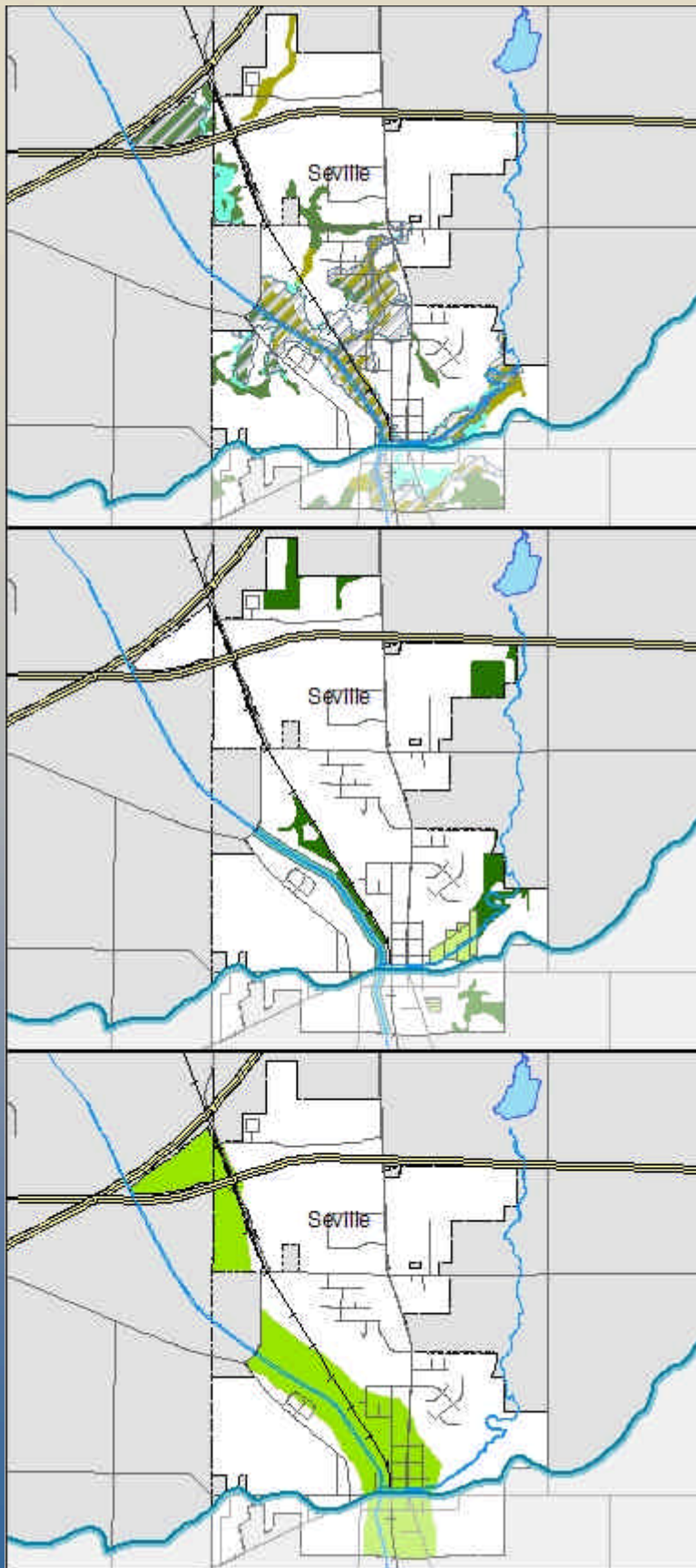


CURRENT LAND USE/ZONING




Upper Chippewa Creek Watershed

LOCAL PRIORITY CONSERVATION CRITERIA








LOCAL PRIORITY DEVELOPMENT CRITERIA

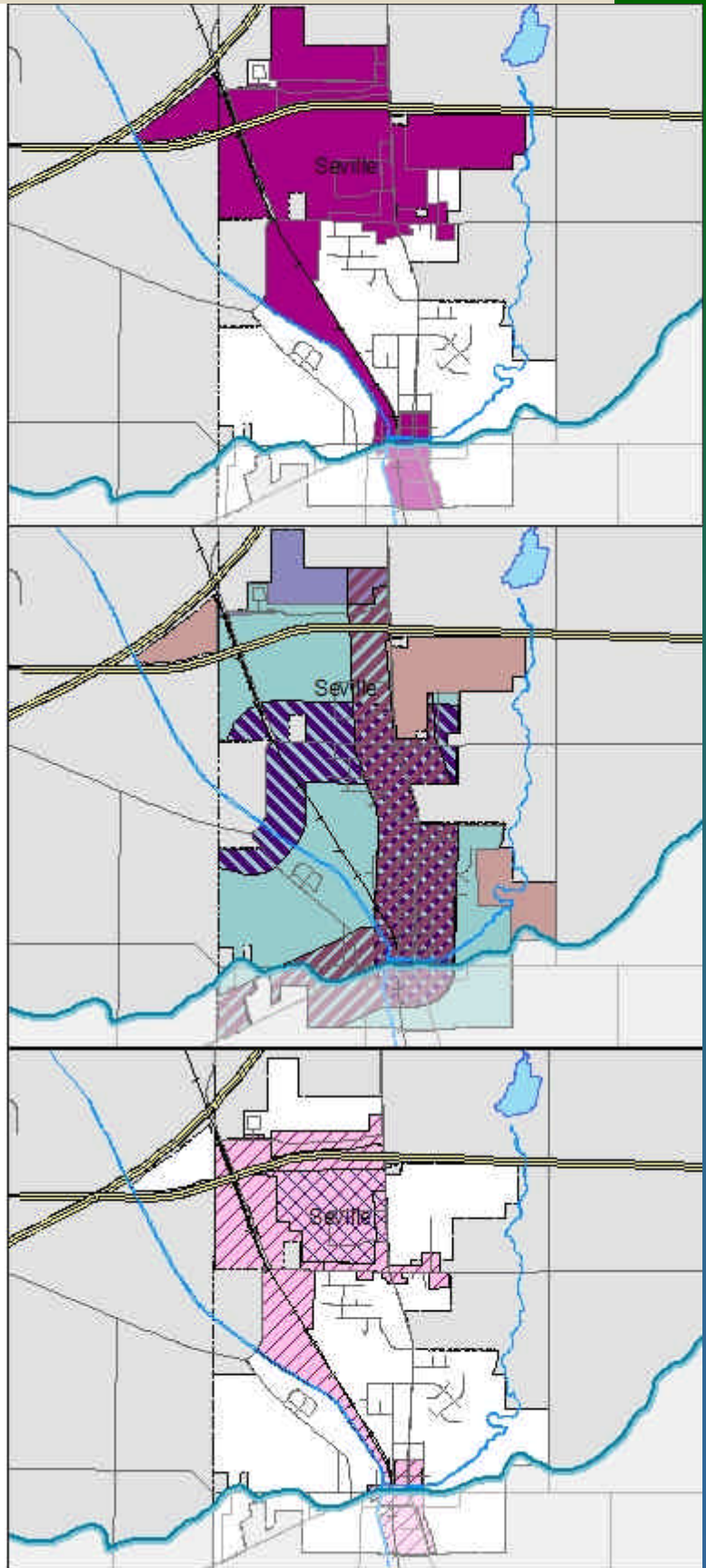
 commercial/ industrial zoning

 1000 ft US & State rts
 1000 ft fiber ring

Sanitary Sewer 208 Plan

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 onsite

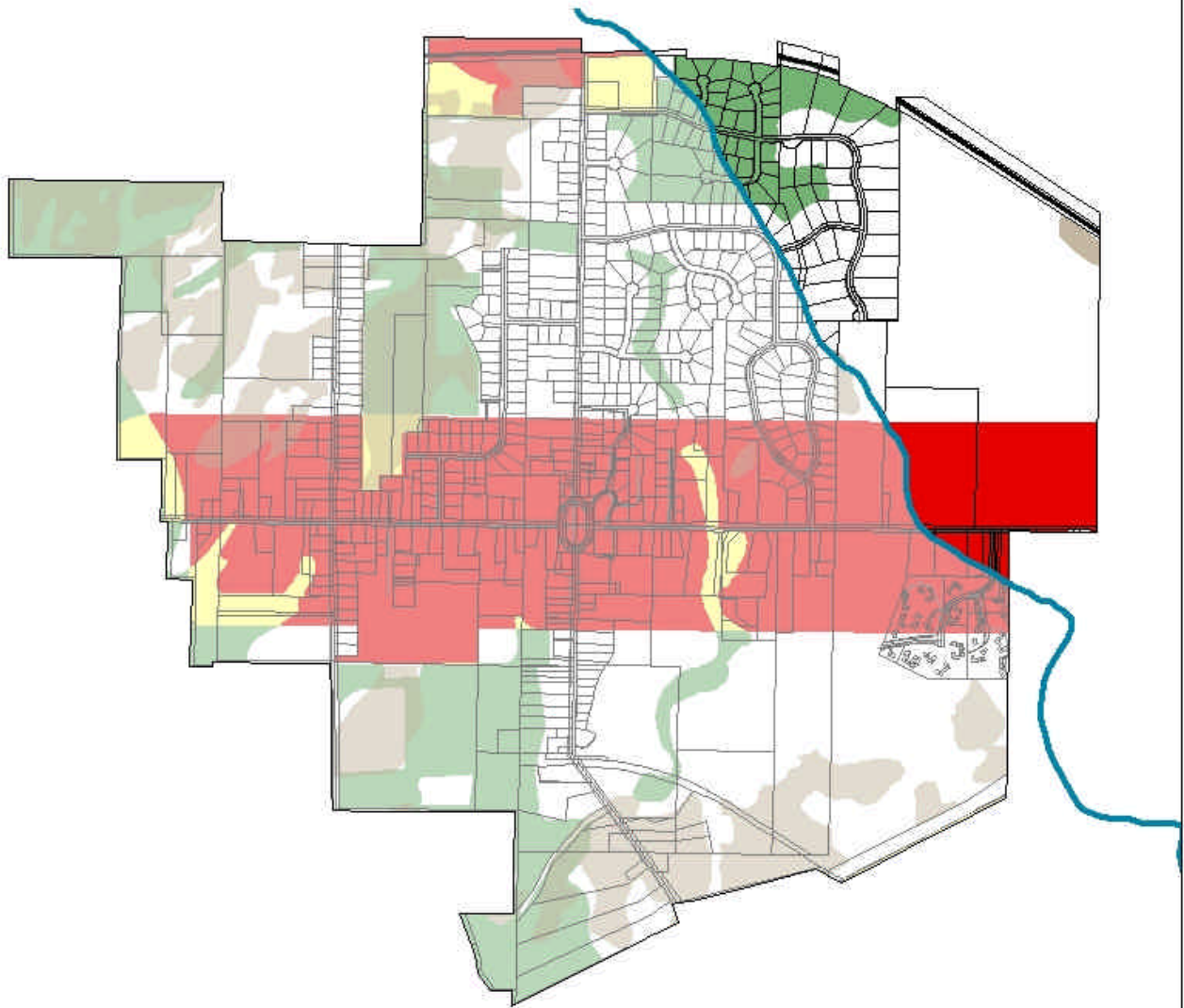
 Community Reinvestment Area
 enterprise zone
 Foreign Trade Zone



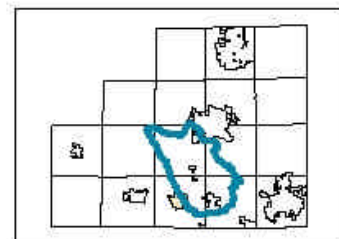
Upper Chippewa Creek Watershed

LOCAL PRIORITY LAND USE AREAS

Village of Westfield Center



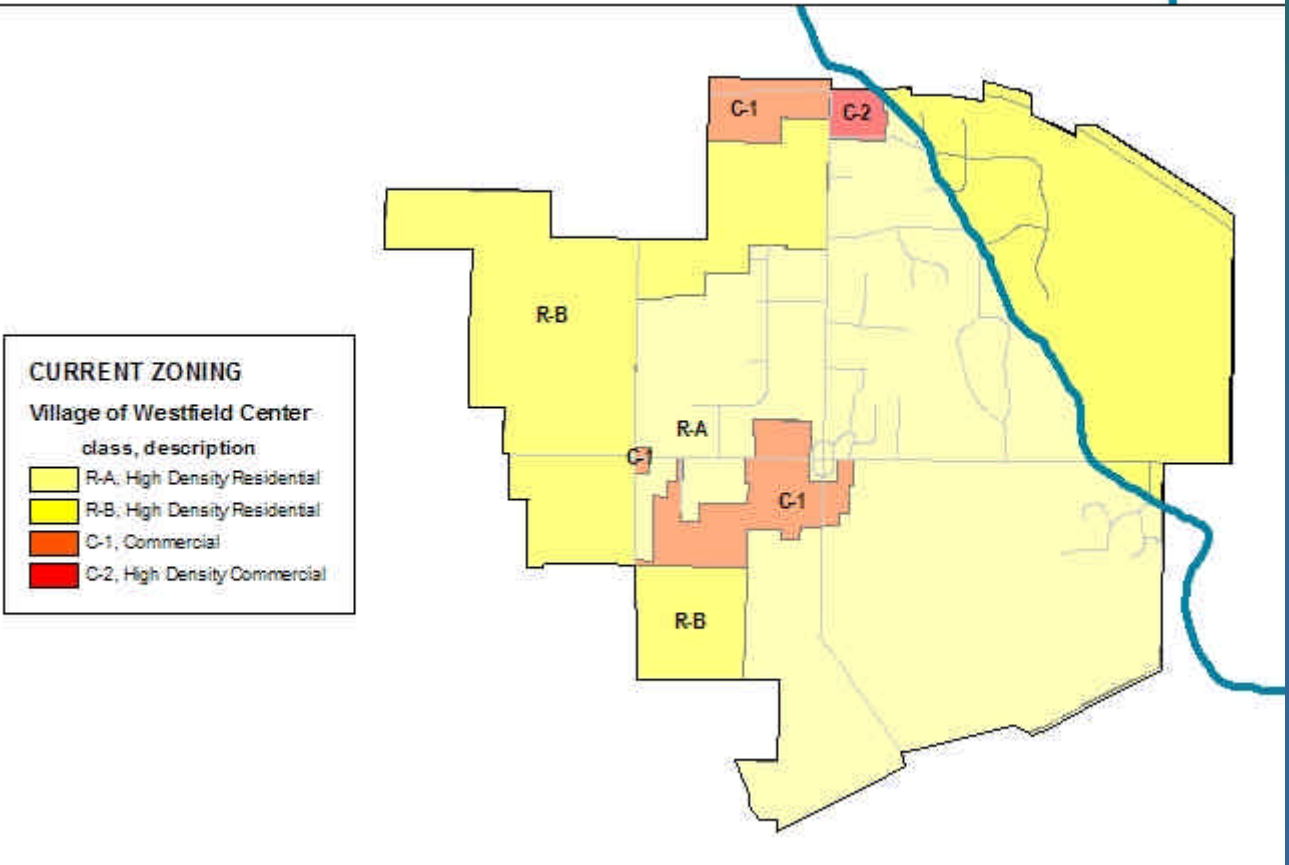
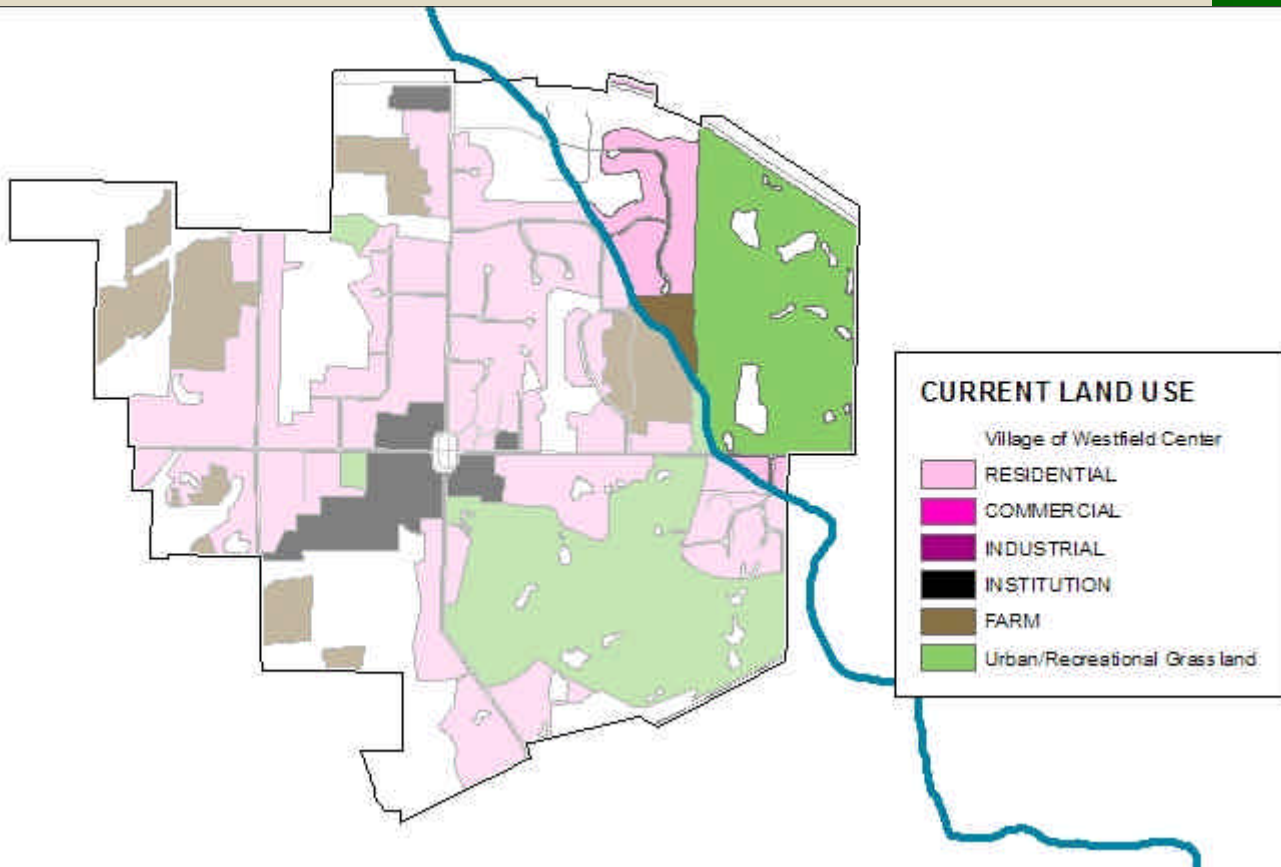
- Priority Agricultural Areas
- Priority Conservation Areas
- Priority Development Areas
- PCA/PDA overlap
- Upper Chippewa Cr Watershed



Balanced Growth Plan

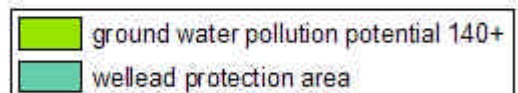
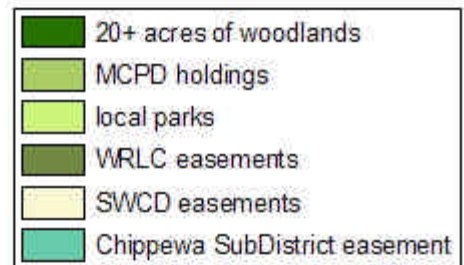
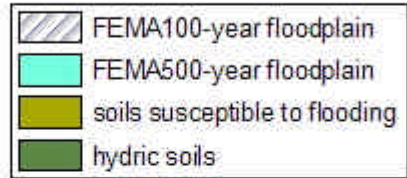
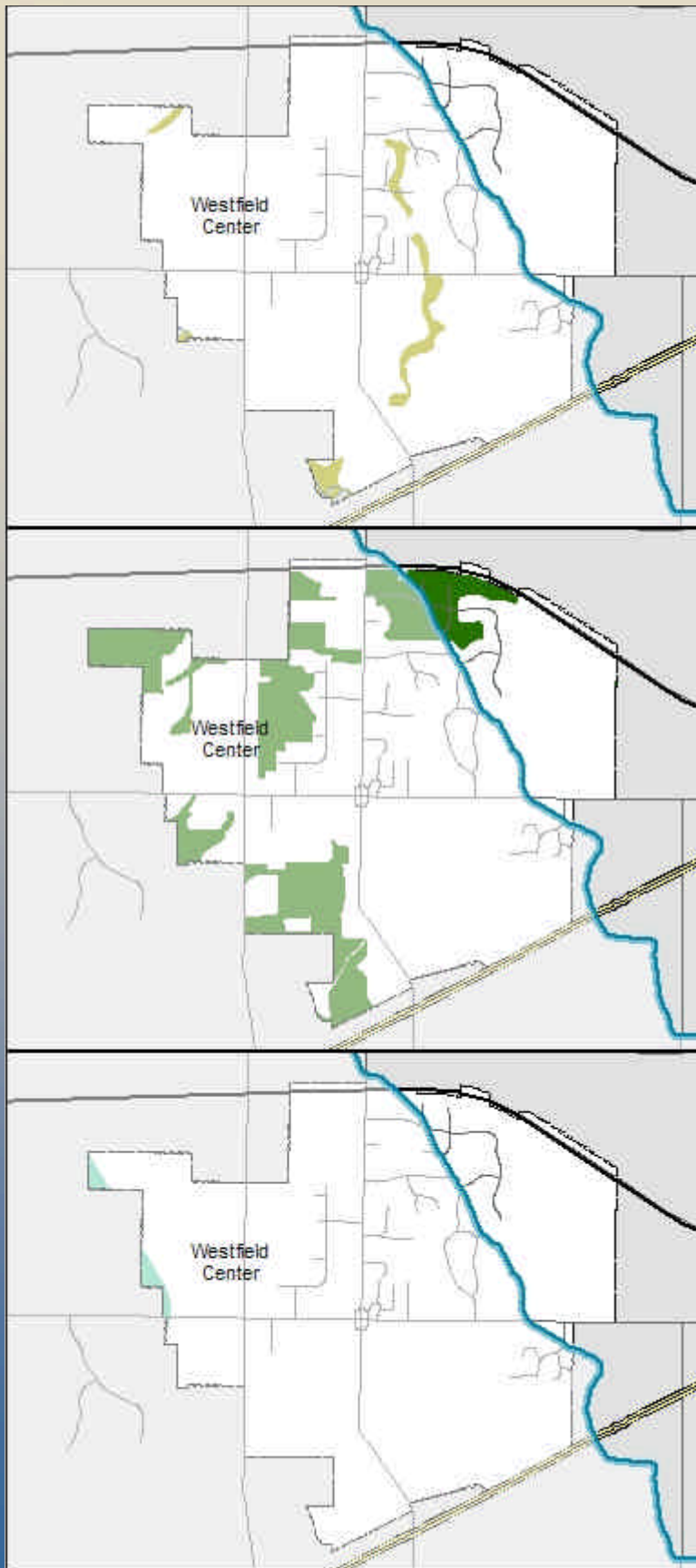


CURRENT LAND USE/ZONING



Upper Chippewa Creek Watershed


LOCAL PRIORITY CONSERVATION CRITERIA



Balanced Growth Plan






LOCAL PRIORITY DEVELOPMENT CRITERIA

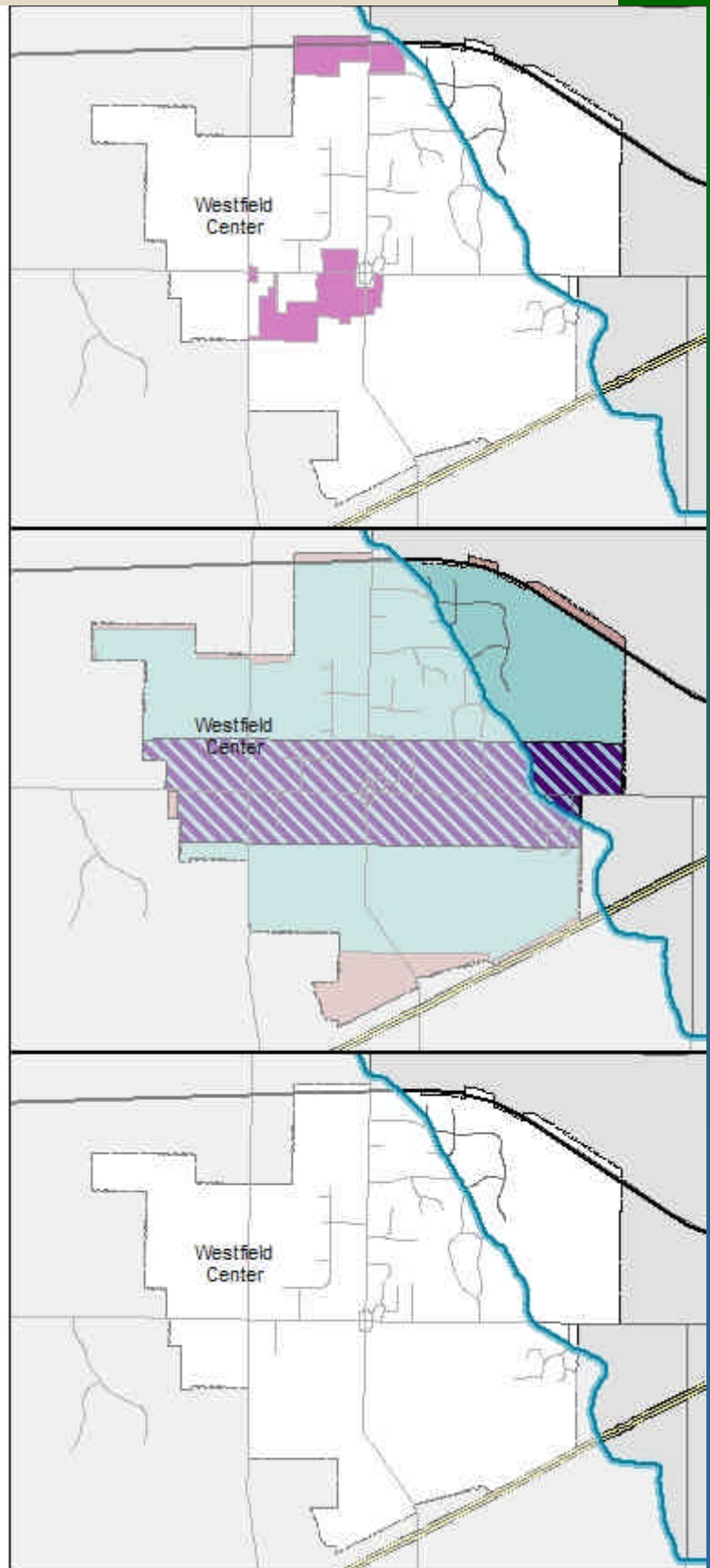
 commercial/ industrial zoning

 1000 ft US & State rts
 1000 ft fiber ring

Sanitary Sewer 208 Plan

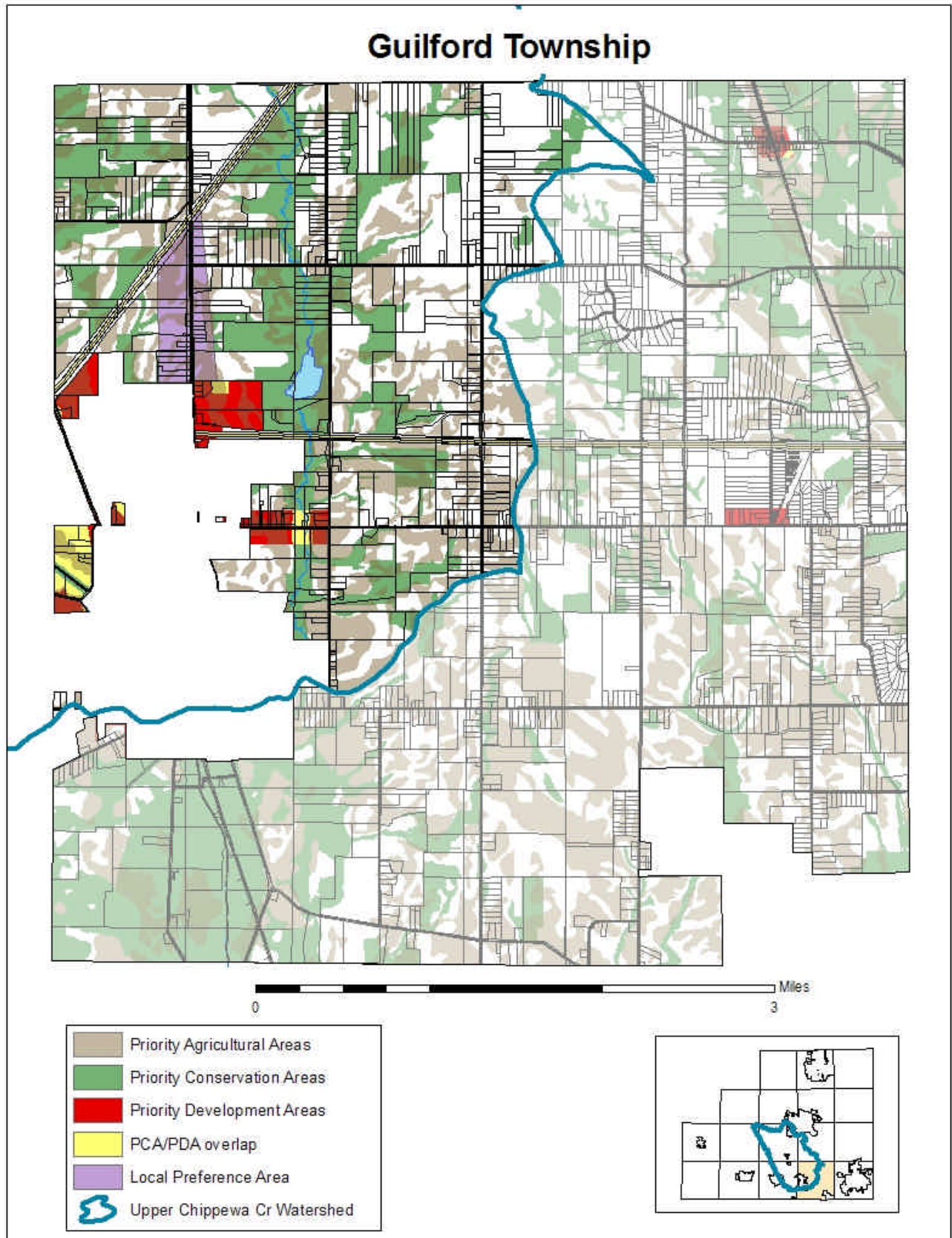
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 Community Reinvestment Area
 enterprise zone
 Foreign Trade Zone



Upper Chippewa Creek Watershed

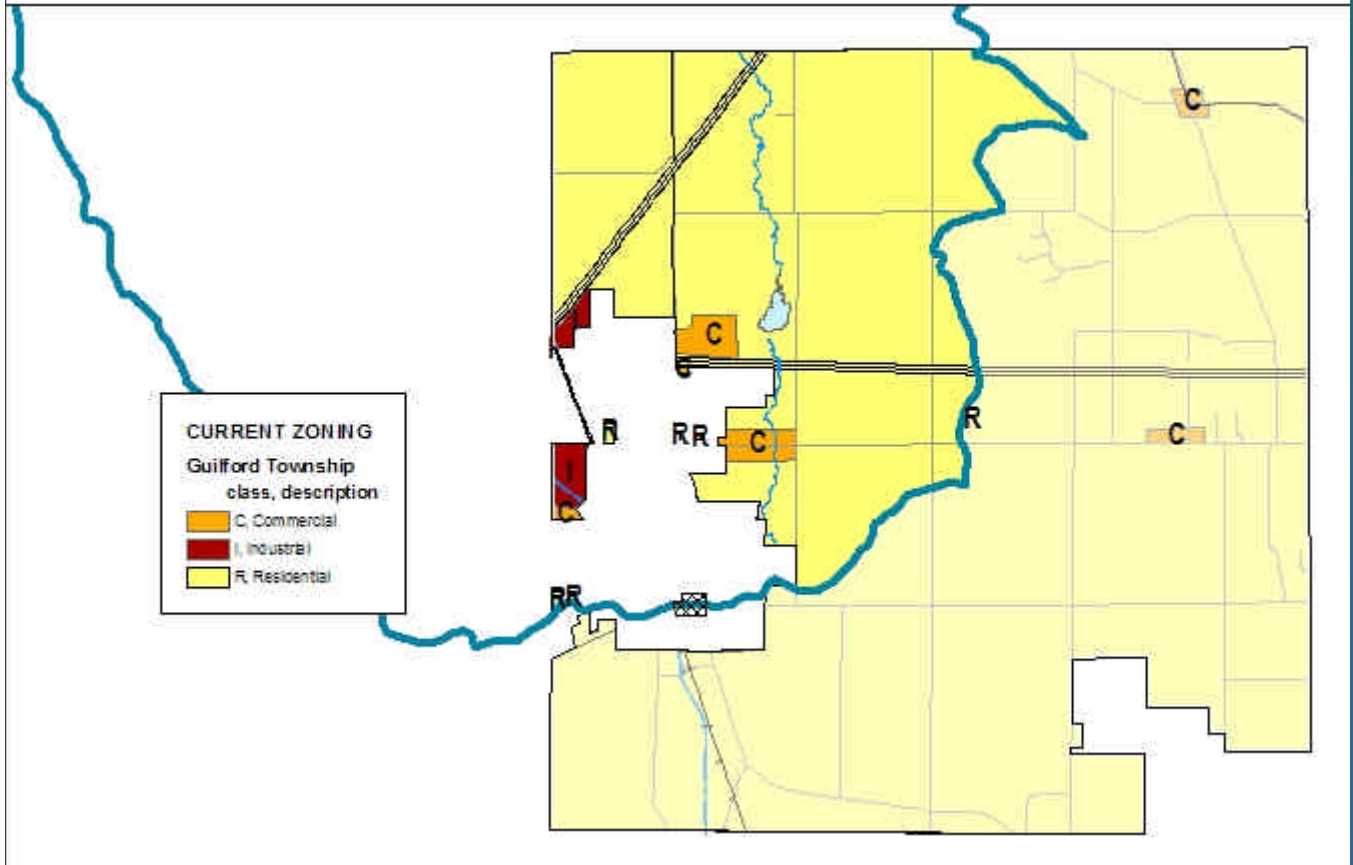
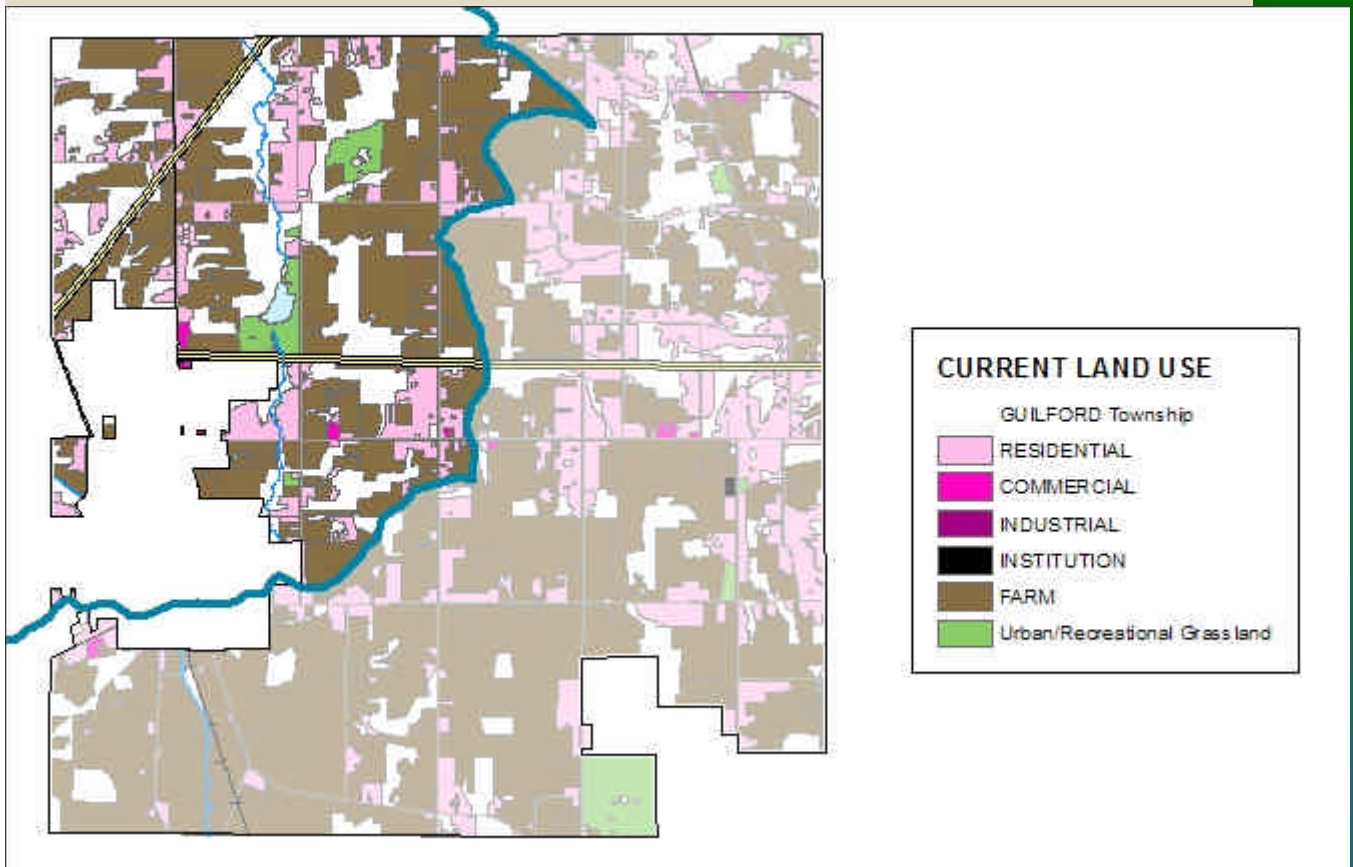
LOCAL PRIORITY LAND USE AREAS



Balanced Growth Plan

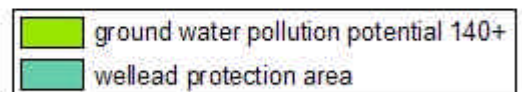
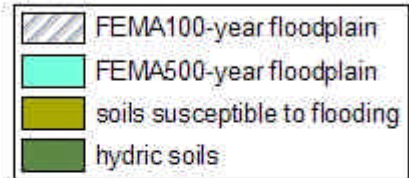
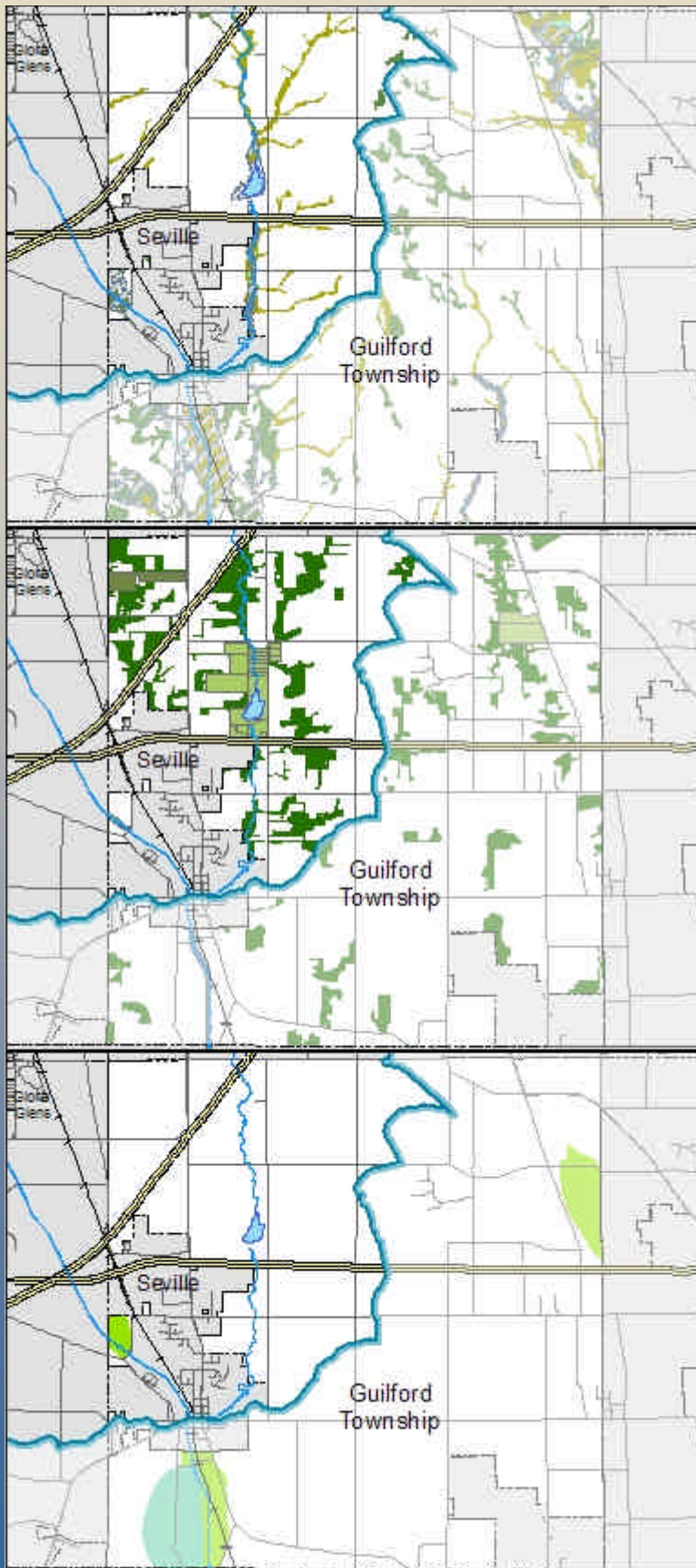


CURRENT LAND USE/ZONING



Upper Chippewa Creek Watershed


LOCAL PRIORITY CONSERVATION CRITERIA



Balanced Growth Plan






LOCAL PRIORITY DEVELOPMENT CRITERIA

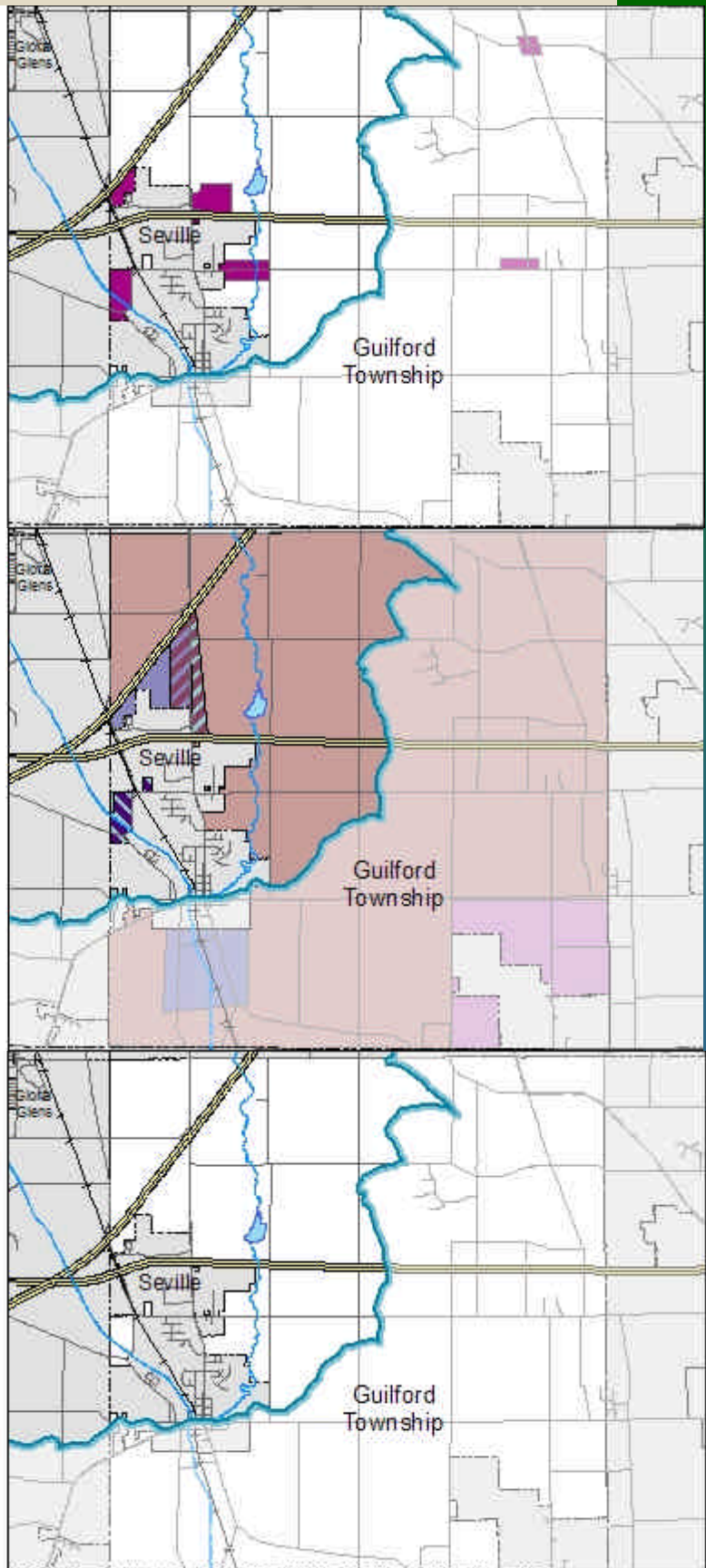
 commercial/industrial zoning

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Sanitary Sewer 208 Plan

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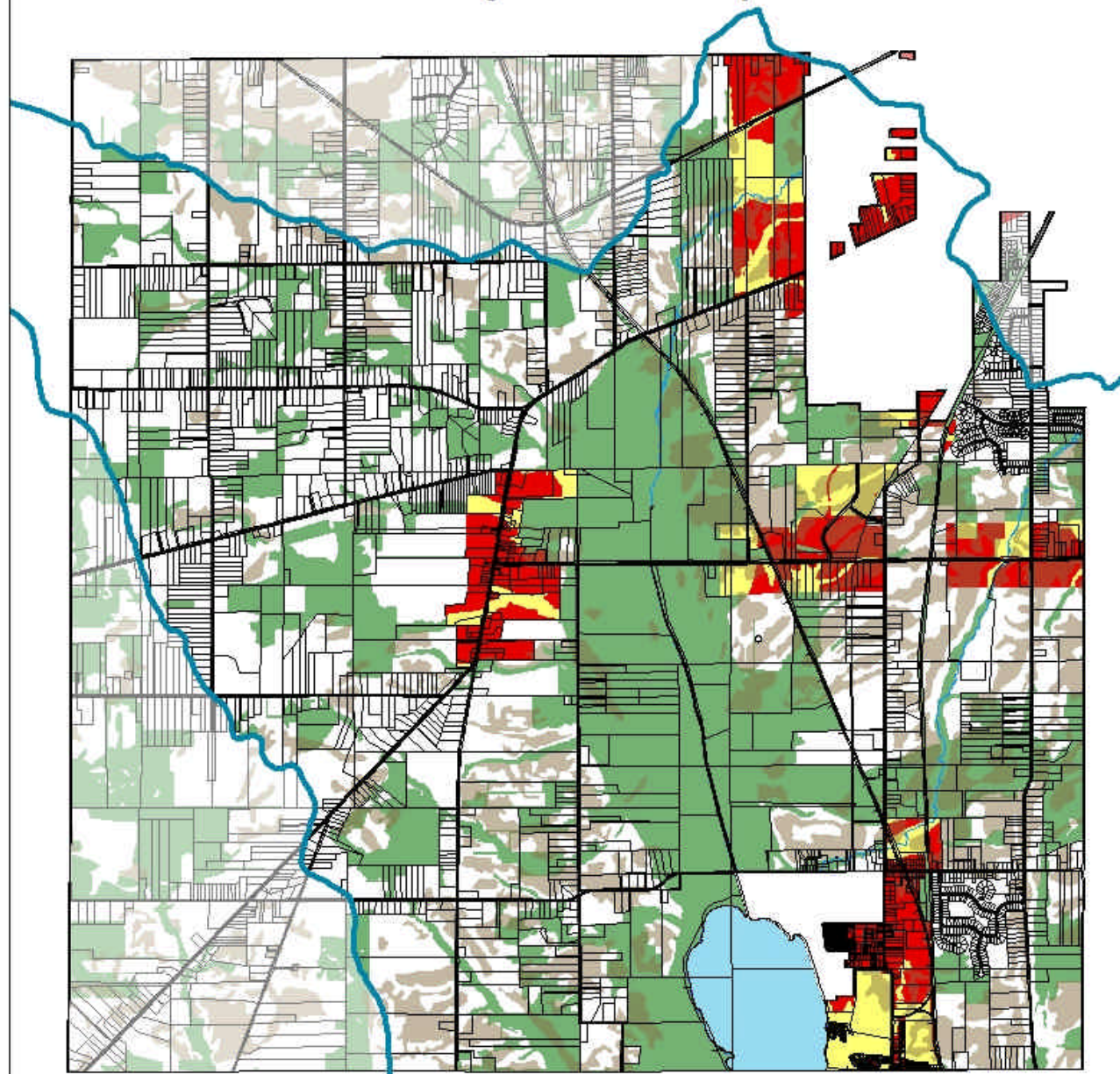
 Community Reinvestment Area
 enterprise zone
 Foreign Trade Zone



Upper Chippewa Creek Watershed

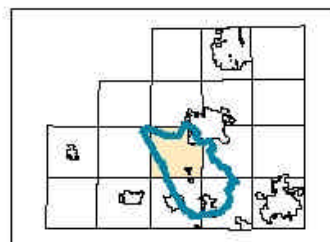
LOCAL PRIORITY LAND USE AREAS

Lafayette Township



0 3 Miles

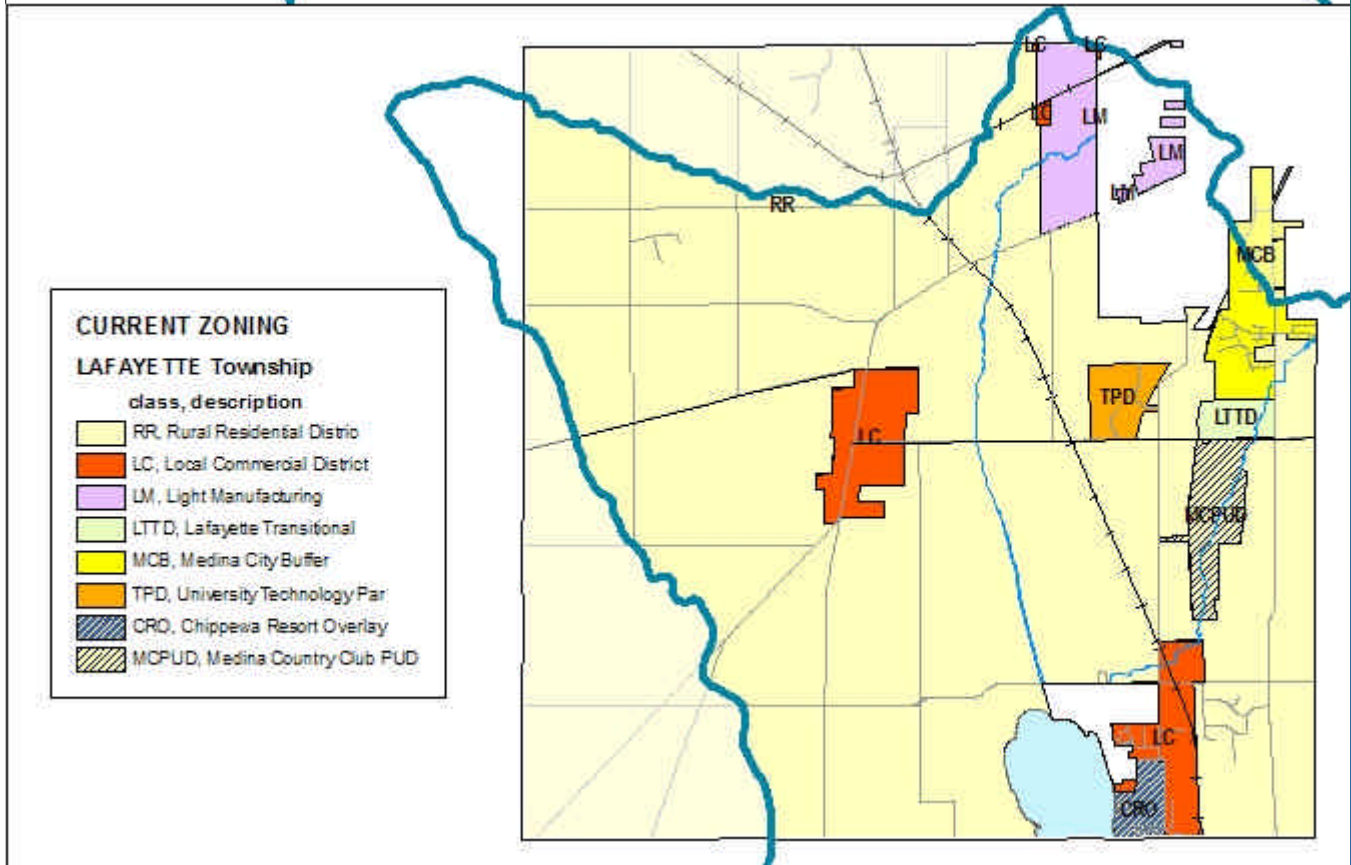
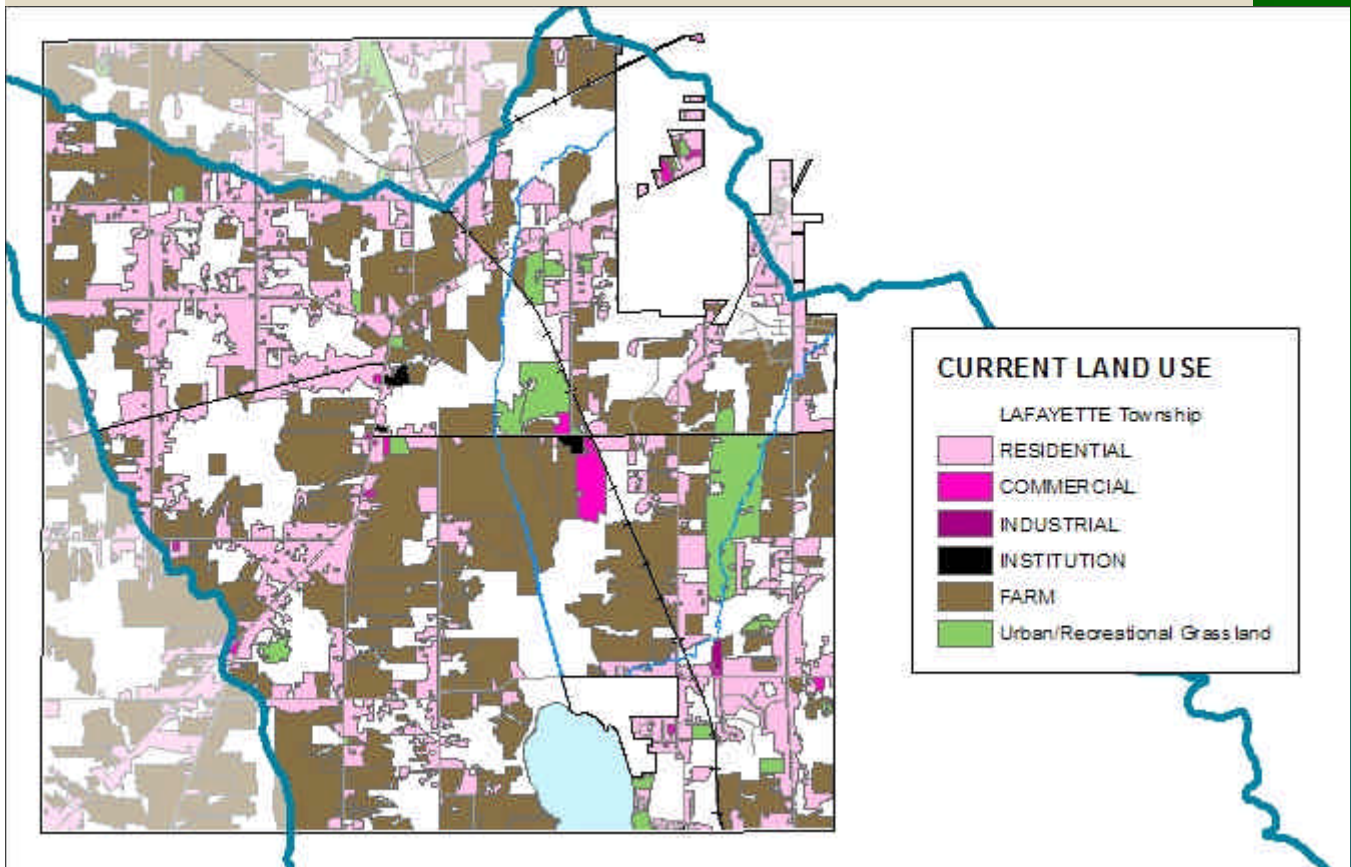
- Priority Agricultural Areas
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- Upper Chippewa Cr Watershed



Balanced Growth Plan

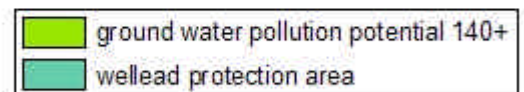
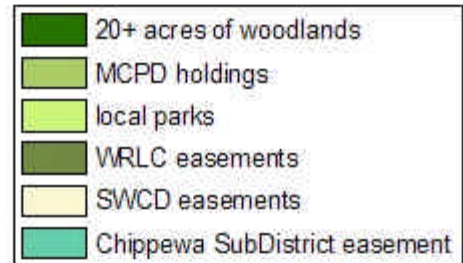
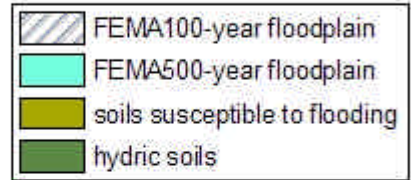
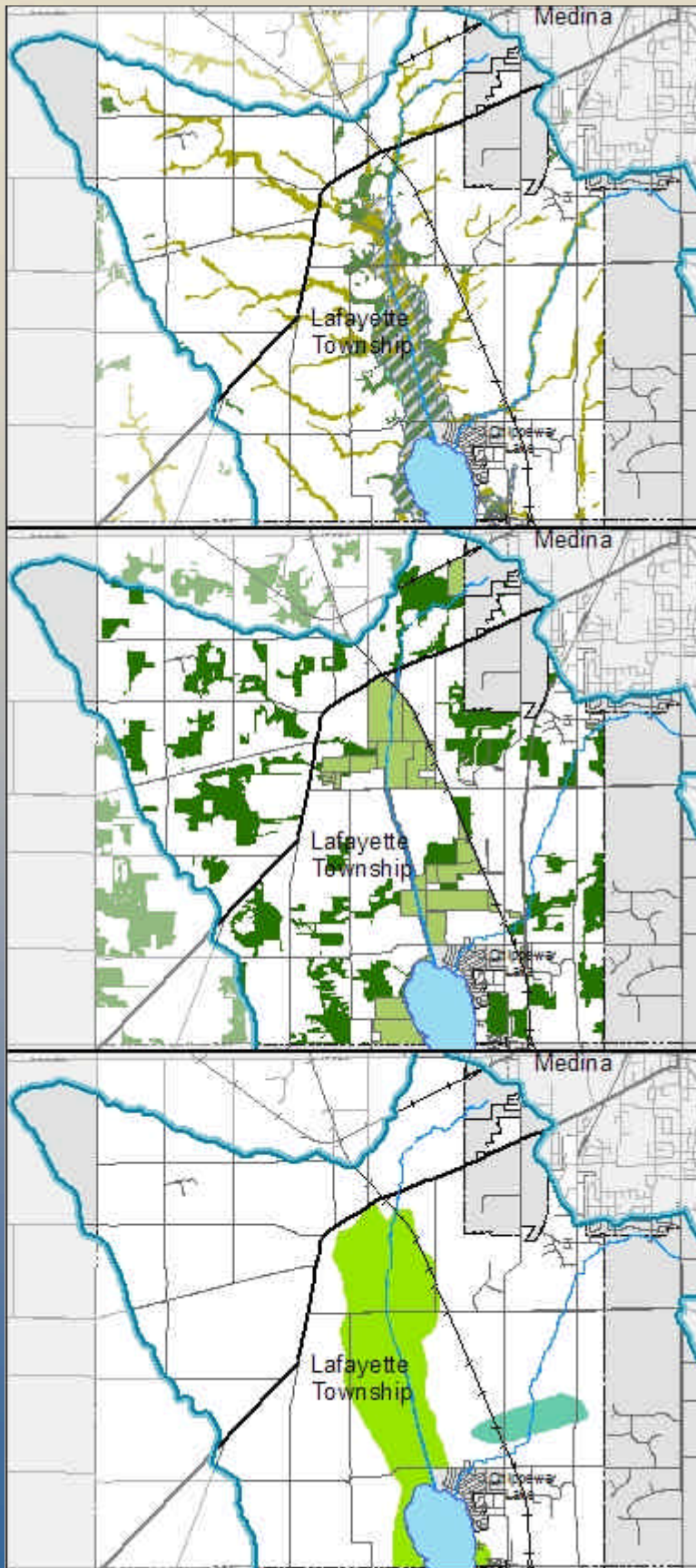


CURRENT LAND USE/ZONING



Upper Chippewa Creek Watershed


LOCAL PRIORITY CONSERVATION CRITERIA



Balanced Growth Plan






LOCAL PRIORITY DEVELOPMENT CRITERIA

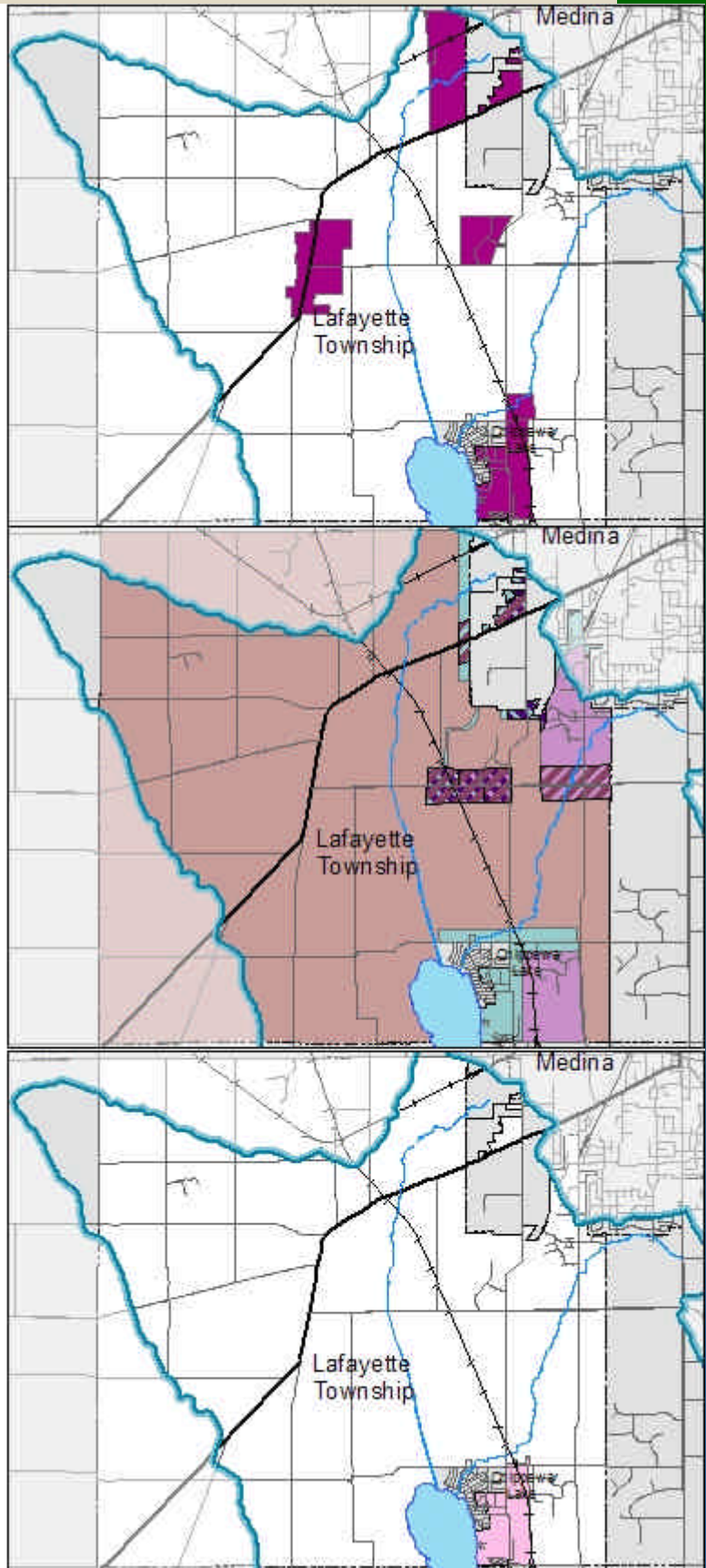
 commercial/ industrial zoning

 1000 ft US & State rts
 1000 ft fiber ring

Sanitary Sewer 208 Plan

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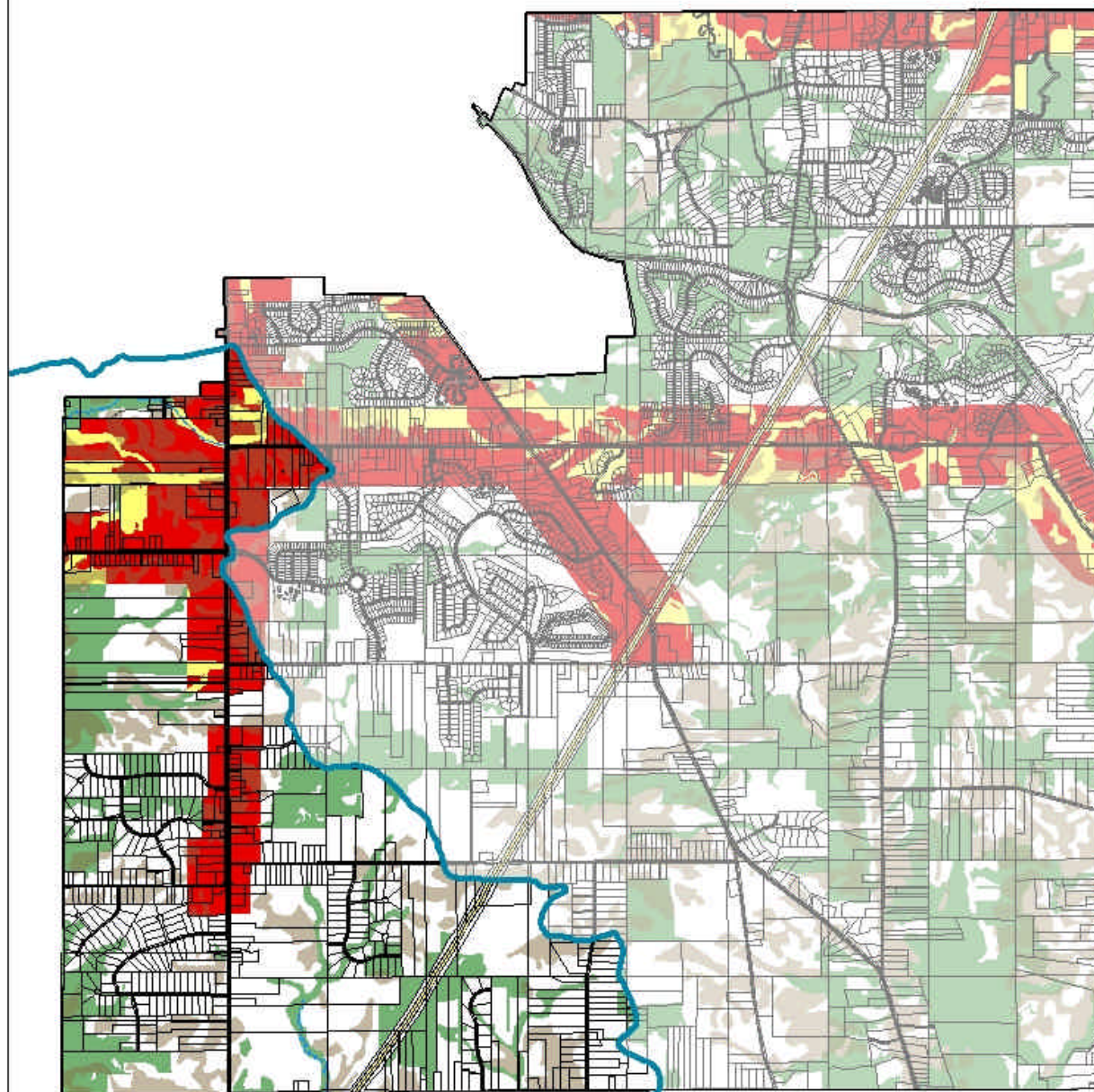
 Community Reinvestment Area
 enterprise zone
 Foreign Trade Zone



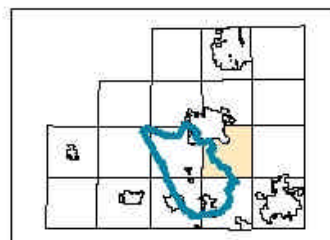
Upper Chippewa Creek Watershed

LOCAL PRIORITY LAND USE AREAS

Montville Township



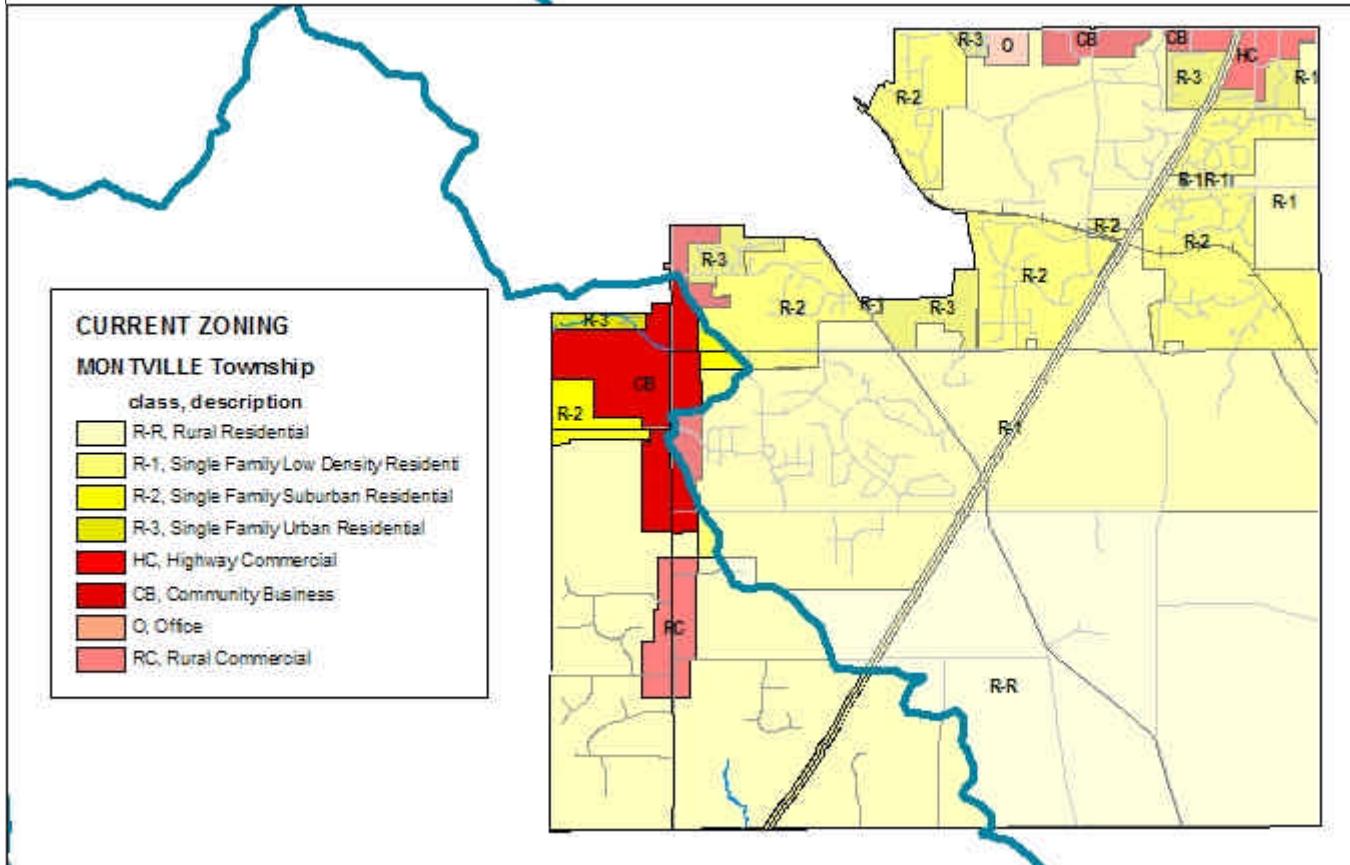
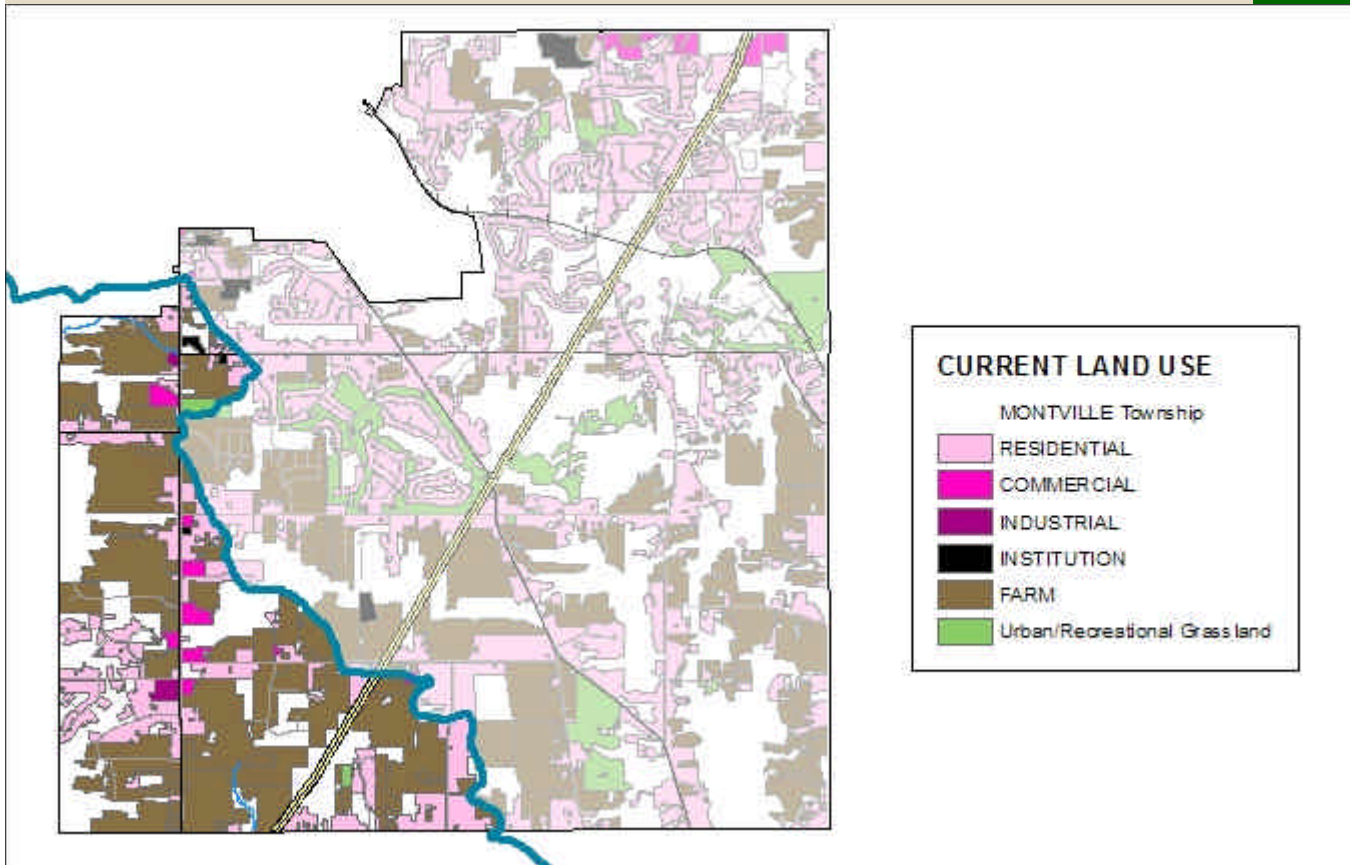
- Priority Agricultural Areas
- Priority Conservation Areas
- Priority Development Areas
- PCA/PDA overlap
- Upper Chippewa Cr Watershed



Balanced Growth Plan

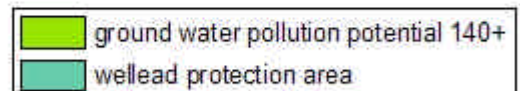
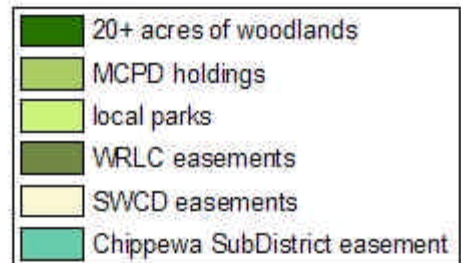
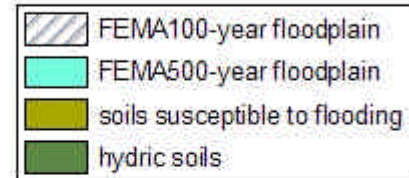
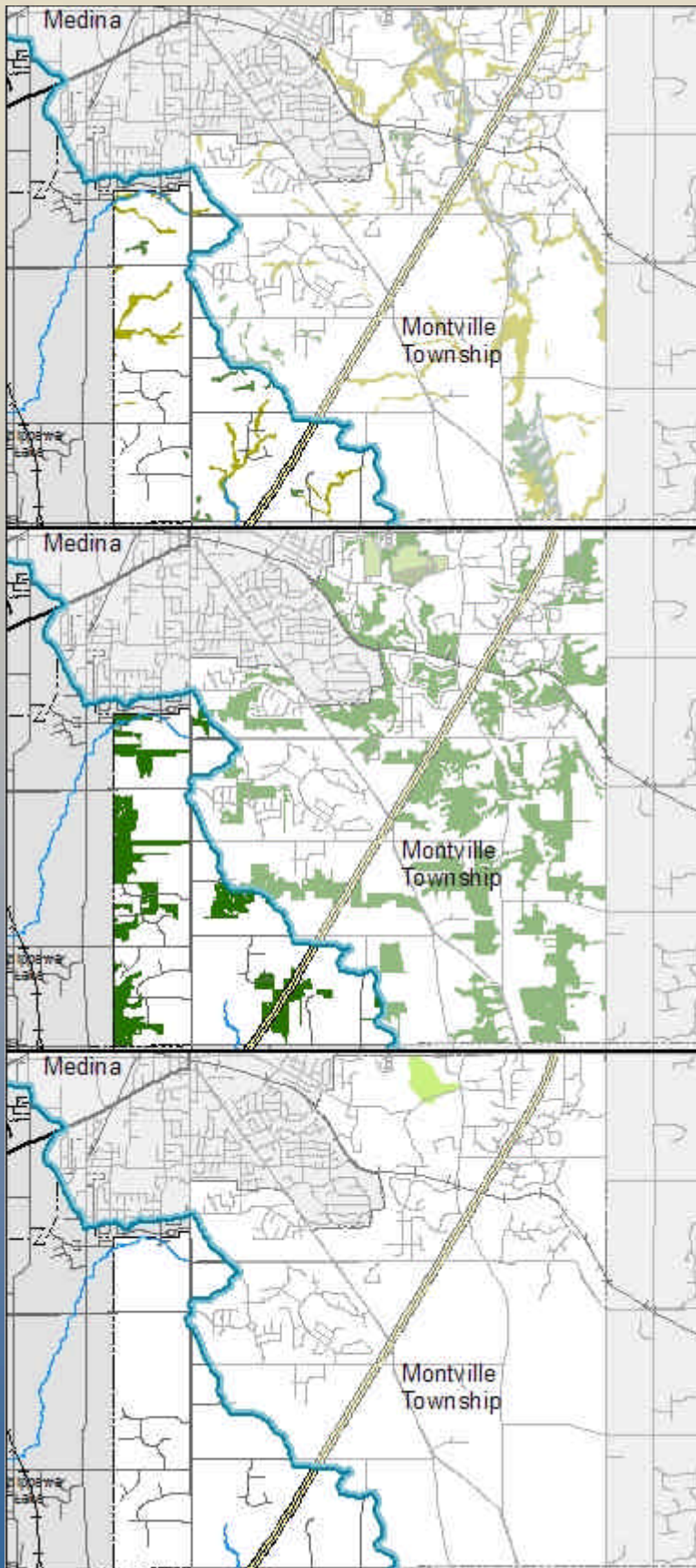


CURRENT LAND USE/ZONING



Upper Chippewa Creek Watershed


LOCAL PRIORITY CONSERVATION CRITERIA



Balanced Growth Plan






LOCAL PRIORITY DEVELOPMENT CRITERIA

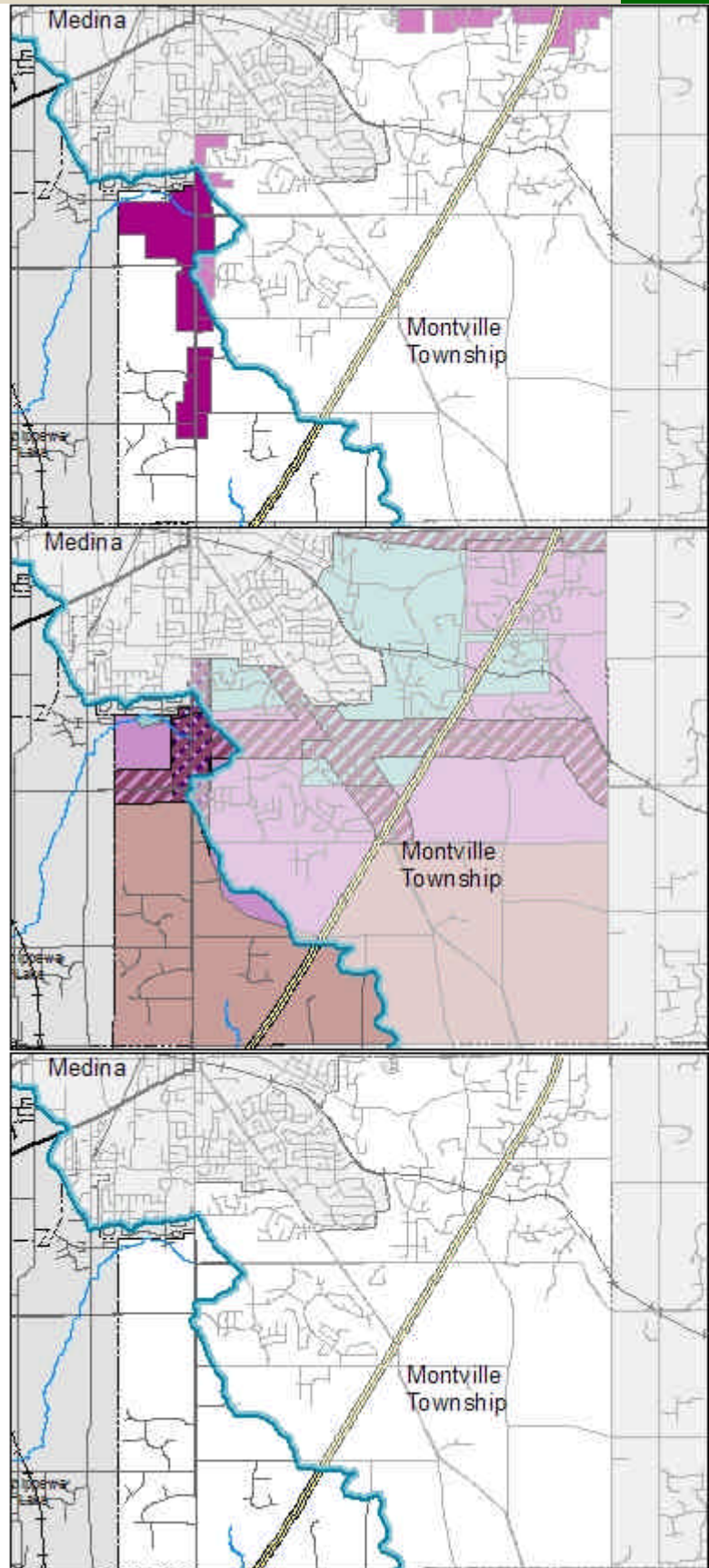
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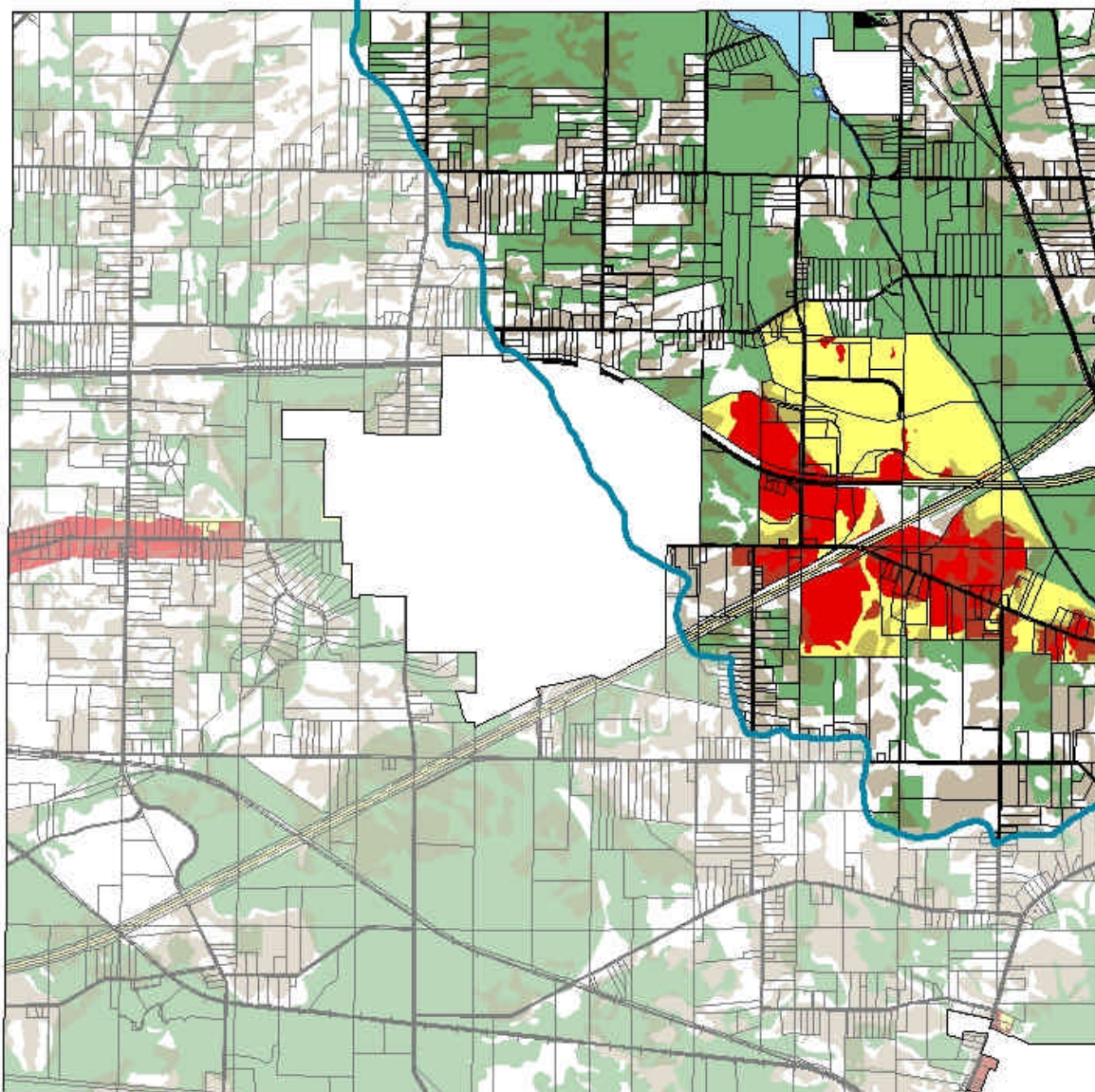
 Community Reinvestment Area
 enterprise zone
 Foreign Trade Zone



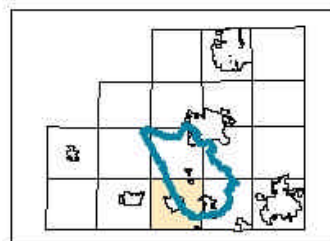
Upper Chippewa Creek Watershed

LOCAL PRIORITY LAND USE AREAS

Westfield Township



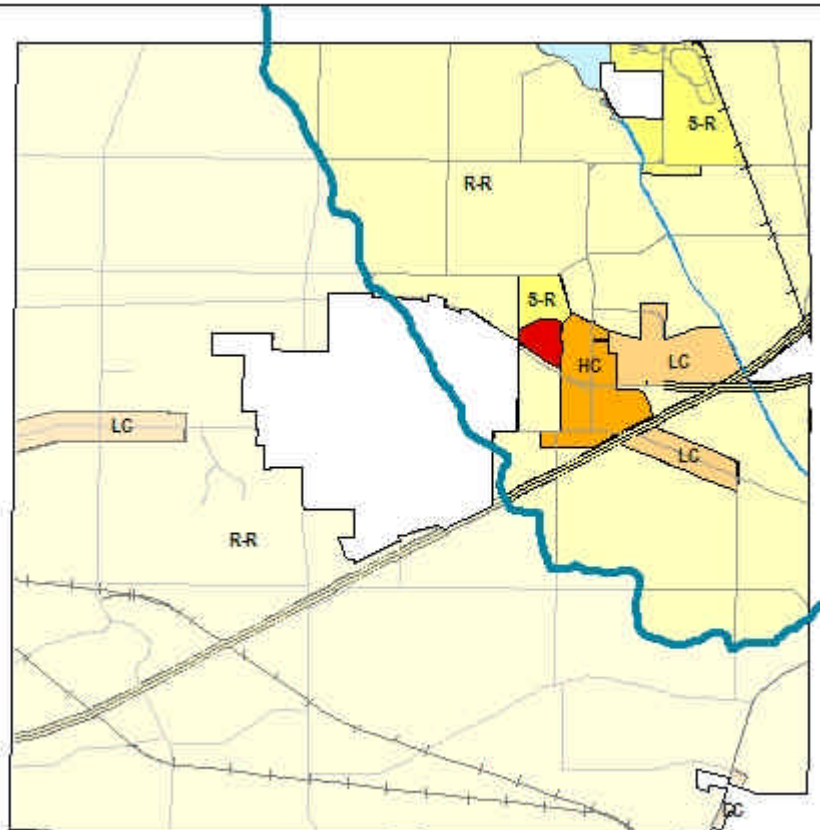
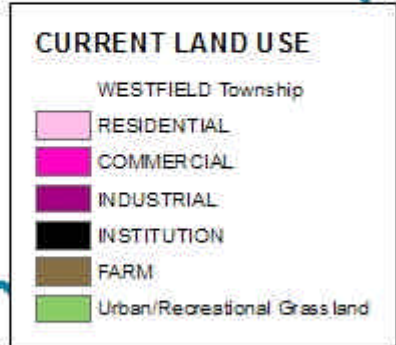
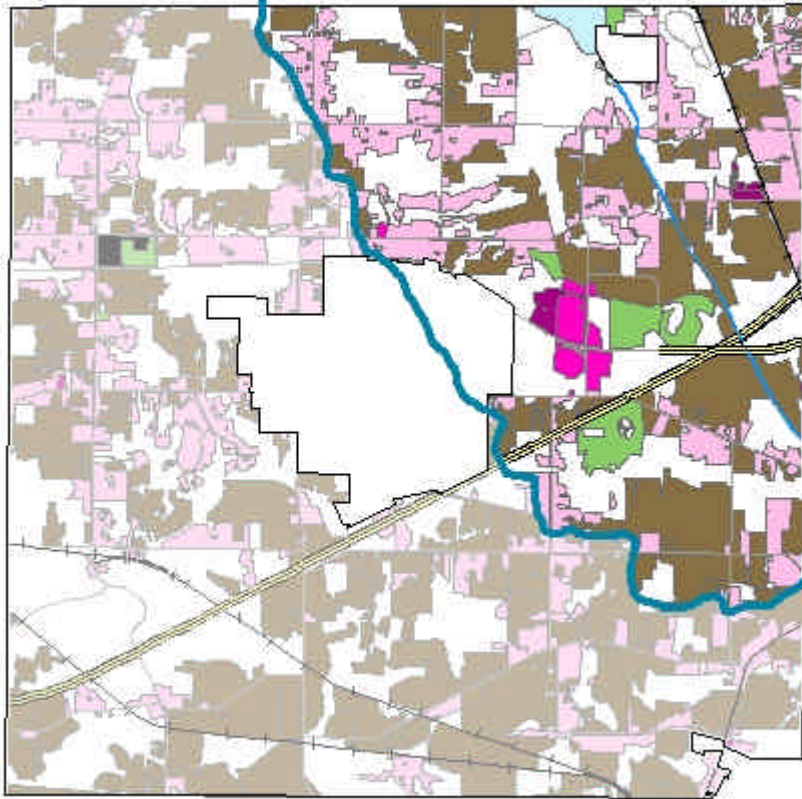
- Priority Agricultural Areas
- Priority Conservation Areas
- Priority Development Areas
- PCA/PDA overlap
- Upper Chippewa Cr Watershed



Balanced Growth Plan

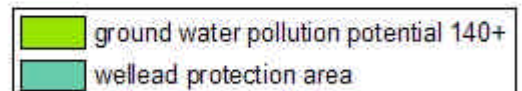
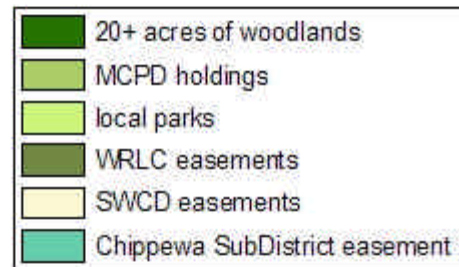
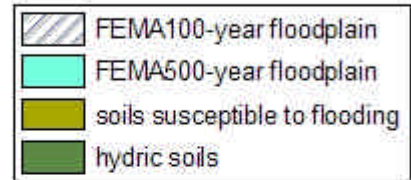
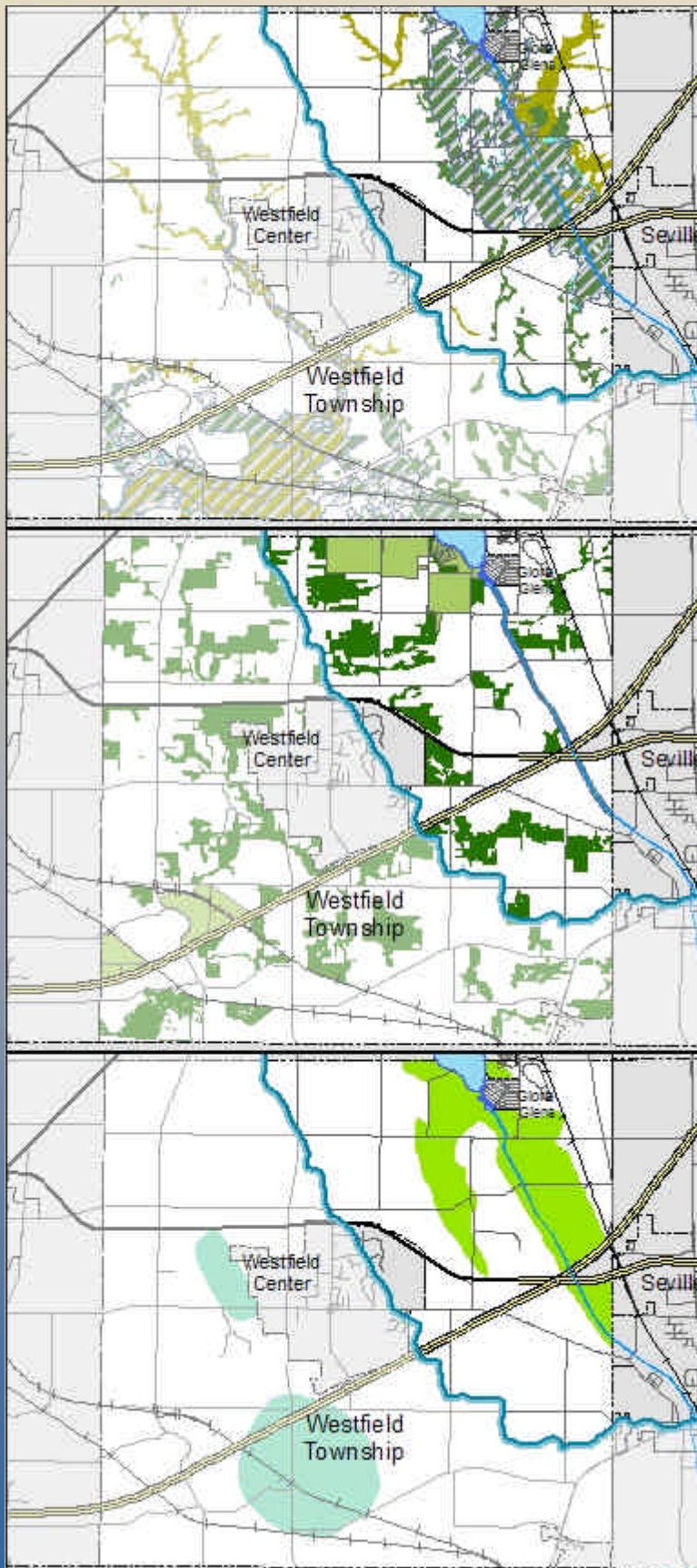


CURRENT LAND USE/ZONING



Upper Chippewa Creek Watershed

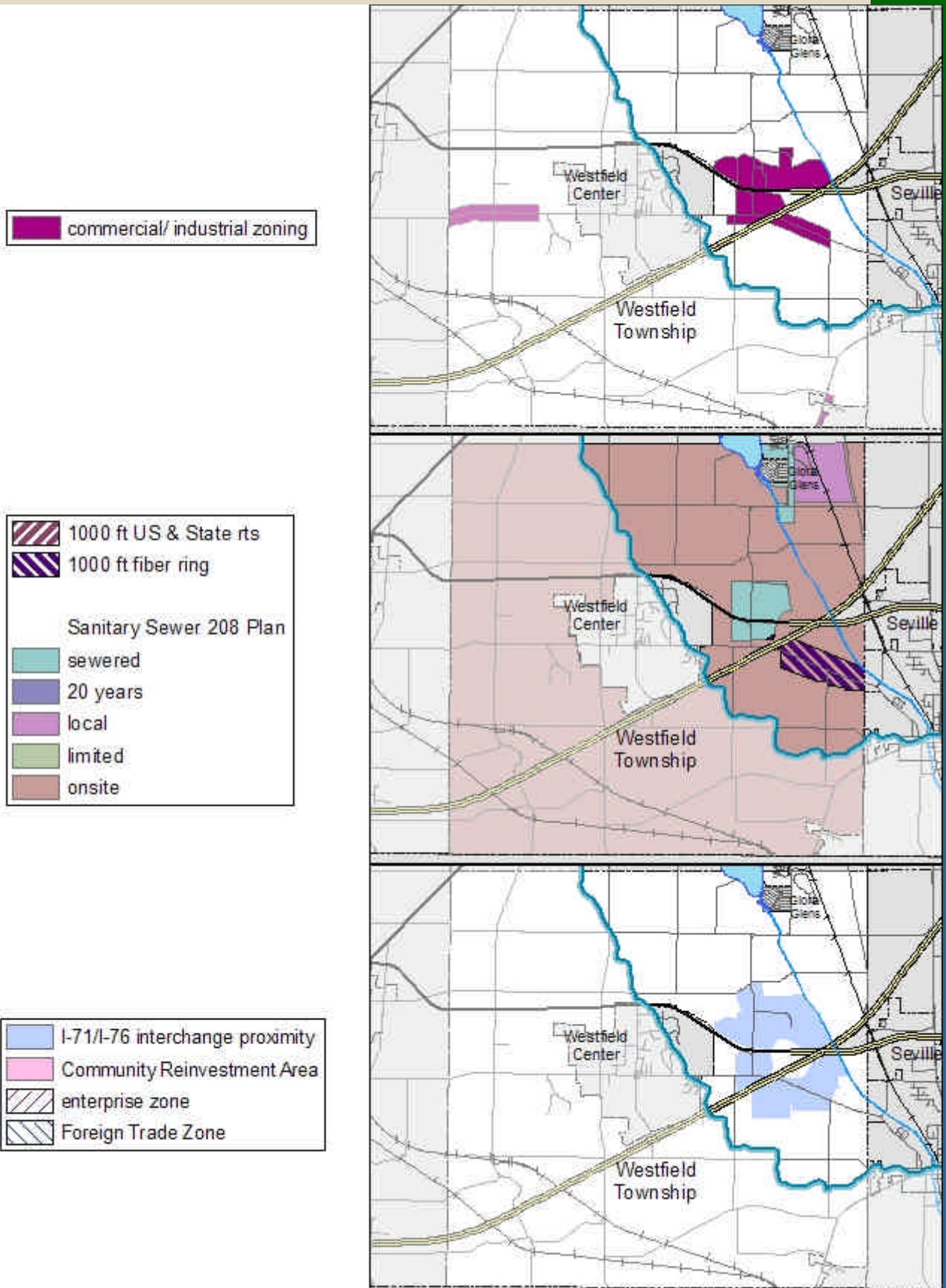
LOCAL PRIORITY CONSERVATION CRITERIA



Balanced Growth Plan



LOCAL PRIORITY DEVELOPMENT CRITERIA





Upper Chippewa Creek Watershed

APPENDICIES



Appendix A

State Support for Balanced Growth

- State Incentives for Local Governments
- State Assistance Work Group
- Streamlining and Predictability Incentives
- State Program Inventory
- Financial and Technical Special Incentives
- Best Local Land Use Practices

Ohio Balanced Growth Program

State Incentives for Local Governments

What is the fundamental principle to guide state agencies under the Balanced Growth Program?

If local governments can agree on areas within a watershed where development is to be encouraged (PDAs) and areas where conservation activities are to be promoted (PCAs), the State of Ohio will support those decisions by aligning state programs to support those decisions, and conversely will not utilize state programs to violate those locally based decisions.

What are the objectives of the state incentives package?

- Promote economically and environmentally sound watershed-based planning by local governments
- Provide incentives for development in PDAs
- Promote redevelopment in PDAs
- Provide incentives to promote conservation activities in PCAs (including agricultural protection in PAAs)

What is included in the state incentive package for local governments?

- Opportunity to work with state agencies through the **State Assistance Work Group** – this group is charged with assisting the participating local governments in identifying and obtaining technical and financial resources that can be used to support PCAs and PDAs.
- **Streamlining and Predictability** – the State Assistance Work Group will develop methods to provide more advance predictability and streamlining for site related decisions in PCAs and PDAs.
- **State Program Inventory** – a list of all state programs and funding sources that could be used to support conservation in the PCAs and development or redevelopment in the PDAs.
- **Financial and Technical Special Incentives** – The special incentives are a subset of the state programs inventory and include specific grant and technical assistance programs that offer added consideration for projects that are within PCAs and PDAs within participating local government jurisdictions. A list of these special incentives is provided in the Ohio Balanced Growth Strategy.

Ohio Balanced Growth Program

State Assistance Work Group

What is the role of the State Assistance Work Group?

One of the state incentives for local governments is the opportunity to work with state agencies through the State Assistance Work Group (SAWG). The State Assistance Work Group will be charged with assisting the Balanced Growth Watershed Planning Partnerships (WPPs) and participating local governments in identifying technical and financial resources that can support Priority Conservation Areas (PCAs) and Priority Development Areas (PDAs). The state agencies will assist in identifying sources of support, providing agency guidance on utilizing support, and promoting awareness of the local WPP intentions within the agencies.

Which state agencies are currently represented on the State Assistance Work Group?

The agencies currently represented include the Ohio Departments of Natural Resources, Development, Transportation, Agriculture, and Health, and the Ohio Environmental Protection Agency, along with the Ohio Water Development Authority. These members have prior knowledge and involvement in the Lake Erie Balanced Growth Program and will be considered the chartering members. Federal agencies that provide funding for development and conservation projects, other state agencies, and appropriate institutional partners will also be invited as deemed appropriate by the chartering member state agencies.

What are the specific goals of the State Assistance Work Group?

- Help Watershed Planning Partnerships and local governments identify the most appropriate programs from the State Program Inventory that will support the PDAs and PCAs in the watershed.
- Provide the agencies with knowledge and familiarity with each Watershed Balanced Growth Plan and the local development and conservation goals.
- Evaluate the impact of proposed rule changes by the state agencies and provide comments that best incorporate balanced growth considerations as new rules or rule revisions are developed. Review funding priorities to provide suggestions on how they can be supportive of Balanced Growth.
- Identify any additional programmatic resources or policy changes that will help align state programs and policies with Watershed Balanced Growth Plans.
- Develop public information resources (fact sheets and a website) to assist Watershed Planning Partnerships.

Ohio Balanced Growth Program Streamlining & Predictability

Why would streamlining and predictability of state regulatory programs be an incentive?

The unpredictability and long time frame typically needed to secure permits presents significant challenges to successful development practice. Extended permit review periods and conflicting information across regulatory agencies jeopardizes private developer ability to finance projects reasonably and bring projects to completion. Therefore, state efforts to streamline these processes and make them more predictable would serve as an incentive for private developers and local communities if they could anticipate streamlined, predictable decision making to encourage development or redevelopment in the PDAs and consistently greater levels of difficulty for equivalent projects in PCAs.

Which state regulations can be streamlined and made more predictable?

- A rules package for stream mitigation, wetland mitigation, and 401 certification is in the process of being developed by OEPA. Development of these rules should provide improvements to predictability and timeliness in the permitting process.
- Ohio EPA is in the process of developing and issuing general NPDES permits for a variety of discharges in order to increase efficiency and to help make it easier for various dischargers to obtain an NPDES permit.
- Programs that require consistency between federal, state or local actions and specifically adopted plans (e.g. Ohio Coastal Management Program and Section 208 Plans) are another method that Watershed Planning Partnerships and local governments can use to assure that state and federal actions are consistent with their Watershed Balanced Growth Plans. Programs that depend upon local recommendations will reference consistency with a locally adopted and state endorsed Watershed Balanced Growth Plan where such a plan has been completed.
- The State Assistance Work Group will look at additional methods to provide more advance predictability pertaining to site-related decisions. While these regulatory changes will generally be available statewide, they also will address the need for state regulatory streamlining and predictability in Balanced Growth Watersheds.

Ohio Balanced Growth Program State Program Inventory

How will the State Program Inventory help the Watershed Planning Partnerships?

This inventory is intended to be a resource for Watershed Planning Partnerships to help identify programs that will support conservation in Priority Conservation Areas and development or re-development in Priority Development Areas (and agricultural preservation in Priority Agricultural Areas, if any). These are existing state programs that have been identified as specifically impacting land use change decisions. The intent is that the state will consider the existence of PCAs and PDAs in the use of these programs to support land use planning and land use change that is beneficial to the local communities and to Ohio's waters and watersheds as outlined in the Ohio Balanced Growth Program Strategy.

How is the State Program Inventory presented?

The State Program Inventory is a list of state programs compiled by whether or not they will support Priority Conservation Areas or Priority Development Areas. The list is structured by conservation or development effect, and then by three factors: infrastructure, direct site impact, and planning/technical assistance services. It is currently contained as an appendix in the draft Ohio Balanced Growth Strategy.

What is included in the State Program Inventory?

- **Conservation Programs** – there are a total of 45 state programs and funding sources in the Inventory that could be used to support conservation in the PCAs. This includes one program for Metro Park infrastructure, 30 that are site specific (for example, site acquisition or restoration), and 14 for services (such as forestry or watershed action plan technical assistance).

- **Development Programs** – there are a total of 109 state programs and funding sources in the Inventory that could be used to support development or redevelopment in the PDAs. This includes 33 programs for infrastructure (primarily transportation and water, through ODOT, OWDA, and OEPA), 65 that are site specific (for example, various community development programs), and 11 for services (such as minority business assistance or planning programs).

It should be noted that a few programs appear on both lists, since they could be used to support either conservation or development (for example, the ODNR – Division of Soil & Water Resources, Streams and Storm Water Program serves a range of purposes).

Ohio Balanced Growth Program

Financial and Technical Special Incentives

These are the 26 state programs that include special consideration for Balanced Growth participating communities. A Balanced Growth participating community is one that has passed a resolution of support for a Watershed Balanced Growth Plan that has been endorsed by the state. Underline indicates general category of targeted applicants (see program details for specific eligibility requirements).

More information about each program, including contact information, is available in the complete Inventory of State Programs, Appendix C of the Ohio Balanced Growth Strategy (posted online at <http://balancedgrowth.ohio.gov/BalancedGrowthStrategy.aspx>).

Program	Type	Agency	Purpose	Incentives
Clean Ohio Agricultural Easement Purchase Program PAA/PCA	Grant	ODA	Allows <u>counties, townships, and land trusts</u> to apply to ODA on behalf of farmers for the purchase of agricultural easements that preserve productive farmland for future generations.	Applicants receive up to 3 points for the plan in a participating BG community, and up to 5 points for projects in a participating BG community located in a PCA or PAA in the Tier I part of the review (out of 100 pts). Applicants may receive additional points in Tier II essay question about planning (up to 10 pts of 50 pts)(150 pts total).
Agricultural Security Area PAA/PCA	Tax Credit	ODA	ASAs promote agricultural retention by creating special areas in which agriculture is encouraged and protected. ASAs provide certain benefits to communities and <u>farmers</u> , including protection from non-agricultural development, ensuring a critical mass of land to help keep farming viable, and possible tax benefits for investing in new real agricultural property.	Counties with participating communities may be able to implement local incentives for the ASA in support of PAAs. The ODA Office of Farmland Preservation can assist counties in marketing and/or enrolling properties that support PAAs.
Clean Water Act Section 319 Implementation Grants PCA	Grant	OEPA	Provides financial assistance to <u>local soil and water conservation districts, local watershed groups, local governments and others</u> to implement watershed management actions designed to eliminate impaired waters and reduce nonpoint source pollution in Ohio.	Balanced Growth communities can receive up to two additional points out of a possible 62 on review criteria for proposed projects.

Program	Type	Agency	Purpose	Incentives
Water Pollution Control Loan Fund PCA/PDA	Loan	OEPA	Provides low-cost financing and technical assistance to <u>local governments</u> for the planning, design and construction of wastewater facilities improvements, and for the control of nonpoint source pollution of surface and ground waters.	A new loan interest rate discount of 0.1 percent will be available for certain projects that implement a qualifying sustainable growth plan. (See 2012 WPCLF Program Management Plan page 65) The sponsor project for a WRRSP project will not receive the qualifying sustainable growth plan discount solely because it may be sponsoring a qualifying sustainable growth plan WRRSP project. However, if the sponsor project itself should also qualify on its own merits as implementing the qualifying sustainable growth plan, then it would qualify for both the WRRSP discount and the qualifying sustainable growth plan discount. (See 2012 WPCLF Program Management Plan page 66).
Water Supply Revolving Loan Account PDA	Loan	OEPA	Provides low interest loans to <u>eligible public water systems</u> to fund improvements to eliminate public health threats and ensure compliance with federal and state drinking water laws and regulations.	A Balanced Growth Plan may qualify as an Endorsed Protection Plan in the Bonus Points for Effective Management section of the project rankings (up to 5 points). See Final DWAF PY 2011 Program Management and Intended Use Plan, Page 30.
Section 208 Planning (State Water Quality Management Plan) PCA/PDA	Regulatory	OEPA	Meets requirements in federal regulations; applies knowledge of the water quality problems and threats in a region in developing plans that identify what steps will be taken, by what entities and by when to help improve and maintain good water quality. Provides a mechanism for <u>local communities</u> to strengthen local land use and sewer infrastructure planning; OEPA review of wastewater discharge permits and sewer PTIs in PDAs.	BG participating communities may request that areawide agencies in charge of local 208 plans incorporate features from the local BG plans. “Specific prescriptions” regarding wastewater treatment and disposal options would be binding upon OEPA in permitting actions; permits must be consistent with approved 208 plans.

Program	Type	Agency	Purpose	Incentives
Ohio Coastal Management Assistance Grant Program PCA/PDA Planning	Grant	ODNR	Provides financial assistance to <u>local governments, state agencies, non-profits and educational institutions</u> for projects that preserve, protect and enhance Lake Erie coastal resources and/or support their sustainable use. Program only available in Lake Erie watershed.	Balanced Growth communities can receive up to six additional points out of a possible 140 on review criteria for proposed projects.
Watershed Coordinator Grant Program PCA	Grant	ODNR, OEPA	Provides <u>non-profits and local governments</u> with four-year grants to employ watershed coordinators to plan nonpoint source pollution programs via stakeholder compiled watershed action plans.	No additional points. However, a successful balanced growth plan would reflect well in the application process.
Market Development Grant PDA	Grant	ODNR	Provides grant funds to Ohio <u>businesses and non-profit organizations</u> for costs associated with the development of Ohio markets for recycled or recyclable materials.	Balanced Growth participants should indicate how a proposed market development project relates to BG, thereby strengthening the application.
Scrap Tire Grant PDA	Grant	ODNR	Provides grant funds to Ohio <u>businesses and educational institutions</u> for costs associated with the development of markets for scrap tires or scrap tire material.	Balanced Growth participants should indicate how a proposed scrap tire project relates to BG, thereby strengthening the application.
Land & Water Conservation Fund PCA	Grant	ODNR	Provides financial assistance to <u>local governments</u> to acquire and/or develop properties for outdoor recreation.	Balanced Growth communities can receive up to 10 additional points out of a possible 145 on review criteria for proposed projects.
Nature Works PCA	Grant	ODNR	Provides financial assistance to <u>local governments</u> to acquire and/or develop properties for outdoor recreation.	Balanced Growth communities can receive up to 10 additional points out of a possible 150 on review criteria for proposed projects.

Program	Type	Agency	Purpose	Incentives
Streams & Storm Water Program PCA/PDA Planning	Tech. Assist.	ODNR	Provides technical assistance to <u>local government, business and individuals</u> in the areas of site development, storm water management, stream mitigation, rehabilitation and restoration (mitigation review and design assistance).	Prioritize staff resources toward watersheds with endorsed Watershed Balanced Growth Plans.
Statewide Geologic Mapping Program PCA/PDA Planning	Tech. Assist.	ODNR	Performs the necessary field, laboratory and administrative tasks to map and make public reports on the geology and mineral resources of each county in Ohio.	Technical (geological) information in support of Balanced Growth Plan, including special studies that may be requested by WPPs.
Recreation Harbor Evaluation Program PDA	Grant	ODNR	Provides financial assistance to <u>local political subdivisions</u> on the Ohio River and Lake Erie and its tributaries to address dredging needs for recreational boating harbors and channels.	Balanced Growth communities can receive up to 15 additional points out of a possible 115 on review criteria for proposed projects.
Ohio Lake Erie Conservation Reserve Enhancement Program (CREP) and Scioto River Watershed CREP PAA/PCA	Grant	ODNR	Improves water quality by reducing sediment pollution and field runoff through the installation of filter strips, riparian buffers, wetland, hardwood trees, wildlife habitat and field windbreaks by <u>farmers</u> .	Prioritize some remaining state matching funds and in-kind staff assistance for Balanced Growth communities.
National Flood Insurance Program Community Rating System PCA	Insurance Discount	ODNR	Provides subsidized flood insurance in <u>local communities</u> that adopt and enforce flood damage reduction regulations. Also, communities participating in the NFIP have access to all aspects of disaster assistance. The CRS rewards those communities that are doing more than the minimum National Flood Insurance Program requirements to help their residents prevent or reduce flood losses.	Balanced Growth communities are, by definition, likely to be performing land use planning activities to forward sustainable development practices. Communities participating in CRS can apply for points based on BG planning activities to achieve discounted flood insurance premiums.

Program	Type	Agency	Purpose	Incentives
Floodplain Mgmt. Tech Asst. Program PCA Planning	Tech. Assist.	ODNR	Provides technical and planning assistance to <u>local governments</u> in order to reduce flood loss and preserve natural benefit and function of floodplain resources in Ohio.	NFIP participation and local adopted floodplain management regulations gives communities eligibility for state and federal disaster relief funds. Additionally, NFIP participating communities with FEMA-approved hazard mitigation plans are eligible for an array of pre- and post Disaster mitigation funds. BG plans may support these requirements.
Dam Safety Technical Assistance PCA/PDA Planning	Tech. Assist.	ODNR	Provides technical assistance to local communities about the location and extent of dam failure inundation areas.	Inclusion of strategies and actions to address dam failure risk in Balanced Growth Plans can easily be incorporated into mitigation plans.
<i>Clean Ohio Revitalization Fund – Sustainable Reinvestment Pilot Track</i> PDA	<i>Grant</i>	<i>ODOD</i>	<i>Once a site has been designated a brownfield, the Clean Ohio Revitalization Fund can provide grant money to <u>local governments</u> for various activities, including Asbestos Surveys, Phase II Environmental Assessments, demolition, removal of contaminated soil and groundwater, and a host of other remediation strategies.</i> <i>This track provides up to \$1.5 million for the cleanup, demolition, and infrastructure activities for projects in one of the three new categories: Sustainable Infrastructure (Signature Parks and Green Infrastructure), Urban Waterfronts and Cleanfields / Brightfields (Wind and Solar).</i>	<i>This program is undergoing significant changes: Balanced Growth incentives are TBD</i>

Program	Type	Agency	Purpose	Incentives
<p>Clean Ohio Revitalization Fund – Known End User Track PDA</p>	<p>Grant</p>	<p>ODOD</p>	<p>Once a site has been designated a brownfield, the Clean Ohio Revitalization Fund can provide grant money to <u>local governments</u> for various activities, including Asbestos Surveys, Phase II Environmental Assessments, demolition, removal of contaminated soil and groundwater, and a host of other remediation strategies. All cleanup activities (including acquisition and infrastructure) are eligible costs for projects with a known end use that are utilizing the Known End Use Track of the application.</p>	<p>This program is undergoing significant changes: Balanced Growth incentives are TBD</p>
<p>Clean Ohio Revitalization Fund – Redevelopment Ready Track Grant PDA</p>	<p>Grant</p>	<p>ODOD</p>	<p>Once a site has been designated a brownfield, the Clean Ohio Revitalization Fund can provide grant money to <u>local governments</u> for various activities including Asbestos Surveys, Phase II Environmental Assessments, demolition, removal of contaminated soil and groundwater, and other remediation strategies.</p>	<p>This program is undergoing significant changes: Balanced Growth incentives are TBD</p>
<p>Lake Erie Protection Fund PCA/PDA Planning</p>	<p>Grant</p>	<p>OLEC</p>	<p>Provides funds to <u>non-profits or units of government (local, state, or federal, including universities)</u> for research that will benefit Lake Erie or to supplement state commitments to policies and programs pertaining to water quality and resource protection in the Lake Erie watershed.</p>	<p>Funding is reserved for one Balanced Growth project per year of up to \$15,000; additional Balanced Growth projects will receive priority consideration in funding decisions.</p>
<p>Dam Safety Loan Program PDA</p>	<p>Loan</p>	<p>OWDA</p>	<p>Provides below market rate loans to <u>local governments</u> to protect dam structures.</p>	<p>Additional ½ percentage point discount on loans to BG participating communities.</p>

Program	Type	Agency	Purpose	Incentives
Fresh Water Loan Group PDA	Loan	OWDA	Provides market rate loans to <u>local governments</u> that are making improvements to their drinking water treatment, wastewater treatment or storm water treatment systems.	Additional ½ percentage point discount on loans to BG participating communities.
Community Assistance Loan Program PDA	Loan	OWDA	Provides below market rate loans to <u>local governments</u> that are making improvements to their drinking water treatment or wastewater treatment systems.	Additional ½ percentage point discount on loans to BG participating communities.

Ohio Balanced Growth Program

Best Local Land Use Practices

The Best Local Land Use Practices document prepared for the Balanced Growth Program contains three model regulations and eleven guidance documents that can be used by local governments to guide the location of development and improve its design. The document also contains recommendations to consider as local governments prepare comprehensive plans.

These model regulations have been thoroughly researched, drawing from actual practices in Ohio and other states. They constitute some of the very best land-use practices available for protecting and restoring sensitive areas and contributing to economic growth.

These model regulations are intended as guides. To be effective, new regulations must only be adopted after consideration and modification to reflect specific local conditions and after a careful review by the local government's legal advisor and others prior to adoption and use. This ensures that they will suit the individual needs of the community.

The model regulations include:

Stormwater Management

This model includes stormwater management, erosion and sediment control, and protection of riparian areas, floodplains, and wetlands. Local measures to reduce stormwater impacts and protect aquatic areas can show a direct savings of community dollars from managing stormwater and floods.

Meadow Protection

This model can be used in communities where mowing regulations exist. It is intended to ensure that natural meadow areas are permitted and protected. These areas are not necessarily unkempt; they actually serve important natural functions to reduce runoff, improve its quality, and provide habitat.

A coastal protection ordinance has been planned for, but has not yet been developed.

The eleven Guidance Documents in Best Local Land Use Practices contain recommended best practices and links to regulations that have been successfully used by other communities. The subject areas included in this are:

Conservation Development allows for homes normally permitted on a parcel to be grouped together on smaller lots, while a sizeable proportion of the property is set aside as common open space.

Ohio Balanced Growth Program

Best Local Land Use Practices

Compact Development plans help conserve open space and natural resources while enhancing a particular development.

Source Water Protection addresses what local governments can do to protect their drinking water from point and nonpoint source pollution.

Agricultural Land Protection focuses on strategies that local governments can take to conserve valuable farm land, while protecting surface and groundwater resources.

Woodland Protection deals with practices that communities can use to conserve woodlots critical for environmental quality and community character.

Scenic Protection of views and other open space can increase recreational opportunities and improve economic growth.

Historic Preservation can increase property values as much as 20% and often lead to reinvestment in the community.

Protection of Steep Slopes from development can reduce uncontrolled stormwater flows, dangerous erosion, and flooding.

Transfer of Development Rights would allow rural landowners to maintain their properties, redirecting growth to more compact development areas, possibly in more urbanized areas.

Brownfields Redevelopment addresses strategies that would encourage the cleanup and reuse of brownfield sites, and polluted areas of land.

Access Management regulations give local government a means for minimizing traffic congestion and travel delay while enhancing safety.

The Best Local Land Use Practices document is available on the Balanced Growth Program website.



Upper Chippewa Creek Watershed



Appendix B

Local Organizational Support

Letters of support for the Upper Chippewa Balanced Growth Plan have been offered by the following organizations:

- Medina County Economic Development Corporation
- Medina County Emergency Management Agency
- Medina County Planning Commission
- Medina County Port Authority
- Medina County Sanitary Engineer
- Medina County Soil & Water Conservation District
- Western Reserve Land Conservancy



Upper Chippewa Creek Watershed



Appendix C

Jurisdictional Support

Resolutions of Support for the Upper Chippewa Balanced Growth Plan have been approved by 100% of the ten jurisdictions with land-use and implementation authority within the Upper Chippewa Creek Watershed.

JURISDICTION	DATE APPROVED
The City of Medina	May 24, 2011
The Village of Chippewa Lake	March 14, 2011
The Village of Gloria Glens Park	May 4, 2011
The Village of Seville	May 9, 2011
The Village of Westfield Center	May 3, 2011
Guilford Township	March 15, 2011
Lafayette Township	April 18, 2011
Montville Township	March 22, 2011
Westfield Township	April 18, 2011
Medina County Commissioners	June 6, 2011