

## COMMISSIONERS PUBLIC HEARING - MONDAY, JULY 14, 2008

Patricia G. Geissman opened the public hearing at 10:30 a.m. with Stephen D. Hambley and Sharon A. Ray present. The purpose of the public hearing was to hear comments and present information about the proposed amendments to the Special Purpose Flood Damage Reduction Regulations.

Dan Willhoite, Highway Engineer's Office, stated that the County is required to revise the County's Flood Damage Reduction Regulations because FEMA revised the County's flood insurance rate maps. This is part of a two-year nationwide process where they are updating all the flood insurance rate maps across the country. Earlier this year, FEMA informed them that the new maps would be effective on August 4, 2008. Part of the process requires that the communities' Flood Plain Regulation are updated because there is a reference to the dates of the effective maps in those regulations and these would need to be re-adopted with the new date reference. FEMA is very strict about this and they tell communities that if they don't re-adopt their regulations by the effective date, they would be suspended from the National Flood Insurance Program. Obviously, they want to have this taken care of by the due date.

The other reason they want to make revisions is because (since the regulations were adopted with higher standards in August 2007) there have been various minor things that they noticed that would improve the wording and the way they administer the regulations. As long as they had to go through the process of public hearings, they felt this would be a good opportunity to make those minor revisions.

Mr. Willhoite reviewed the changes required by FEMA as follows:

Page 2, Sec. 1.6 (A) - Map references and dates were revised to properly reflect the updated flood Insurance Rate Maps and Flood Insurance Study produced by FEMA.

Mr. Willhoite reviewed the minor wording changes recommended by the Floodplain Administrator as follows:

Page 11, Sec. 3.3.1 (E) - Three "Section 4.9" references corrected to "4.13" to reflect revisions adopted on August 6, 2007.

Page 17, Sec. 4.4 (E) - Adding wording from the Ohio Department of Natural Resources' (ODNR) model regulations to specify that the lowest floor shall be built at least two feet higher than the highest adjacent natural flood grade in floodplain areas where no base flood elevations have been determined. They will use this to "fall back on" if there is no other data to establish the 100-year flood plain.

Page 19, Sec. 4.12 (E) - A documentation requirement has been added to this regulation for when a person has to go off their property to achieve a compensatory storage standard and an area has to be excavated to compensate for what they have filled. They must record the purchase rights or easement from an adjacent property owner with the County Recorder.

Page 20, Sec. 4.12 (H) - Wording added to allow Conditional Letter or Map Revision (CLOMR) requirement to be determined by Floodplain Administrator. The CLOMR could take FEMA as long as two or three months to review it; therefore, the Floodplain Administrator has the discretion to not require it for small projects that only involve minor filling in the floodplain and

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do not require a pad for a new structure. The Ohio Department of Natural Resources has agreed that this revision would be appropriate. It does not remove the requirement that when they have completed the grading work that they send the package to FEMA so they can document how the boundary has shifted in that area.

Page 22, Sec. 5.1 (A) - Wording added per County Prosecutor's recommendation to include number of Appeals Board members and eligibility of Planning Commission alternates. Now the wording says the Appeals Board is to be three Medina County Planning Commission members. Mr. Thorne recommend that they add "or Medina County Planning Commission alternates" and they incorporated the number three.

Page 22, Sec. 5.1 (B) - Wording revised per County Prosecutor: changed "executive sessions" to "private".

Page 22, Sec. 5.4 - Minor wording revision.

Mr. Willhoite reviewed changes that he recommended adding to improve the language that was suggested by the ODNR as follows:

Page 17, Sec. 4.4 (E) - Residential Structures - Where Flood Protection Elevation data are not available, the structure shall have the lowest floor, including basement, elevated at least two feet above the highest adjacent structure.

Page 17, Sec. 4.5 (C) - Non-Residential Structures - Where Flood Protection Elevation data are not available, the structure shall have the lowest floor, including basement, elevated at least two feet above the highest adjacent structure.

These changes would be incorporated into the regulations for review next week at the second public hearing if there were no objections.

There was no one else wishing to speak.

At 10:45 a.m., Mr. Hambley moved to close the public hearing; seconded by Ms. Ray. There was no discussion. Roll call showed all Commissioners voting AYE.

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting this fourteenth day of July, 2008.

Respectfully submitted,	COMMISSIONERS	_____
		Patricia G. Geissman
	OF	
_____ Pam Vereb, Clerk		_____
		Stephen D. Hambley
	MEDINA COUNTY	
		_____
		Sharon A. Ray

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