

AGENDA

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

WEDNESDAY, AUGUST 9, 2017

REGIONAL PLANNING COMMISSION MEETING ROOM

124 NORTH PROSPECT STREET

RAVENNA

4:30 P.M.

- I. CALL TO ORDER
- II. STREETSBORO MEMBERSHIP LETTER – John Cieszkowski
- III. *APPROVAL OF JULY 12, 2017 MEETING MINUTES
- IV. INTERGOVERNMENTAL REVIEW
*PO1 USDA Housing Preservation Grant, Neighborhood Development Services, Inc.,
Applicant
- V. SUBDIVISIONS
 - *1. Replat of Block "A" in the "Stone Hill Estates (Phase 1)" on Mantua Center Road and Parkwood Avenue, Lot 28 in Mantua Township, Hexagonal Family Enterprises, Inc.; Applicant.
 - *2. Plat of "Maplecrest Parkway Subdivision No. 1" on Tallmadge Road, Lots 19 and 36 in Brimfield Township, Maplecrest, LLC. Applicant (Approval of an Extension of Time until September 13, 2017)
 - *3. Replat of Sublots 174-186 in the "Ravenna Building Company Allotment No. 3" on Skeels Street and Prospect Street, Lot 64 S.D. in Ravenna Township, Pilgrim Rest Baptist Church, Applicant.
- VI. ZONING
 - *1. Shalersville Township Text Amendment RE: Prohibit outside sales in the mixed Residential Commercial District
 - *2. Brimfield Township Text Amendment RE: Section 308, Town Center District

**Needs Action*

- *3. Randolph Township Map Amendment RE: Town Center Commercial to General Commercial

VII. EXECUTIVE COMMITTEE

A. WORK PROGRAM

- 1. July 2017 Work Program Report
- 2. July 2017 CDBG Report

B. FINANCE

- *1. July 2017 Financial Statements

VIII. DIRECTOR'S REPORT

IX. OTHER BUSINESS

- 1. Next Meeting – Wednesday, September 13, 2017 – RPC Meeting Room at 124 North Prospect Street, Ravenna, Ohio 44266

X. ADJOURNMENT

**Needs Action*

City of Streetsboro

Administrative Offices
9184 St. Rt. 43
Streetsboro, Ohio 44241



July 18, 2017

Planning and Zoning Department
330-626-4942 Ext 4127
Fax 330-626-4035



Todd Peetz
Director
Portage County Regional Planning Commission
124 N. Prospect Street
Ravenna, Ohio 44266

Re: City of Streetsboro Withdrawal from Membership in Portage County RPC

Dear Mr. Peetz:

This letter is to confirm the discussion and tentative agreement reached between yourself, RPC Executive Committee Chair Jim DiPaola, and the Mayor of Streetsboro on April 20, 2017, relative to the advance notice clause that governs withdrawal of municipal members from the Portage County Regional Planning Commission. As we discussed, the advance notice requirement for withdrawal, contained in Section XIII of the Commission's by-laws, will be waived so that the City of Streetsboro may withdraw from Commission membership effective December 31, 2017. The City will be deemed to have provided its notice of withdrawal as of January 1, 2017. All other requirements related to withdrawal from Commission membership will remain in full force and effect.

If there are any questions, or if I have in any way misstated the understanding arrived at between yourself, Mr. DiPaola, and the Mayor, please feel free to contact me.

Sincerely,

John H. Cieszkowski, Jr., AICP
Planning & Zoning Director

cc: Jim DiPaola, RPC Executive Committee Chairman
Glenn M. Broska, Mayor
Paul Janis, Law Director

Minutes
Portage County Regional Planning Commission
July 12, 2017

Portage County Regional Planning Commission dated July 12, 2017 at 4:30 p.m. The meeting was held in the Portage County Regional Planning Commission Meeting Room, 124 North Prospect Street, Ravenna.

Members Present:

Atwater Twp., John Kovacich	Franklin Twp., Sam Abell	Freedom Twp., Jeffrey Derthick
Garrettsville Vill., Rick Patrick	Hiram Twp., Steve Pancost	Hiram Vill., Frank Hemphill
Mantua Vill., Ben Prescott	Nelson Twp., Kevin Cihan	Palmyra Twp., J. Deffenbaugh
Ravenna City, Frank Seman	Ravenna Twp., Jim DiPaola	Rootstown Twp., Joe Paulus
Shalersville Twp., Nancy Vines	Suffield Twp., Mark Frisone	Sugar Bush Knolls, Jim Beal
Windham Twp., Rich Gano	Windham Vill., Deborah Blewitt	Water Resources, Tia Rutledge
PARTA, Clayton Popik	Portage Park Dist., Allan Orashan	
P.C. Commissioner, Vicki Kline		
P.C. Commissioner, Sabrina Christian-Bennett		
P.C. Commissioner Frederick Alternate, James Greener		

Members Absent:

Brimfield Twp., Dick Messner	Mantua Twp., Victor Grimm	Paris Twp., Tom Smith
Randolph Twp., Victoria Walker	Soil & Water, James Bielair	Streetsboro City, Glenn Broska
County Engineer, Mickey Marozzi		

Staff Present:

T. Peetz E. Beeman A. Craft P. Friend P. Holland L. Reeves H. Wachholz

Visitors Present:

Janet Coen, Brandon Boberly and Eugene Mills

The Regional Planning Commission meeting was called to order by Chairman, Jim DiPaola at 4:30 PM.

PUBLIC HEARING – 2018 REGIONAL PLANNING COMMISSION BUDGET – Todd Peetz

Todd presented the 2018 Regional Planning Commission Budget. The difference between the expenditures and revenue for 2018 is (\$128,000). Todd reported that a big difference in the revenue is that CDBG is not being funded for 2017, which is a loss of about (\$60,000). Also, Todd noted that the Portage County Board of Commissioners funded a planner for 2017 and as of right now there is no commitment for 2018. The hope is that Regional Planning will get some special projects or grants that will generate revenue. Regional Planning has met with the Commissioners to discuss additional options.

A. Orashan made a motion to close the public hearing of the 2018 Regional Planning Commission Budget. J. Greener seconded the motion. Motion carried with 21 Yeas, 0 Nays.

APPROVAL OF MINUTES JUNE 14, 2017

The June 14, 2017 minutes were presented. J. Greener made a motion to approve the June 14, 2017 minutes. Motion was seconded by R. Patrick. Motion carried with 17 Yeas, 4 Abstentions (J. Paulus, S. Pancost, N. Vines and A. Orashan).

SUBDIVISIONS

Replat of Block "A" in the "Stone Hill Estates (Phase 1)" on Mantua Center Road and Parkwood Avenue, Lot 28 Mantua Township, Hexagonal Family Enterprises, Inc., Applicant (Approval of an Extension of Time until August 9, 2017)

Staff would recommend an extension of time until August 9, 2017. J. Greener made a motion to approve the extension of time until August 9, 2017. Motion was seconded by B. Prescott. Motion carried with 23 Yeas.

Replat of Sublots 9, 10, and 11 of Block "N" in the "McElrath Park Allotment" on Adams Street and Terrill Street, Lot 11 S.D. in Ravenna Township, Portage County Land Reutilization Corporation, Applicant

Staff would recommend approval. J. Greener made a motion to follow staff recommendations and approve. Motion was seconded by S. Bennett. Motion carried with 23 Yeas.

Replat of Sublots 13, 14, and 15 Block "C" in the "McElrath Park Allotment" on Adams Street and Richardson Avenue, Lot 11 S.D. in Ravenna Township, Portage County Land Reutilization Corporation, Applicant

Staff would recommend approval. J. Greener made a motion to follow staff recommendations and approve. Motion was seconded by B. Prescott. Motion carried with 23 Yeas.

Replat of Sublots 4, 5, and 6 of Block "E" in the "McElrath Park Allotment" on Adams Street, Lot 11 S.D. in Ravenna Township, Portage County Land Reutilization Corporation, Applicant

Staff would recommend approval. J. Kovacich made a motion to follow staff recommendations and approve. Motion was seconded by V. Kline. Motion carried with 23 Yeas.

Replat of Sublots 214, 215 and 216 in the "Ravenna Building Company Allotment" on Portage Street, Lot 64 S.D. in Ravenna Township, Portage County Land Reutilization Corporation, Applicant

Staff would recommend approval. S. Bennett made a motion to follow staff recommendations and approve. Motion was seconded by B. Prescott. Motion carried with 23 Yeas.

Replat of Part of Block 6 in the "East Ravenna Square" on Woodbine Avenue and Ferndale Street, Lot 25 S.D. in Ravenna Township, Hummel Construction on behalf of Allen Aircraft Products, Applicant

Staff would recommend approval once all comments have been met. R. Patrick made a motion to follow staff recommendations and approve. Motion was seconded by B. Prescott. Motion carried with 23 Yeas.

Replat of Lots R-3 and R-4 in the M. Tapper State Road Allotment No. 2" on Kenneth Drive, Lot 22 in Rootstown Township, Brandon and Jeanne Borberly; Applicant

Staff would recommend approval since all corrections have been met. J. Paulus made a motion to follow staff recommendations and approve. Motion was seconded by B. Prescott. Motion carries with 23 Yeas.

ZONING

Rootstown Township Text Amendment RE: Section 370.03 – Report presented by Todd Peetz

Amendment 1 – Section 370.03 – Add Cultivating and Processing of Medical Marijuana to list of Permitted Issues; add definition. Staff's only comment is the application cites ORC 3769 and that section of the ORC is related to Horse Racing. The numbers were simply transposed and we recommend citing ORC 3796 as the proper citation. Staff is recommending approval with this correction.

Rootstown Township resident, Gene Mills addressed the RPC Board with his concerns that there is no guarantee that all marijuana grown in Rootstown Township be used for medical distribution and he is asking the committee to disapprove the amendment.

J. Paulus made a motion to follow staff recommendations and approve the amendment. Motion was seconded by B. Prescott. Motion carried with 21 Yeas, 2 Nays (J. Greener, F. Hemphill).

EXECUTIVE COMMITTEE

June 2017 Work Program Report

- **Subdivision Regulation Administration** – There were 18 applications and 14 lots created.
- **Atwater Township** – Met with the Zoning Commission and Board of Zoning Appeals.
- **Brimfield Township** – Helping with a mapping task for one of their projects.
- **Mantua Township** – Prepared text and zoning amendment. Continue to assist in coordinating the Mantua Center School development plan.
- **Randolph Township** – We are discussing how to further develop their Architectural Design Guidelines.
- **Ravenna City** – Met to discuss their land use plan and also look into more specific areas of the City. We are also working to assist the City of Ravenna with their JEDD.
- **Ravenna Township** - Staff continuing to further develop Architectural Review Design Guidelines. We are also working to assist Ravenna Township with their JEDD.
- **Rootstown Township** – Working on a Lake Zoning District for developments on Muzzy and Sandy lakes. Met with Zoning Commission on June 29th.
- **Shalersville Township** – Provided additional information on outside sales.

- Streetsboro City – RPC staff revised changes to Streetsboro about their comments to the Subdivision Regulations on March 24th. Staff met on March 29th to discuss changes that were needed before they are finalized. We are waiting on a response to the latest submission of Subdivision Regulations changes.
- Windham Village – We are assisting them in the preparation of a Critical Infrastructure Grant. Working with them as they consider a comprehensive or land use plan.
- Quarterly Zoning Inspectors (QZI) Meeting – The next meeting is tentatively scheduled for July 27th with the topic to be determined.
- Portage County Land Reutilization Corporation (Land Bank) – PCRPC is awaiting the contract before mapping project can begin. Staff attended the June 28, 2017 meeting at Reed Memorial Library. The next meeting is scheduled for Thursday, July 27th at Reed Memorial Library at 2:30 PM.
- Portage County Storm Water Program – Home Sewage Repair and Replacement Program – \$500,000 has been set aside to repair and replace home sewer systems. This is a (3) pronged program to help homeowners with the problem of high cost to repair or replace their home sewer system. The contract implementation is in place and we are taking applications. Two contracts are being circulated for approval and signatures.
- Ravenna City Land Use Plan – Staff is currently collecting data and mapping key elements of the City. Staff is working closely with the City’s “core group” to develop goals, objectives and strategies. We received feedback on the maps and survey, which will be going out shortly. We are planning to have a community meeting the week of July 31st.
- Local Government Innovation Fund – Countywide Parks and Recreation Collaboration and Coordination Plan – Next steering committee meeting is scheduled for July 13, 2017 at 6:00 PM.
- Celebrate Portage/Visioning in Portage (VIP) – The steering committee held a meeting on July 6, 2017. The events start the last week in August with the Car Show being held August 30th. September 2nd is the runway festival at the Airport and the dinner is being held on September 7th. Saturday, September 9th is the volunteer day.

Grant Activity Update

Amy Craft continues to work on grant applications. There are several applications due in September. Membership is encouraged to notify Regional Planning with any grants they have interest in pursuing or projects they have planned that a grant may assist in funding.

June 2017 CDBG Report

2015 Community Development Allocation Grant

Neighborhood Facility/Community Center – Mantua Township Elevator

We are waiting for Ohio Edison to install the electrical poles as requested by the Township. Once the poles are installed then the electrical contractor can complete the electrical work. The subcontractor completing the installation of the elevator has requested that a 3 phase power be set up before they begin the installation. It is estimated that it will take 5 weeks to install the elevator once the electrical work is completed and approximately 1 week for the general contractor to finish the work.

Neighborhood Facility/Community Center – Franklin Township ADA – All work is completed.

Historic Preservation – Phoenix II Roof Replacement – All work is completed.

Parking Facilities – Garrettsville Parking Lot – Concrete work is nearing completion. Paving has started and once that is completed the light poles will be installed.

2016 Community Development Allocation Grant

The grant agreement and approval is in place; funds have been released for the following projects:

Neighborhood Facilities/Community Center (Windham Community Center) – Contract is in place for architectural services. It is anticipated the work specifications will be completed by the end of July.

Neighborhood Facilities/Community Center (Mantua Center School) – The bid opening was held on May 12, 2017. Three bids were received and the contract was awarded by the Commissioners on May 17, 2017. The contract has been signed and a Notice to Proceed has been issued. A pre-construction meeting was held and the contractor is anticipating starting construction this week.

Public Facilities – City of Ravenna – ADA Handicap Accessibility in LMI Residential Areas – The project went out to bid on June 19, 2017 and bids were due by July 5, 2017.

Fair Housing - \$7,000

There were three requests for assistance received in June.

Finance

June 2017 Financial Statement

J. DiPaola stated that the Executive Committee reviewed the June 2017 financial statements and recommends acceptance. B. Prescott made a motion to approve the June 2017 financial statements as presented. Motion seconded by J. Greener. Motion carried with 23 Yeas.

2018 Budget for Regional Planning Commission (Resolution No. 17-09)

A. Orashan made a motion to accept the 2018 Budget for Regional Planning Commission as presented. Motion was seconded by D. Blewitt. Motion carried with 23 Yeas.

DIRECTOR'S REPORT

Todd discussed that staff will continue to work on solving the 2018 Budget issues. He asked that membership let Todd know if there are any projects that Regional Planning could be of assistance.

J. Greener asked if Regional Planning had any role in the Sahbra Farms issue in Streetsboro. Todd talked about how the city had Regional Planning do an independent review to determine if the project should go forward as a conditional use. Regional Planning determined during the independent review that it was not harmonious and compatible with the area.

OTHER BUSINESS

Next Meeting

J. DiPaola announced that the next Regional Planning Commission meeting will be held on August 9, 2017 at 4:30 p.m.

ADJOURNMENT

J. Greener made a motion to adjourn the meeting at 5:10 p.m. Motion seconded by S. Bennett. Motion carried with 23 Yeas.

Minutes approved at the August 9, 2017 Meeting.

Jim DiPaola, Chairman

Todd Peetz, Secretary



Meeting called to order on July 12, 2017 at: 3:30 pm

In Attendance: J. Beal J. DePaola A. Orashan

Absent: M. Frederick T. Smith R. Messner S. Nutter

Staff: T. Peetz E. Beeman

J. DiPaola opened the meeting at 3:30 p.m. The minutes of June 14, 2017 were presented. J. Beal made a motion to dispense with the reading of the minutes and to approve the minutes as presented, seconded by J. DiPaola. Motion carried with 1 abstention (A. Orashan).

WORK PROGRAM as reported by T. Peetz

Planning Administration

A total of 18 subdivision applications were submitted during the month of June 2017 creating 14 new lots.

Atwater Township

Todd was invited to a question and answer session for their June Zoning Commission meeting for new members.

Mantua Township

Staff is continuing to help with coordination of the Mantua Center School development plan. Staff is helping with revising/formatting the Zoning Resolution.

Randolph Township

Discussion on how to further develop Architectural Design Guidelines.

Ravenna City

Staff met with city officials to discuss their land use plan and to look into more specific areas of the city. Continue to help with newly established JEDD.

Ravenna Township

Todd reported staff is continuing the process of developing architectural design guidelines. Staff is assisting the city and township officials with their newly established JEDD.

Rootstown Township

A new zoning district (Lake District) is being developed for 3 areas in Rootstown. All 3 areas were pre-zoning. Discussion held. The 3 areas are Sandy Lake, East Muzzy Lake and Sappwood Shores.



Streetsboro City

Subdivision Regulations update is ongoing. Todd reported he presented a flow chart to John Cieszkowski for review. He indicated he is waiting for comments from the Law Director and then would like to present it to the Planning Commission for review. Todd stated we have not received a letter of withdrawal from the City.

Todd reported he is still waiting to hear from John Cieszkowski regarding several issues brought up in March. Todd stated he has talked to the planner several times who stated he has not received any information to forward to us.

Windham Village

Staff has been helping the Village of Windham to prepare and submit a Critical Infrastructure Grant which is due on July 14, 2017. Todd was invited to a land use planning meeting on July 18.

Quarterly Zoning Inspectors Meeting

Todd stated the next meeting will be July 27th with the topic to be determined. If anyone has a topic let Todd know.

Portage County Land Reutilization Corporation (Land Bank)

Todd reported the Land Bank met on June 28th. The next land bank meeting is scheduled for July 25th at the Reed Memorial Library at 2:30 p.m. Todd reported Haley is working on phase 1 of the mapping project and will make a presentation at the July Land Bank meeting.

Portage County Storm Water Program

Todd stated we have signed and forwarded the contract between RPC and the PCC for the Septic System replacement program. 3 applicants are on the list at this time. The contract is in place. We received approval of the application form, affidavit, and 2nd mortgage lien and contractor agreements from the prosecutor's office. We have a total of 2 applicant's contracts that are in process of approval. Once they have been reviewed and certified by the county auditor construction will begin. The first septic contract is under construction.

Ravenna City Land Use Plan

Todd stated the City of Ravenna would like to have some meetings with the public to review the plan and offer comments. First meeting to be determined.

Local Government Innovation Fund (LGIP) Countywide parks and recreations Collaboration & Coordination Plan

Todd reported on a new grant that was just awarded to the Portage County RPC in the amount of \$50,000 to work with all the parks and park related facilities in the County to meet 5 set goals: 1) to foster collaboration; 2) Inventory all park amenities/facilities in Portage County; 3) to discuss opportunities for resource sharing; 4) to discuss opportunities to coordinate park services; 5) Compile facility and programming information to share for each community with a



master list to be provided on line for public use. The kick-off meeting was held August 11, 2016 at 6:00 p.m. Staff attended a meeting on October 6, 2016. The members are very involved. The next step is to meet with the school superintendents. There was a meeting on November 30, 2016 with the Steering Committee. A meeting is being set up with Spectrum to help with web site design/interactive web site for one stop shopping for Portage County amenities.

Todd reported a meeting was held on May 4, 2017. All information collected thus far on all areas of the County, including all the amenities available, as well as programs that are offered was given to Full Spectrum to design a website and to make it interactive. Full Spectrum made a presentation and it was very well received by the members of the steering committee. Different levels of interaction on the website starting at \$15,000 for level 1 which would just pull up a list of activities available; level 2 would give an interactive list but would not have a map for the cost of \$22,500; level 3 would give an interactive list and would provide a map for \$27,500. Level 2 would be sufficient however, being able to open a map would be better. A yearly maintenance fee of \$5,000 would maintain the site. With over 150 private sector businesses if each one paid a fee of \$25-\$50 to join it would cover the cost of maintenance of the website. Sponsorship, advertising, Facebook and newsletters are another avenue. Todd suggested looking into RLF funds to help with getting the website up and running. This would help the private sector as well because their businesses will be listed. Discussion held.

The next scheduled Steering Committee will be July 13, 2017.

Celebrate Portage!

A meeting was held on June 15, 2017. The awards dinner and other events are to be announced shortly but will take place late August and early September. The next Steering Committee meeting will be held on June 15, 2017. Todd reported the Car Show is scheduled for August 30, 2017.

Todd reported several grants have been submitted and we are still waiting to hear if they will be funded.

2015 CDBG Formula Grant

Neighborhood Facility/Community Center –Mantua Center School

Persons who rely on wheelchairs to get around are only able to access the annex portion of the building. In an effort to remove the barriers to the elderly and handicapped individuals in the Mantua Township Community, funds will be used to place an elevator in the building, which would provide access to all floors. By removing the barriers to all of the levels of the building, the entire community can use it and it would be more attractive to for profit and non-profit entities that are looking for a place to set up their business. We are waiting for approval from the Ohio Historic Preservation Office. Todd reported a new cost estimate of \$250,000 has been brought to our attention which is much higher than the set budget allows. The estimated



construction cost has exceeded the original estimate. The Mantua Restoration Society is looking for additional funds to cover the cost and is reviewing the specifications to see where costs and the scope of work could be reduced. Drawings are ready for the bid process. Project is out to bid with bids due on July 29, 2016. Two bids were received on 7/29/16. The bid for the electric exceeded 10% of the cost estimate and therefore will need to be rebid. A resolution will be passed by the PCC next week to accept the bid received for the general contract work. Contracts for the elevator work are being circulated for signatures. A Notice to Proceed will be issued once the contracts are in place. The RFP for the electrical work was mailed out to 11 electrical contractors. RFP's are due by 2:30 p.m. on 9/21/16. Bid opening was held on September 21, 2016. The contract was awarded by the Portage County Commissioners and the contracts are being prepared. Contracts are being circulated. A pre-construction meeting was held with the electrical contractor, architect and township officials on October 11, 2016. A notice to proceed will be issued once the contract is in place.

The contract is in place for the elevator work and a Notice to Proceed has been issued to the elevator contractor. The engineering for the elevator will start once payment is received by the elevator company. It is anticipated it will take 5 weeks to complete the engineering. Once the engineering is completed a meeting will be set up to review and approve the plans for the elevator. Contract for the electric work is now in place. Construction of the elevator is nearing completion as well as the engineering. Once engineering plans have been completed it will take approximately 3 months for the elevator to be constructed and delivered to the site. We are waiting for the delivery of the elevator.

The electrical work has started. A change order was completed to install a 400 amp outdoor 3 phase disconnect and a fully automatic transfer switch for a generator. A second change order is being prepared for the discrepancy found between electrical drawings and what is actually on site.

Mantua Township and the electrical contractor are waiting for Ohio Edison to install the electrical poles. Once the poles are installed the electrical contractor can complete the electrical work. It is estimated that it will take 5 weeks to install the elevator once the electrical work is completed and approximately 1 week for the general contractor to finish the work once the elevator is installed.

Parking Facilities – Village of Garrettsville

A fire in the historical, commercial district of the Village of Garrettsville destroyed an entire block of buildings on 3/22/14. Funds are being provided to remove and pave the existing parking lot and to create an entrance to the parking lot located parallel to Main Street in the historic, commercial district in the village in order to eliminate blight to the area to benefit 1,410 persons. Release of funds has been received on this project. The Ohio Development Services have given the village for additional improvements. We are waiting for the Village of Garrettsville to initiate the project which should happen shortly. Bid specifications and cost estimates are nearing completion with project bid to go out early September. A pre-bid



meeting will be held at 9:00 a.m. on September 12, 2016. Bids are due by 2:30 p.m. on September 28, 2016. It is anticipated the Portage County Commissioners will award the project sometime within the next week. Contracts for 3 contractors are being prepared and circulated for signatures. A notice to proceed will be issued once the contracts are in place. Contracts are in place for all 3 contractors and a notice to proceed has been issued. Construction will begin in the spring. Project is underway.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$156,688. The Village of Garrettsville has agreed to leverage \$109,688 of their own funds to complete the project. Concrete work is nearing completion. Paving is anticipated to start on July 7, 2017. Once concrete and paving work is completed the lamp posts will be installed.

2016 CDBG Formula Grant

Neighborhood Facilities/Community Center (Windham Community Center)

The Windham Village Community Center needs the following repairs:

- Replace existing failing asphalt roof with a new metal roof system
- Replace all gutters and downspouts
- Replace existing siding and paint exterior
- Add 3 new ADA Compliant exterior decks for ingress and egress
- Add new security lighting

An RFP was sent out for architectural services on March 31, 2017. RFP's are due by 2:30 p.m. on April 19, 2017. A contract was awarded for architectural services on April 25, 2017. The contract is being circulated for signatures. The contract is now in place for architectural services. It is anticipated the work specifications will be completed and put out to bid by the end of July.

Neighborhood Facility/Community Center (Mantua Center School)

Phase 2 will construct a slightly inclined walkway that leads from the handicapped accessible parking spots to the elevator as well as an entrance lobby to the elevator. Without the walkway to the elevator, elderly and handicapped individuals will be prevented from entering the Mantua Township Administration and community building's main building.

Drawings are being prepared and the project will go out to bid by mid-April. The project went out to bid on April 24, 2017. A pre-bid meeting was held on May 1, 2017. Bids are due by 2:30 p.m. on May 12, 2017. Bid opening was held on May 12, 2017. Three bids were received and the contract was awarded by the Commissioners on May 17, 2017. Contract has been signed and a notice to proceed has been issued. A pre-construction meeting was held with the contractor who anticipates a start date of July 5, 2017.

Neighborhood Facilities/Community Center (Coleman Adult Day Services)

CDBG funds will be used to replace 215 lights of 21 different types located throughout the building, exterior walkways and parking. Replacement of both incandescent and fluorescent



lighting with LED lighting can greatly reduce both electricity bills and a buildings carbon footprint. The total cost based on David Bacon Prevailing Wages is estimated at \$26,735.

Public Facilities (City of Ravenna)

CDBG funds will be used to provide ADA handicap accessibility in LMI residential areas by installing and upgrading 45 curb ramps and 2073 linear feet of sidewalks.

Drawings and specifications are being prepared. Project went out to bid on June 19, 2017 with bids due back by 2:30 p.m. on July 5, 2017.

Fair Housing

Fair housing services including landlord/tenant information, discrimination complaints, training, posters and brochures will be provided for the residents of Portage County, excluding the City of Kent. There were 3 requests for assistance received in June.

FINANCE

RPC GENERAL FUND

June 1, 2017 Cash Balance	\$116,887.69
Receipts:	\$63,634.98
Expenditures:	\$50,480.12
June 30, 2017 Cash Balance	130,042.55

B-F-15 Formula Grant

June 1, 2017 Cash Balance	\$76,542.40
Receipts:	\$ 0.00
Expenditures:	\$13,465.00
June 30, 2017 Cash Balance	\$63,077.40

LGIP Park Plan

June 1, 2017 Cash Balance	\$5,183.76
Receipts:	\$ 0.00
Expenditures:	\$5,131.98
June 30, 2017 Cash Balance	\$ 51.78

B-F-16 Formula Grant

June 1, 2017	\$1,483.46
Receipts:	\$4,900.00
Expenditures:	\$ 101.00
June 30, 2017 Cash Balance	\$6,282.46



B-D-16 New Horizons

June 1, 2017	\$286.52
Receipts:	\$ 0.00
Expenditures:	\$ 0.00
June 30, 2017 Cash Balance	\$286.52

June 2017 Financial Statements

E. Beeman presented and reviewed the June 2017 financial statements. A motion was made by J. Beal to approve the June 2017 financial statements as presented and to recommend acceptance to the full Commission, motion seconded by A. Orashan. Motion carried unanimously.

Resolution #17-09 2018 Budget for the Regional Planning Commission. Todd reported he met with the Portage County Commissioners on July 11, 2017 to talk about budget needs and problems. Looking at all options, the discussion included a possibility of selling the building and relocating. J. DiPaola stated there should be a discussion of how the RPC fits into the scheme of things and a 5 year plan developed to bring all the issues to the fore front and work to bring it all to an end. We cannot keep putting things off. Todd felt the meeting was positive however, no decisions were forthcoming. Preliminary figures are indicating a deficit of \$128,548.20. Todd reviewed projected revenue as well as potential revenue sources. Expenditures did not include any wage increase for staff. Todd reviewed a list of potential future revenue sources. A motion was made by J. Beal to approve the 2018 RPC budget as presented and present it to the full commission, seconded by A. Orashan. Motion carried.

Director's Report

Todd reported the Village of Windham has contacted the RPC to seek funding for a Critical Infrastructure Grant to help with resurfacing of several streets within the village. The Portage County Commissioners agreed this grant should be implemented by the Portage County RPC. This grant is under the umbrella of Portage County. J. Beal asked if there were administration funds with the grant. Todd replied yes, it averages about \$20,000. NDS has also submitted an application on behalf of Ravenna City for the next round funding. Todd stated NDS have requested a meeting with RPC. Stacy Brown will be replacing Dave Vaughn as director in April 2018. Discussion held.

There being no further business to come before the Committee a motion was made by J. Beal to adjourn the meeting at 4:30 p.m. Seconded by A. Orashan. Motion carried unanimously.

Chairman, Jim DiPaola

Secretary, Todd Peetz, AICP

Minutes submitted for approval by: Secretary on August 9th, 2017



1. **TITLE:** USDA Housing Preservation Grant OH170710-PO1-10433
2. **APPLICANT:** Neighborhood Development Services, Inc.
3. **SOURCE OF FEDERAL FUNDS:** USDA – Housing Preservation Grant
4. **BUDGET:**

FEDERAL:	\$42,145.50
APPLICANT:	
STATE:	
OTHER:	\$250,000.00
TOTAL	\$292,145.50

- | | |
|-----------------------------|------------------------------|
| 5. TYPE OF PROPOSAL: | 6. TYPE OF ASSISTANCE |
| NEW: X | |
| RENEWAL: | LOAN: |
| REVISION: | GRANT: X |
| CONTINUATION: | |

6. **WHAT IS THE POINT OF THE PROJECT?** Neighborhood Development Services (NDS) is proposing to provide CHIP Funds for rural Portage County and Trumbull County to homeowners (owner-occupied) with very low incomes to do eligible rehabilitation such as, electrical repair, roofing repair or replacement, HVAC repair or replacement, plumbing repairs etc. NDS has provided these types of services for over 20 years. Eligible applicants must be below 50% of the average median income.

7. **WHAT ARE THE MAJOR COMPONENTS?** All eligible applicants can apply for loans at 0% interest, loans to be repaid at the time of transfer of property. Lowest incomes will be given priority. Verification of income is a requirement.

Work that is performed will be based on competitive bidding process.

8. **LENGTH OF TIME?** Monies will be expended in less than 18 months. Loans will come due at the time of land transfer.

9. **WHO DOES IT AFFECT?** Very low income owner occupied homeowners in rural Portage and Trumbull Counties, excluding the cities of Kent, Ravenna, Warren, Girard, Hubbard, Niles and Townships Ravenna and Franklin.

10. **HOW MANY PEOPLE?** The estimated total number from the USDA Housing Preservation Grant (\$42,145.50) is 4-10 very low income households with at least 2 being a minority. The total minimum for the project is 4-10 very low income households.

11. **WHAT GEOGRAPHIC AREA IS AFFECTED?** The geographical areas served by this program are rural Portage County and Trumbull County (as defined by the USDA) excluding the Cities of Kent, Ravenna, Warren, Girard, Niles, Ravenna Township and Franklin Township.

12. **WHAT SPECIFIC BENEFIT WILL PORTAGE COUNTY RECEIVE?** The program combines funding from the USDA, Portage County; Trumbull County to assist very-low income homeowner's to rehabilitate their homes. This client base is highly vulnerable to losing their homes through deterioration or other economic malady. This program will preserve these homes for their owners by providing an affordable means to acquire rehabilitation services.

Application for Federal Assistance SF-424

* 1. Type of Submission: <input checked="" type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
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* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
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State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

* a. Legal Name: Neighborhood Development Services, Inc.	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 34-1485111	* c. Organizational DUNS 155294606

d. Address:

* Street1:	120 E. Main St.
Street2:	_____
* City:	Ravenna
County/Parish:	Portage
* State:	OH
Province:	_____
* Country:	USA: UNITED STATES
* Zip / Postal Code:	44266

e. Organizational Unit:

Department Name: _____	Division Name: _____
----------------------------------	--------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mrs.	* First Name: Erica
Middle Name: A.	
* Last Name: Sadaj	
Suffix:	_____

Title: Housing Rehabilitation Coordinator
--

Organizational Affiliation: Neighborhood Development Services, Inc.

* Telephone Number: (330)297-6400 ext. 234	Fax Number: 330-297-5303
---	---------------------------------

* Email: esadaj@ndsohio.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

M. Non Profit w/501C3 IRS Status (Oth Than Higher Edu)

Type of Applicant 2 Select Applicant Type:

Type of Applicant 3 Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

USDA, Rural Development

11. Catalog of Federal Domestic Assistance Number:

10.433

CFDA Title:

Section 533 Housing Preservation Grants for FY2016

*** 12. Funding Opportunity Number:**

10.433

* Title

Section 533 Housing Preservation Grants for
FY2017Ow

13. Competition Identification Number:

Title

14. Areas Affected by Project (Cities, Counties, States, etc.):

Rural areas of Portage County and Trumbull County

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Owner Occupied Housing Rehabilitation and Home Repair Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="\$42,145.50"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text" value="\$250,000.00"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="\$292,145.50"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

a. Statement of Activities

1. With the Housing Preservation Grant funds requested herein, Neighborhood Development Services, Inc. is proposing to provide homeowner assistance (owner-occupied housing rehabilitation) loans to very low homeowners in rural Portage and Trumbull Counties, Ohio. Examples of eligible rehabilitation items would include electrical repair, roofing repair or replacement, HVAC repair or replacement, plumbing repairs, etc. All work completed under this proposal would be in accordance with the State of Ohio's Residential Rehabilitation Standards. NDS has been providing this program to Very Low income homeowners for over 20 years. Eligible clients may borrow up to \$15,000 in Housing Preservation Grant Funds toward the rehabilitation of their home. All of the loans would be 0% interest, due upon transfer of title and therefore, by definition, be affordable to the homeowner. Requirements for the program would typically include:
 - Proof of ownership.
 - Residence in an eligible rural area of Portage County or Trumbull County.
 - Proof of income to be below 50% of AMI.
2. Clients will be processed on a first come first serve basis from applications received in NDS, Inc.'s office. Applicants will be prioritized according to their income. All applicants must be below 50% of AMI to be eligible. Priority will be given to those at the lowest incomes. Further, only those meeting the additional eligibility requirements as stated above will be processed. Following verification of eligibility and priority, a certified NDS, Inc. construction inspector will inspect the unit and prepare a work specification for the subject property. Following approval of the work specifications by the homeowner, NDS, Inc. staff will solicit competitive bids from contractors from NDS, Inc.'s certified contractor list. Once a winning bidder is selected (lowest and best bidder), NDS, Inc. staff prepares contract documents and security instruments for the customer to review and sign. Then notice to proceed is given to the contractor to begin work. Payments are made upon invoice from the contractor for work in place. The application for payment is reviewed and the work inspected by a certified NDS, Inc. construction inspector. Once the work is approved by NDS, Inc., any required municipal building official, and the homeowner, payment is made. Please see the program checklist and forms in Exhibit A.
3. The process for identifying potential environmental impacts will be accomplished by the adoption of Exhibit F-2, Grantee's Process for Identifying Properties Requiring FmHA Environmental Assessments.
4. NDS, Inc. utilizes and follows the Ohio Development Service's Agency, Residential Rehabilitation Standards, which exceed the RHS Thermal Standards and local housing code, where applicable, for the rehabilitation work. See Exhibit B for Rehabilitation Standards.
5. The time schedule for completing the program will be 18 months. Following award of the funds, NDS, Inc. will solicit applications that will be processed as stated above. NDS will make quarterly draws of \$10,536.37 every 3 months.

6. The staffing for this program includes:

C. David Vaughan, Executive Director. Dave oversees all rehabilitation and construction activities. He has been involved in Owner Occupied Rehab and Housing Preservation for over 20 years.

Michael Bogo, Deputy Director. Mike is responsible for overseeing the Construction Department as well as, inspections, preparing specifications, monitoring and inspection of work, and authorization of payment requests.

Rick Duckworth, Construction Inspector. Rick is responsible for inspections, preparing specifications, monitoring and inspection of work, and authorization of payment requests.

Brad Tompkins, Construction Inspector. Brad is responsible for inspections, preparing specifications, monitoring and inspection of work, and authorization of payment requests.

Mark Zaher, Construction Inspector. Mark is responsible for inspections, preparing specifications, monitoring and inspection of work and authorization of payment requests.

Erica Sadaj, Director of Housing Rehabilitation. Erica is the primary customer service representative. Erica is responsible for maintaining waiting lists, applicant processing, verification, prioritization, and file processing, oversight of the construction department, scheduling production and monitoring compliance.

Kaitlyn McNerney, Controller. Kaitlyn assists the rehabilitation department with the proper preparation and execution of financial documents, security filings, and payments. She also maintains all financial records and reporting of program funds.

Liz Atkinson, Program Administrator. Liz is responsible for customer relations, gathering proper documentation, presenting completed files and assisting in all aspects related to the rehabilitation program, as duties arise.

See Resumes in Tab 14 of the Application.

7. 100% of the beneficiaries of the program will earn at or below 50% of Area Median Income. We are estimating that we will serve between 4 and 10 very low income households. Of which, we believe 2 will be minority.
8. The geographical areas served by this program are the rural areas of Portage County and Trumbull County (as defined by USDA) excluding the Cities of Kent, Ravenna, Warren, Girard, Hubbard, Niles, Ravenna Township, and Franklin Township.
9. The total estimated budget for the project is \$292,145.50. The budget breakdown is as follows:

Sources of Funds

USDA Housing Preservation Grant	\$42,145.50
2017 Portage County CHIP	\$250,000.00

Total Sources	\$292,145.50
----------------------	---------------------

Uses of Funds

	USDA	Other
Rehabilitation Loans	\$36,145.50	\$250,000.00
Administration		
-Wages	\$4,000.00	
-Fringes	\$2,000.00	
Total Uses	\$42,145.50	\$250,000.00

10. N/A

11. NDS, Inc. uses the Ohio Development Service's Agency Grant Financial Management System along with Peachtree Accounting Software to track and report of grant financial information.

12. The program will be evaluated by the adherence to program guidelines, funding limits, number of clients benefited, and reporting requirements, including but not limited to FmHA quarterly reports.

13. The Housing Preservation Grant will never fund over 50% of the rehabilitation. The maximum repair cost per unit will be \$46,000 of which up to \$15,000 will be housing preservation money. The other source of funding for this program is a potential commitment of \$250,000 from the Ohio Development Services Agency FY 2017 Community Housing Impact and Preservation Program, awarded to the Portage County Board of Commissioners. Its purpose is to provide low, no interest loans to qualified homeowners in Portage and Trumbull Counties (excluding the Cities of Kent, Ravenna, Warren, Niles, Girard, Ravenna Twp., and Franklin Twp). See Grant Agreements in Exhibit C.

14. Program income will be tracked by NDS, Inc. through its loan servicing. NDS, Inc. utilizes Loan Ledger loan servicing software and currently services 750 loans for various clients. Any program income generated will be recaptured into a segregated account in the name of the program and will be re-used only for those activities as presented in this statement of activities.

15. In the event that NDS, Inc. loses its legal status, all security instruments in the name of NDS, Inc. will be assigned and transferred to USDA or to an entity as designated by USDA, Rural Development.

16. This program combines funding from the USDA, Portage County and Trumbull County to assist very low-income homeowner's to rehabilitate their homes. This client base is highly vulnerable to losing their home through deterioration or other economic malady. This program will preserve these homes for their owners by providing an affordable means to acquire rehabilitation services.

17. As per NDS, Inc.'s Fair Housing Marketing Plan, NDS, Inc. will provide intensive outreach for this program using a number of methods and media. NDS, Inc. will advertise in not only the general circulation newspaper for Portage County and Trumbull County but also any local newspaper reaching the target population. NDS, Inc. also prepares printed literature on the program for distribution through social service providers, community groups and organizations, and local government offices and services. Those groups include the Community Action Council, Family and Community Services, Portage County Senior Services, the Skeels Improvement Corporation, Portage County First Call for Help, King-Kennedy Center, Portage Area Transitional Housing, Portage County Regional Planning Commission, Community Legal

**REPLAT of TOWNSHIP LOT 28,
of STONE HILL ESTATES, MANTUA TOWNSHIP.**

Case No. 17-07
Reviewed By: Haley Wachholz
Date Submitted: 4-11-17
Due: 5-11-17 (Ext. 6-14-17)

APPLICANT: Jim Vechery
Hexagon Family Enterprises, INC.
P.O. Box 754, Mantua, OH 44255

REQUESTED ACTION: The applicant is seeking approval of a replat to split lot 28 into two sublots for the purpose of creating a single family home (AR-1) and a duplex (AR-2).

LOCATION: **Vicinity Map (Exhibit 1)**
The Stone Hill Estates are located at the corner of Mantua Center Rd. and Parkwood Ave. south of Rt. 82 and East of Diagonal Rd. The proposed sublots would have frontage split on both Mantua Center Rd. and Parkwood Ave. AR-1 would have frontage primarily on Parkwood Ave, and Sublot AR-2 would have the entirety of its frontage on Mantua Center Rd.

SIZE & ZONING: (Exhibit 2)

Site zoning:

	<u>Required</u>	<u>AR-1</u>	<u>AR-2</u>
Min. lot size	1.5 ac.	2.6319 ac.	
Min. lot size*	1.75 ac.		2.3054 ac
Min. frontage	150.0 ft.	154.02 ft.	
Min. frontage*	200.0 ft.		203.67 ft.
Min. lot width	150.0 ft.	150 ft.	
Min. lot width*	150.0 ft.		203.67 ft.

*Denotes duplex requirements

Zoning: The replat site is zoned R-3 residential.

LAND USE: **Site:** There are currently no existing structures on these lots.

Surrounding: Land in the immediate vicinity of the replatted lot is zoned (R-3) residential high with surrounding areas zoned as residential (R-2) along the west side of Mantua Center Rd.

UTILITIES: Portage County sanitary sewer and central water are not available.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: Soils on lots 28 are all Bogart silt loam (BgA), Chili gravely loam (CoC2) and Fitchville silt loam (FcA).

- Bogart Silt Loam, 0 to 2% slopes (BgA): This soil type is moderately well drained. There is no frequency of ponding or flooding and should not create building limitations.
- Chili Gravely Loam, 6 to 12% slopes, moderately eroded (CoC2): This soil type is well drained, formed from outwash material. This soil type has no frequency of ponding or flooding and is not a hydric soil. The slope is the primary limitation to most non-farm uses.
- Fitchville Silt Loam, 0 to 2% slopes (FcA): This soil type is somewhat poorly drained, formed from glaciolacustrine deposits. This soil type has no frequency of ponding or flooding and is not a hydric soil. There are few, if any, limitations.

Wetlands: According to the Portage County Wetland Inventory, there do not appear to be wetlands on the site. There are, however, wetlands in close proximity to the replat site with one on the western side of Mantua Center Rd. and another backing up to the Eastern edge of the property.

Flood Hazard: The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

	Approval	Conditional approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept.:</i>	<input checked="" type="checkbox"/> Central sewer is not available from PCWR. Central water is not available.			
<i>Mantua Township:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the replat to meet Subdivision Regulations:

<u>Section</u>	<u>Issue</u>
317.8	The health department requires additional paperwork completed in order to move forward with the evaluation to approve the parcels for a septic system.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replatted lot meets zoning requirements.

ANALYSIS: This replat proposes a split of subplot 28 in order to create 2 lots AR-1 and AR-2 for the purpose of creating a single family home (AR-1) and a duplex (AR-2). The proposed sublots would have frontage split on both Mantua Center Rd. and Parkwood Ave. AR-1 would have frontage primarily on Parkwood Ave, and Sublot AR-2 would have the entirety of its frontage on Mantua Center Rd.

The current disapproval received from the health department states that “The Health Department met with the representative regarding the proposed replat. The Health Department gave him the application and information to move forward with the replat, however, at this time no additional information has been received and the health department has not moved forward with an evaluation to approve these parcels for a septic system.”

RECOMMENDATIONS: Staff recommends approval once all comments have been met. If comments have not been addressed by 8/9/2017 staff recommend either an extension of time or denial.

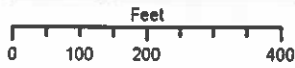


Exhibit 1

Stone Hill Estates

Mantua Township

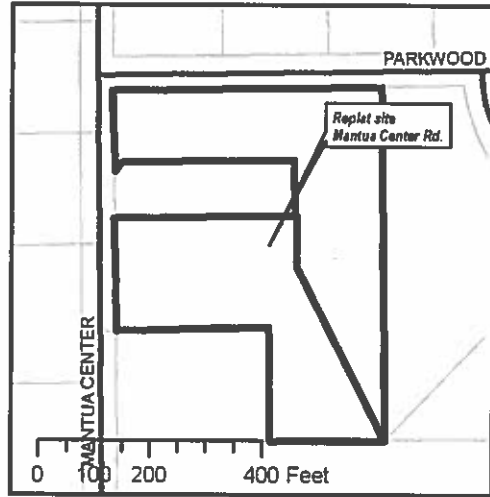
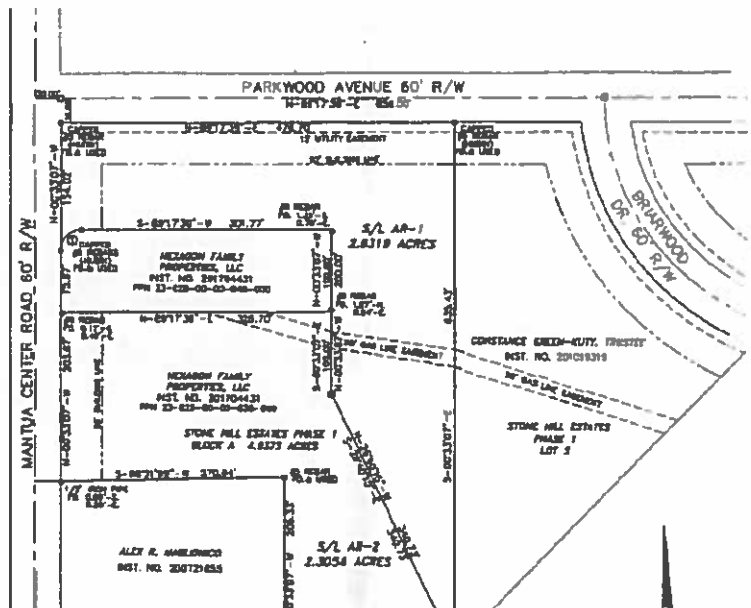


Exhibit 2
Replat



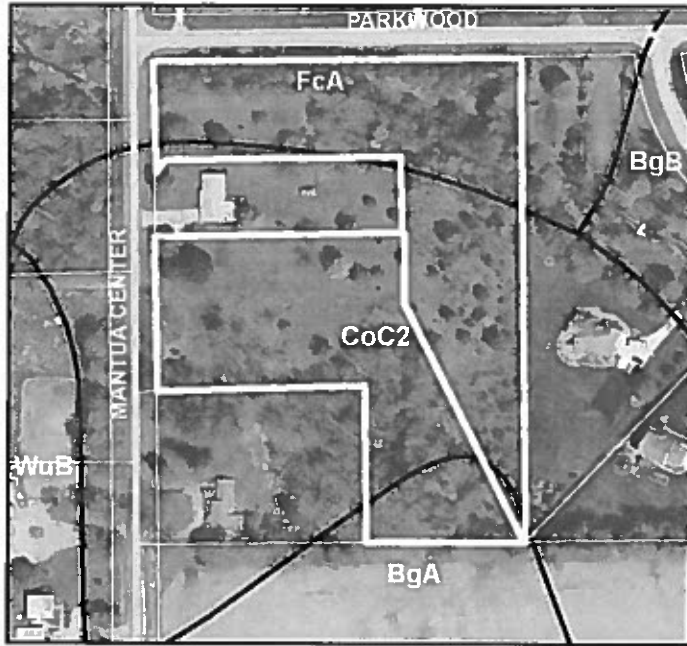


Exhibit 3
**Soils, Wetlands,
Flood Hazard Areas &
Priority Conservation
Areas**
Stone Hill Estates
Mantua Township

Wellands &
Priority Conservation Areas





Portage County Soil Survey
Digital version, 2006.

 Hydric soils

0 625 1,250 2,500 Feet



 Flood Zone A
 Flood Zone AE

FEMA Flood Insurance Rate Map, 2013

 Wetlands