



Planning Progress

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Stark County Subdivision Regulations Update

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Stark County is in the process of updating the Stark County Subdivision Regulations. The County first adopted Subdivision Regulations in 1961, under authority provided in the Ohio Revised Code. The Regulations have been updated approximately every 10 years since, with the last amendments made in 2008. The Regulations are now being updated to address a number of factors, including: legal opinions issued by the Prosecutor's Office since 2008, the County Engineer's adoption of Access Management Regulations, common variance requests, and the codification of procedural changes already in place.

The proposed Regulations were reviewed by the Stark County Commissioners and the Building Industry Association in October 2017, and the Ohio Township Association and Subdivision Review Subcommittee in November 2017. The Regulations are presently being reviewed by the Stark County Prosecutor's Office and the general public. Once all suggested changes have been addressed, a revised set of proposed Regulations will be made available to all reviewing parties and the general public. A formal 30-day public comment period will officially begin once the proposed Regulation changes are sent to all local township trustees. A public hearing at the Stark County Regional Planning Commission (SCRPC) will be held upon completion of the 30-day public comment period. The County Commissioners will then hold a public hearing on the proposed Regulation changes, and provided no significant changes are requested, the SCRPC will then adopt the updated set of Subdivision Regulations at its next regularly scheduled meeting. To view the proposed changes, please visit SCRPC's website.

Stark County's FY 2018 HOME Funding

The Stark County Regional Planning Commission is under contract to the Board of Stark County Commissioners to administer the Stark County HOME program. Stark County receives this federal funding as a direct entitlement grant from the US Department of Housing and Urban Development (HUD). Last year, the county received \$592,118 in HOME funding. It is expected the county will receive approximately this same amount in FY 2018 funding. This funding will be available for use between July 1, 2018 and June 30, 2019.

Stark County participates in the HOME program as a consortium with both of the cities of Massillon and Alliance, thus a portion of Stark County's HOME funding will be provided to each. The cities will receive 20% and 18%, respectively, of the HOME grant balance after CHDO apportionment, for use in their jurisdictions.

HOME eligible activities are housing-related projects that benefit low-and moderate-income persons/households. Community Housing Development Organizations (CHDO) are encouraged to apply as 15% of the overall HOME allocation is required to be allocated to qualified CHDO projects. As such, the Consortium plans to provide approximately \$89,000 of HOME funding to such activities.

In August of 2013, new regulations went into effect to amend the HOME Investment Partnership (HOME) Program. These amendments to the HOME regulations represent the most significant change to the HOME program since its development back in the early 1990s. As such, potential HOME applicants are highly encouraged to become familiar with this "HOME Final Rule" document and the changes it made to the HOME program.

A HOME "Request for Proposal" workshop was held on November 15th, with applications for this upcoming HOME program being due by Friday, January 5th at Noon. After the applications are received, they will be reviewed. A decision in regard to the 2018 program is expected to be presented to the public by mid-March, with a public hearing to take place in early April presenting the proposed program to the Board of Stark County Commissioners. For questions about the HOME program, please contact Lynn Carlone, Chief of Community Development at 330-451-7774.

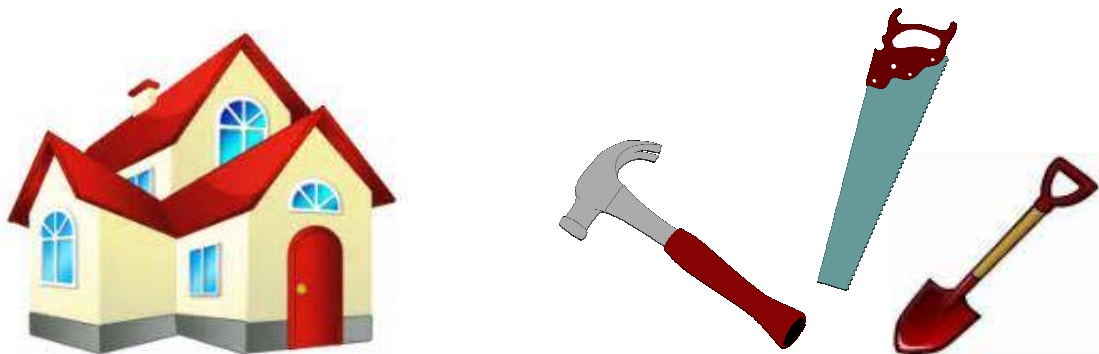
Attention General Contractors

Stark County Regional Planning Commission Housing Rehabilitation Department

is searching for contractors who are committed to undertaking quality rehabilitation work under a federally funded program.

**Minority/Women-Owned and Section 3
Businesses are encouraged to apply.**

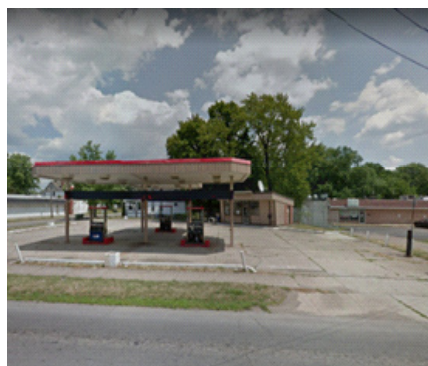
Contact the Housing Rehabilitation Department
at 330 -451-7302 for further information and
to obtain an application packet.



Former Alliance Gas Station Assessed with U.S. EPA Grant Funds

In 2014, the Stark County Brownfields Coalition was awarded a \$600,000, 3-year United States Environmental Protection Agency (EPA) Brownfields Assessment Grant. Over the past three years, the Brownfields Coalition has assessed properties throughout Stark County, including most recently a former Clark gas station, located at 520 South Union Ave. in the City of Alliance.

The former gas station is an approximately 0.33 acre commercial property, located at the southeast corner of South Union/SR 183 and East Oxford Street. The property was purchased in 2016 as an abandoned gas station by Baynk Development, LLC, an Alliance company. Baynk Development was interested in demolishing the gas station and rebuilding a shopping center on the property. In March 2017, the property was transferred to the Stark County Land Reutilization Corporation (Land Bank) to ensure that it was eligible for the U.S. EPA Brownfields Assessment Grant funding.



In May, Pandey Environmental, a prequalified consultant on the Assessment Grant, was selected to complete Phase I & Phase II Assessments of the property. The results of the Phase II Assessment recommended removing the underground petroleum storage tanks on the property, which is an eligible expense under the Assessment Grant, to test for additional contamination. In late October, the petroleum storage tanks, dispenser islands, dispenser lines, and fueling canopy were removed from the site. The former gas station store remained, as demolishing this structure is not an allowable Assessment expense. When the sampling results from the tank removals were analyzed, it was found that there are zero contaminants on the site that require further environmental action.



It is anticipated that the property will be transferred back to Baynk Development, LLC for redevelopment as a 3,600 square foot retail center. As the U.S. EPA Brownfields Assessment Grant period ends on December 31st, it is encouraging that redevelopment of this former gas station has utilized the Assessment Grant to its fullest potential. In the hope of continuing to create success stories, staff submitted an application for the 2018 U.S. EPA Brownfields Assessment Grant in November, and expects to learn if the grant has been awarded to Stark County in mid-2018.

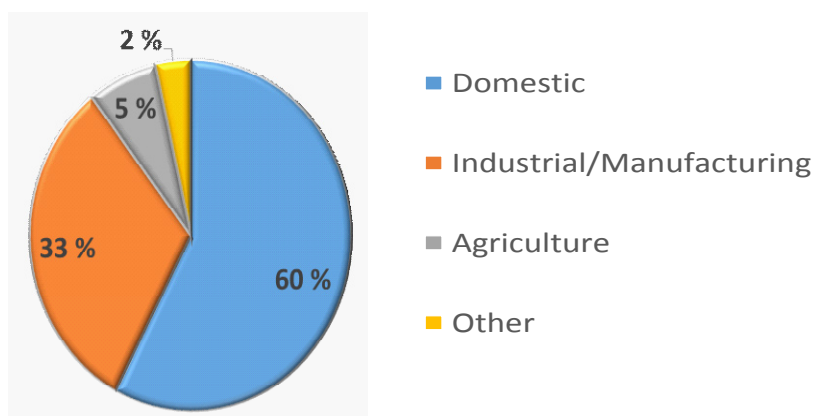


Importance of Ground Water

Nearly half of Ohio's citizens, businesses and industries use ground water as their main source of drinking water. Almost 4 million people in Ohio are provided ground water by community public water systems, and more than 700,000 have their own wells. Ground water resources will become even more valuable in the years ahead as Ohio copes with increasing water demands.

Ground water contamination is a serious problem because contaminants often travel unnoticed until detected in a water supply well. Once contaminated, an aquifer is both difficult and expensive to clean up, largely due to slow ground water flow rates. In many cases, the costs are passed along to consumers through increased water bills or taxes. Contaminated drinking water causes problems that can range from harmless effects (such as an unpleasant taste) to serious health problems. In most cases, prevention is simpler and less expensive than the cure.

Land use activities that occur on the land surface can have a negative effect on the drinking water supply. Even if activities are well managed, accidents and spills can still happen. Some ground water in Ohio has become contaminated over the years due to poor land use and management practices, inadequate control of spills and subsequent cleanup, and improper disposal of wastes and chemicals. Urban areas have many activities occurring that can potentially contaminate an aquifer. Potential pollution sources are industry, fertilizers from lawns and gardens, construction sites, and street runoff of oil, gas and road salt. Vegetation, which normally slows the rate at which contaminants travel, is scarce in urban areas, allowing contaminants to more easily enter the soil and travel faster over land. The main sources of pollution in rural areas are agricultural activities and failing septic systems. These sources, if not managed properly, can impact aquifers with nitrates and bacteria.



Things that can be done around your home to help protect your ground water resources include: limiting the use of pesticides, fertilizers and other lawn and garden chemicals; not pouring chemicals or prescription drugs down the drain or in the toilet; recycling used motor oil and anti-freeze; reporting any spills or illegal dumping; joining a stream or creek cleanup; having septic systems inspected regularly; and cleaning up after your pets.

In Ohio, nearly half of all cities, villages, schools, businesses, and industries depend on ground water for drinking, processing and irrigation. This amounts to more than **1 billion gallons per day!** Ground water is a shared resource. Do your part to protect it.



Stark County Regional Planning Commission
201- 3rd St. N.E.
Canton, Ohio 44702

Upcoming Events

January

8	Subdivision Review	1:30 PM
9	SCRPC	7:30 PM
22	SCATS	1:30 PM

February

5	Subdivision Review	1:30 PM
6	SCRPC	7:30 PM
26	SCATS	1:30 PM

March

5	Subdivision Review	1:30 PM
6	SCRPC	7:30 PM
26	SCATS	1:30 PM

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