MEMORANDUM

TO: General Policy Board Members
FROM: Joseph Hadley Jr., Executive Director
DATE: August 21, 2019

SUBJECT: Consideration of an Amendment to the Clean Water Plan for the City of Aurora Facilities Planning Area (FPA) to update the wastewater prescription for the Sturbridge Place Subdivision located in the City of Aurora

What’s being requested:
The City of Aurora is requesting an amendment to the current City of Aurora FPA to include the Sturbridge Place Subdivision. The proposed wastewater prescription for this location shall be as indicated for an orange area (Areas Expected to be Served with Sanitary Sewers within the Next 20 Years).

Background (adapted from information provided by the City of Aurora Engineering Department):
The City of Aurora was recently notified by the developer of the proposed Sturbridge Place Subdivision in an area currently designated as areas that will be served by home sewage and semi-public sewage disposal systems. The subdivision consists of 57 residential lots served by a publicly-owned sanitary sewer collection system (Figure 1).

Since the City of Aurora is responsible for sanitary sewers located within the city limits, the city is requesting that the current FPA map to be amended. As noted above, the wastewater prescription shall be changed from areas that will be served by home sewage and semi-public sewage disposal systems, to areas expected to be served with sanitary sewers within the next 20 years. The proposed amendment is being requested at the present time, rather than as a part of the City’s comprehensive update of areas under its jurisdiction under NEFCO’s Clean Water Plan (208 Plan) Chapter 3 update, in order to allow for the design and construction of the proposed subdivision to proceed in a timely manner.

Facilities Planning Area (FPA) boundary:
No changes to FPA boundary.
Wastewater prescription change:
The wastewater prescription for the subject area will change from “areas that will be served by home sewage and semi-public sewage disposal systems” (Figure 2) to “areas expected to be served with sanitary sewers within the next 20 years” (Figure 3).

Local governments/agencies affected:
City of Aurora
Portage County Health District

Public notification efforts:
On August 7, 2019, the City of Aurora Engineering Department sent a request for comment letter to the affected management agency (Portage County Health District) about the proposed FPA wastewater prescription change. Attached is the “no objection” response from the Health District.

A public notice and request for comments was published in the July 31, 2019 edition of the Record Courier. The comment period closed on August 14, 2019. Please refer to the attached notice. No questions or comments were received by the City.

Specific proposed changes to the current FPA Appendix in the Clean Water Plan:
The area west of SR 43 generally between Mennonite and Lena Drive has a proposed residential subdivision which will provide sewers to the Sturbridge Place subdivision portion. Adjacent lots not included in the development would also be able to connect to the new sewer in this subdivision.

Staff recommendation:
Conditional approval, contingent upon neither Aurora or NEFCO receiving any negative comments on this amendment through August 14, 2019, which is the end of the 15-day legal ad period for public comments, and no negative comments are received from the Portage County Health District.

Because staff has learned that during the public comment period there were no questions or comments received by the City of Aurora on the proposed amendment, and because the Portage County Health District had no objection to the amendment, staff now recommends approval of this revision to the Clean Water Plan.

Environmental Resources Technical Advisory Committee (ERTAC) Recommendation to the NEFCO General Policy Board:
The ERTAC endorsed the staff recommendation made on August 7th.

NEFCO General Policy Board Action:
Approval of Resolution No. FY2020-001.
RESOLUTION OF THE GENERAL POLICY BOARD OF THE NORTHEAST OHIO FOUR COUNTY REGIONAL PLANNING AND DEVELOPMENT ORGANIZATION (NEFCO) APPROVING AN AMENDMENT TO THE CLEAN WATER PLAN FOR THE CITY OF AURORA FACILITIES PLANNING AREA (FPA) TO UPDATE THE WASTEWATER PRESCRIPTION FOR THE STURBRIDGE PLACE SUBDIVISION LOCATED IN THE CITY OF AURORA

WHEREAS, NEFCO is the designated water quality management planning agency for Portage, Stark, Summit and Wayne Counties; and

WHEREAS, as part of that designation it is NEFCO’s responsibility to coordinate the use and update of its Clean Water Plan, also known as the 208 Plan; and

WHEREAS, the City of Aurora is responsible for sanitary sewers located within the city limits; and

WHEREAS, NEFCO has been requested by the City of Aurora to consider an amendment to the Clean Water Plan to modify the Aurora Facilities Planning Area (FPA) to update the wastewater prescription for the Sturbridge Place Subdivision located in the City of Aurora; and

WHEREAS, the request from the City of Aurora consists of amending the wastewater prescription from “Areas That Will Be Served by Home Sewage and Semi Public Sewage Disposal Systems” to “Areas Expected to be Served with Sanitary Sewers within the Next 20 years” for the Sturbridge Place Subdivision; and

WHEREAS, a legal advertisement that described the proposed amendment and sought comments on it, yielded no comments or questions during the public comment period; and

WHEREAS, a request for comment letter regarding the amendment was sent to the Portage County Health District on August 7, 2019, the Health District indicated that it had no objection to this proposed Plan revision; and

WHEREAS, the Ohio Environmental Protection Agency (Ohio EPA) has requested NEFCO’s approval of this amendment as a step in its permitting process; and

WHEREAS, the NEFCO Environmental Resources Technical Advisory Committee (ERTAC) performed a technical review of this request and recommended conditional approval of the amendment, with the condition being that no negative public comments are received by August 14, 2019 by NEFCO or the City of Aurora to the amendment; and that no negative comments are received from the Portage County Health District;
NOW, THEREFORE, BE IT RESOLVED that the NEFCO General Policy Board approves this amendment to change the facilities planning area wastewater prescription for the Sturbridge Place subdivision project from “Areas That Will Be Served by Home Sewage and Semi Public Sewage Disposal Systems” to “Areas Expected to be Served with Sanitary Sewers within the Next 20 Years”. Furthermore, the Board directs staff to incorporate this amendment into NEFCO’s Clean Water Plan and to transmit pertinent amendment materials to the City of Aurora, Portage County Health District, and the Ohio EPA.

Certified as action taken by the NEFCO General Policy Board at its regular meeting held on August 21, 2019.

Todd Peetz, Secretary
NEFCO General Policy Board
Figure 1

Aurora Facilities Planning Area

208 Clean Water Plan Amendment
Location of Proposed Amendment

- Areas Currently Served with Sanitary Sewers
- Areas Expected to be Served with Sanitary Sewers within the Next 20 Years
- Areas that will be Served by Home Sewage and Semi-Public Sewage Disposal Systems
- Potential Additional Sanitary Sewer System Service Area
- Parks and Natural Areas
- Lakes, Ponds and Wetland Areas

*Please see Clean Water Plan text for a complete explanation of the mapping categories
*Please see the FPA Reference Map (figure 3-1a) for names of adjacent FPAs
Figure 2
Aurora Facilities Planning Area
208 Clean Water Plan Amendment
Current Wastewater Treatment Prescriptions

*Please see Clean Water Plan text for a complete explanation of the mapping categories
*Please see the FPA Reference Map (figure 3-1a) for names of adjacent FPAs
Figure 3

Aurora Facilities Planning Area

208 Clean Water Plan Amendment
Proposed Wastewater Treatment Prescription

*Please see Clean Water Plan text for a complete explanation of the mapping categories
*Please see the FPA Reference Map (figure 3-1a) for names of adjacent FPAs
August 7, 2019

Mary Helen Smith, MPH, CPH, RS, REHS
Director, Environmental Health Services
Portage County Health District
705 Oakwood Street, 2nd Floor
Ravenna, Ohio 44266

RE: Aurora Facilities Planning Area – 208 Clean Water Plan
Map Amendment
Sturbridge Place Subdivision

Dear Ms. Smith,

The purpose of this letter is to inform you that the City of Aurora is requesting an amendment to the Aurora Facilities Planning Area (FPA) to include the Sturbridge Place Subdivision located in the City of Aurora. Per Northeast Ohio Four County Regional Planning and Development Organization’s (NEFCO’s) guidelines for amending a Clean Water Plan (208 Plan), the local governments affected by a proposed amendment are to be notified and given opportunity to review and comment.

BACKGROUND

Sturbridge Place, a residential conservation development, has been proposed on the west side of SR 43 as shown on Figure 1. The project is a 25 acres site with 57 homes planned. The footprint of the parcels is about 14 acres with the remaining 11 acres being set aside in a conservation easement that is to be preserved in its natural state. As shown on Figure 2, the site is in an Area that will be Served by Home Sewage and Semi-Public Sewage Disposal Systems.

The amendment is requesting that the area of the project in Areas that will be Served by Home Sewage and Semi-Public Sewage Disposal Systems be changed to Areas Expected to be Served with Sanitary Sewers within the Next 20 Years. As shown on Figure 3, the 11 acres of the proposed conservation easement will be included in the entire 25 acre amendment to keep the prescription parcel specific in case there are any changes to the open space design. The open space will be preserved in conservation easements. Amending the FPA to include the balance of the Sturbridge Place open space subdivision project to Areas Expected to be Served with Sanitary Sewers will allow the 57 residential lots to be served by a publicly-owned sanitary sewer collection system.

Since the City of Aurora is responsible for sanitary sewers located within the city limits, the City is requesting the current FPA map and text to be amended. As noted previously, the wastewater prescription for the Sturbridge Place Subdivision shall be changed from Areas That Will Be Served by Home Sewage and Semi-Public Sewer Disposal Systems to Areas Expected to be Served with Sanitary Sewers within the Next 20 Years. The proposed amendment is being requested at the present time, rather
August 7, 2019
Ms. Mary Helen Smith, MPH, CPH, RS, REHS.
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than as a part of the City’s comprehensive update of areas under its jurisdiction under NEFCO’s 208 Plan Chapter 3 update, in order to allow design and construction of the proposed subdivision to proceed in a timely manner.

FEEDBACK REQUEST
Please review the provided information by August 14, 2019 and respond to the City of Aurora Engineering Department by noting the following:

- No objection to the proposed revision
- Recommend the comments written here or attached
- Recommend the approval be withheld until completion of further review

Authorized Signature

Title

Date

If you have any questions about this letter or need further assistance, please contact Sara Cooper, P.E., at (330) 995-9116 or via email at coopers@auroracho.com.

Sincerely,

Sara Cooper

Justin A. Czekaj, P.E., CPESC, CPSWQ, CESSWI
City Engineer

Attachments:
  Figure 1 – Location of Proposed Amendment
  Figure 2 – Current Wastewater Prescriptions
  Figure 3 – Proposed Wastewater Treatment Prescription

cce:
  Joe Hadley, NEFCO
  Harry Stark, City of Aurora
  Dave Wager, Aurora 43 South, LLC
Public Notice

The City of Aurora is requesting an amendment to the current City of Aurora Facilities Planning Area (FPA) to include the proposed Sturbridge Place Subdivision. The proposed subdivision consists of 57 residential lots to be served by a publicly-owned sanitary system and is located west of S. Chillicothe Rd., about 350 feet south of Aurora Industrial Pkwy.

The area of the subdivision is currently designated as "areas that will be served by home sewage and public sewage disposal systems". Since the City of Aurora is responsible for sanitary sewers located in the city limits, the city is requesting the current FPA map to be amended for the area of the proposed subdivision, to be changed to "areas expected to be served with sanitary sewers within the next 20 years".

The proposed amendment is being requested at the present time, rather than as a part of the City’s comprehensive update of areas under its jurisdiction under NEFCO’s Clean Water Plan (208 Plan) Chapter 3 update, in order to allow design and construction of the proposed subdivision to proceed in a timely matter.

Persons wishing to submit written comments for NEFCO’s consideration in reviewing the amendment request or to obtain copies of the amendment request application should do so by email to engineering@auroraoh.com or in writing to Brown-Keidel Service Center, Engineering Dept., 158 W. Pioneer Trail, Aurora, OH 44202 within 15 days of the date of this public notice.

RC, July 31, Aug 1, 2, 2019,
12580933
Appendix 3-4

Aurora
Facilities Planning Area

Approved by the NEFCO General Policy Board
12/21/2011
Aurora Facilities Planning Area

I. Existing Situation
   A. County/Basin:
      Portage/Lake Erie

   B. Facilities Planning Area:
      Aurora

   C. Designated Management Agency (DMA):
      I. Primary DMA
         a) City of Aurora
      II. Secondary DMA
         a) City of Aurora

   D. Publicly-Owned Treatment Works:
      a) Aurora Central WWTP, 1.0 MGD
      b) Aurora Westerly WWTP, 1.4 MGD

   E. Facilities Plan:
      a) Western Reserve Consultants, Inc., City of Aurora, Ohio and Mantua Twp., Western Portion Central facilities Plan (Amended), May, 1979.
      b) Havens and Emerson Ltd., Facilities Plan for the Upper Tinkers Creek Watershed, Three Rivers Watershed District, 1975

   F. Area Served:
      City of Aurora

   G. Receiving Stream:
      a) Aurora Branch of the Chagrin
      b) Pond Brook Tributary

   H. Contact Person/Address/Phone/Fax:
      Mr. Harry Stark John Trew AICP, MPA, CPMSM
      Director of Public Services
      City of Aurora
      130 S. Chillicothe Road
      Aurora, Ohio 44202
      Phone: (330) 995-9116
      Fax: (330) 562-1306

Approved by the NEFCO General Policy Board
12/21/2011
3-4-3
I. **Population Served:**
The population projections used in the 201 Plan and those in the NEFCO 208 Clean Water Plan are compared below.

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<tbody>
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<td>6,638</td>
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<td>201 Approved 208</td>
<td>3,888</td>
<td>4,046</td>
<td>4,668</td>
<td>5,180</td>
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<td>b) Aurora Westerly</td>
<td>17,880</td>
<td>20,244</td>
<td>21,301</td>
<td>23,150</td>
<td>----</td>
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<td>Approved 208</td>
<td>7,558</td>
<td>8,051</td>
<td>9,145</td>
<td>11,209</td>
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The above population projections (Approved 208) were prepared in 1990. Updated projections are scheduled to be prepared after county population projections are produced by the Ohio Department of Development Office of Strategic Research.

II. **Wastewater Treatment Planning Prescriptions and Wastewater Planning Options**
Original source information provided by the City of Aurora Service Director, August, 1999.

*Aurora Jurisdictions:*

**Areas Currently Sewered (yellow):**
These areas are currently served with sanitary sewers except for isolated pockets of Household Sewage Treatment Systems (HSTS). Existing HSTSSs must be abandoned when sewers are available within 100 feet of the property on which the building is located. Otherwise, existing HSTSSs may be upgraded upon failure. All sewered areas will be connected to a specified existing Publicly-Owned Treatment Facility (POTW).

**Areas Programmed for Sewers Within the Next 20 Years (orange):**
All future sewers will be connected to a specified existing POTW. Existing HSTSSs must be abandoned when sewers are available within 100 feet of the property on which the building is located. Otherwise, existing HSTSSs may be upgraded upon failure. However, new on-site systems may be used but must meet with Portage County Health Department (PCHD) criteria. The areas will be served by sanitary sewers only at property owner’s expense.

1. **The area west of SR 43 generally between Mennonite and Lena Drive has a proposed residential subdivision which will provide sewers to the Sturbridge Place subdivision portion. Adjacent lots not included in the development would also be able to connect to the new sewer in this subdivision.**
2. **The Forest Ridge subdivision south of S.R. 82 and north of Tinkers Creek State Nature Preserve is still under construction and is scheduled to be sewered with 91 homes planned for development.**

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12/21/2011

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3. East of the Conrail tracks on the south side of Treat Road. The majority of this area has been rezoned to ‘PD’ and is a part of the Barrington development. Central sewers will be provided by the developer. The 23 acre parcel directly to the East of the Conrail tracks now contains a development with multi-family residences, four per unit. Sewers were installed and all 21 units and the club house are connected to City sewer.

4. Homestead Development in the northeasterly quadrant preliminarily planned for 142 lots on 256 acres of land. Central sewers will be provided by the developer. The advent of the Homestead development will present an opportunity to extend sewers into Beechwood Allotment (Circlewood Drive), an old development with a history of problems with existing HSTS’s. The Homestead development has been completed and all units are connected to sewer. Circlewood Drive has not been connected at this time.

5. West of Cochran Road in the Lakes of Aurora development. Central sewers will be provided by the developer. This development was completed with sanitary sewers installed and connections for each unit. There are 43 units proposed and currently 1 is under construction.

6. Industrially-zoned land on the west side of S.R. 43 opposite Lena Drive. An 85 acre industrial development known as Davis Development is under review by the City. Twelve building sites are proposed. Central sewers will be provided by the developer. No development scheduled at this time.

7. The area bounded by S.R. 43, Squires Road Sea World Drive, the north corporation line, the Conrail tracts and Treat Road is not currently sewered with the exception of a commercial parcel at the corner of Squires and S.R. 43. The area is presently being used for parking. Sewers can be extended into the area if and when required, but has not yet been extended.

8. With the recent advent of sewers in the Lakes of Aurora development west of Cochran Road, sewers are considered available if and when required for the Aurora Hill Colony development (known locally as Weston Woods). Aurora Hill Colony dates to the 1950s. It is served by existing HSTs which in many cases have caused problems to the environment. There are many unoccupied lots which do not meet the PCHD’s current area requirement for an HSTS. Extension of the central sewer system into the development is possible if the residents are willing to participate in the cost. However, since the lots are generally large, the cost of a central sewer system becomes prohibitive. Sanitary sewers were installed throughout the entire Aurora Hill Colony (known as Weston Woods) in 2008.

Areas That Will be Served by On-Site Non-discharging Systems (cream):
In the northeasterly, southeasterly and southwesterly areas of the City, new development is expected to be "large lot" (low density) with non-discharging or discharging on-site systems. In all cases, the City relies on the criteria, and approval, of the PCHD for on-site sewage systems. On-site systems would expect to be upgraded upon failure. With the exception of the proposed Homestead Development with possible extension into

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Beechwood Allotment, and the area on the south side of Treat Road, west of S. R. 306, there is no planning for sanitary sewer service to these areas.

The northeasterly area of the existing FPA is reaching full development. With the exception of the proposed Homestead Development and the Hartman parcel (west side of Townline Road, north of S.R. 82), the remaining parcels are either small or present severe topographical or drainage problems for development. Existing development is served with on-site systems.

The southeasterly area, with the exception of Stonewood Estates (corner of Page and Bartlett Roads), is undeveloped. The area contains large parcels of land which comprise the City’s Sunny Lake Park and the Cleveland Bird Club, and lie between the other developable parcels and an acceptable point of connection to the central area interceptor. The Park and Club areas are reserved for recreational use. Also, the City has recently purchased four large parcels in the vicinity which will also be reserved for recreational use. Other like purchases are contemplated by the City. Extension of “gravity” sewer service to the undeveloped parcels is physically possible but is likely to be economically prohibitive due to the necessity of routing the sewers around, or through, the “non-contributing” Park and Club areas.

Via referendum this November, the City is pursuing a number of “use” changes to its zoning code. One such change involves an option to a developer, in areas of large lot zoning, to implement “open-space”, “conservation” development. The developer will have the option to cluster the allowable building units in return for the creation of large “open-space” areas. Clustered housing development will necessitate the extension of sewers into the development or, new treatment technologies.

The southwesterly area (south of S. R. 82, north of Tinkers Creek State Park) is comprised of a number of large parcels, seemingly “ripe” for development. In the past, the City has received inquiries regarding potential development of these parcels. Generally however, the area is a flat, lowland which naturally retains water and is spotted with wetlands. Given its proximity to the City’s Westerly WWTP site, the area would seem to lend itself to open-space, clustered development.

Potential Additional Sanitary Sewer System Service Area:
A “Potential Additional Sanitary Sewer Service Area” has been added to the map in the east-central area of the City, contiguous to S.R. 82 and East Pioneer Trail. Sewer service to this area is not planned at this time. However, to service the area, the existing central area interceptor would have to be extended easterly about 2,500 feet, north of and along an existing watercourse north of East Pioneer Trail. The end of this extension presents the confluence of three local watercourses (from the north, east and southwest) along which local trunk sewers would be routed. Initial design of the existing central area interceptor, downstream of the point of connection (thru the Aurora Country Club), allowed for the proposed extension to the east. This extension to the east, along with the local trunk sewers, would encourage new “open-space” development in the additional service area. The extension would also provide future service for Thornhill Estates and Greenview.
Estates, existing developments with on-site systems, as well as service for the Hartman parcel on Townline Road, aforementioned.