



**NOACA Water Quality Subcommittee  
Meeting Minutes**  
March 21, 2025  
NOACA Offices

**Present:** Please see the attached attendance record.

Mr. George Warnock, Chair of the Water Quality Subcommittee, convened the meeting at 12:08 p.m.

The following new members introduced themselves:

- Mr. Eric Akin, Alternate for Patricia Vanah, Northeast District Office, Ohio EPA
- Mr. Ryan Tristano, Alternate for Mark Adams, Lorain County Public Health
- Mr. Alan Exley, Lake County Engineer
- Ms. Laura Weber, One-Time Alternate for Mr. Michael Dever, Cuyahoga County Department of Public Works

**Meeting Minutes**

Ms. Kristin Hall made a motion to approve the meeting minutes of December 20, 2024. Mr. Bob Klaiber seconded the motion. The motion passed by voice vote.

**Public Comments on Agenda Items**

No one signed in to provide public comments.

**Executive Director's Report**

Executive Director Grace Gallucci thanked members for attending the meeting. She announced the NOACA Climate Pollution Reduction Grants (CPRG) Program Community Projects Funding Opportunity:

- NOACA and the City of Cleveland allocated \$300,000 for local climate action planning and engagement (community projects) through CPRG Program
- Geauga, Lake, Lorain, and Medina County projects are eligible
- Cuyahoga County will coordinate climate action planning (and funding) through the City of Cleveland's CPRG planning budget
- Applications are due April 14 at 4:30 p.m.
- Application and webinar details: [noaca.org/community-assistance-center/funding-programs/carbon-reduction-program-crp/cprg-solicitation](https://noaca.org/community-assistance-center/funding-programs/carbon-reduction-program-crp/cprg-solicitation)

**Action Items**

**Wadsworth FPA Prescriptions Modification Request in Sharon Township – Highlands of Sharon Phase 3**

Ms. Sarah Stanzi stated that the applicant, City of Wadsworth, submitted a request to modify the Prescriptions for Wastewater Treatment by transferring a portion (15.5 acres) of one parcel (50.65

acres, west side of State Route 94, north of Greystone Drive, Sharon Township), from “Areas Served by On-Site Systems” to “Sewers Expected Within 20 Years.” The reason for the modification is to allow the extension of sanitary sewers. The affected parties are the City of Wadsworth and Sharon Township. All notification requirements have been fulfilled, and all parties are in agreement.

Ms. Stanzi reviewed FPA maps to show the current prescriptions and the proposed FPA changes. She noted there was no financial impact to NOACA.

Ms. Stanzi stated that following Board approval, staff will submit the modification to the Ohio EPA for certification by the Governor and then transit copies of the resolution to the appropriate agencies.

Mr. Nick Gorris made a motion to recommend the Wadsworth FPA Prescription Modification Request in Sharon Township – Highlands of Sharon Phase 3 to the Planning and Programming Committee for placement on the June 2025 Board of Directors agenda. Mr. Klaiber seconded the motion. The motion passed by voice vote.

### **LaGrange FPA and Lorain County & LORCO FPA Boundary & Prescriptions Modification Request in Village of LaGrange and LaGrange Township – North Pointe**

Ms. Stanzi stated that the applicant, the Village of LaGrange, submitted a request to modify the Lorain County and LORCO Facility Planning Area (FPA) by transferring two parcels (36.56 acres, southwest corner of Biggs Road and State Route 301 from the Village of LaGrange and LaGrange Township) to the LaGrange FPA and change the Prescriptions for Wastewater Treatment from “Areas Served by On-Site Systems” to “Sewers Expected Within 20 Years” for both parcels. The parcels are associated with the North Pointe development, which will include residential and commercial development in the proposed modification area. The reason for the modification is to allow for the extension of sanitary sewers. The affected parties are the Village of LaGrange, Lorain County, LORCO, and LaGrange Township. All notification requirements have been fulfilled, and all parties are in agreement.

Ms. Stanzi reviewed FPA maps to show the current boundary and prescriptions and the proposed FPA changes. She noted there was no financial impact.

Ms. Stanzi stated that following Board approval, staff will submit the modification to the Ohio EPA for certification by the Governor and then transit copies of the resolution to the appropriate agencies.

Mr. Gorris made a motion to recommend the LaGrange FPA and Lorain County & LORCO FPA Boundary & Prescriptions Modification Request in Village of LaGrange and LaGrange Township – North Pointe to the Planning and Programming Committee for placement on the June 2025 Board of Directors agenda. Mr. Klaiber seconded the motion.

Mr. Klaiber stated that this modification is a good example of OhioEPA and NOACA doing a vigilant review and finding out that these parcels were not in the correct FPA. The developer had already submitted plans for a permit-to-install (PTI). NOACA staff identified the need for an FPA boundary and prescription modification during PTI consistency review.

The Subcommittee voted and the motion passed by voice vote.

### **Medina County FPA Prescriptions Modification Request in Sharon Township – Windfall Road**

Ms. Pamela Davis stated that the applicant, Medina County Sanitary Engineer, submitted a request to modify the Prescriptions for Wastewater Treatment by transferring a portion of one parcel (0.62 acre) from “Areas Served by On-Site Systems” to “Currently Sewered” and one parcel (2.07 acres) from “Areas Served by On-Site Systems” to “Local Prescriptions” within the Medina County FPA in Sharon Township. The reason for the request is due to a combination of parcels and a preference

by the Medina County Sanitary Engineer to use “Local Prescription” in place of “Areas Served by On-Site Systems.” Notification requirements have been fulfilled and Sharon Township, the only affected party, is in agreement.

Ms. Davis reviewed FPA maps to show the current boundary and prescriptions and the proposed FPA changes. She noted there is no financial impact.

Ms. Davis stated that following Board approval, staff will submit the modification to the Ohio EPA for certification by the Governor and then transmit copies of the resolution to the appropriate agencies.

Mr. Jeremy Sinko made a motion to recommend the Medina County FPA Prescriptions Modification Request in Sharon Township – Windfall Road to the Planning and Programming Committee for placement on the June 2025 Board of Directors agenda. Mr. Klaiber seconded the motion.

Mr. Akin asked if there had been a conversation about including the other on-site areas along the road into the local prescription. He said he would assume that Medina County would be running the line down Windfall Road.

Mr. Sinko stated that there is no main line running down Windfall Road. He mentioned that a private lateral extends from the northern parcel, which is owned by the same individual who owns the adjacent property. A house is planned for construction on one of the parcels, and both properties will share the lateral connection to the main line down the road.

Ms. Davis stated that NOACA staff were asked why the prescription was not changed to local. Staff’s response was that the private lateral was identified as the delineating factor.

The Subcommittee voted and the motion passed by voice vote.

*Note: The PowerPoint slide was corrected to reflect that the current FPA is Medina County, not Wadsworth.*

### **Avon Lake – LORCO Phase I FPA and French Creek FPA Boundary & Prescriptions Modification Request in North Ridgeville – Burns Road**

Ms. Davis stated that the applicant, LORCO, submitted a request to modify the Avon Lake – LORCO Phase I FPA and the French Creek FPA by transferring one parcel (6.20 acres) from the French Creek FPA to the Avon Lake-LORCO Phase I FPA and change the Prescriptions for Wastewater Treatment from “Sewers Expected Within 20 Years” to “Currently Sewered.” The reason for the modification is that the property owner negotiated a free tap-in fee in exchange for an easement for a LORCO force main. The property will be subdivided, and the parent parcel will remain served by an on-site system.

Ms. Davis stated that the sewer line is installed and available, but not accessible until the boundary is changed. The affected parties are North Ridgeville, Avon Lake, LORCO, and Lorain County. Notification requirements have been fulfilled, and all parties are in agreement.

Ms. Davis reviewed FPA maps to show the current boundary and prescriptions and the proposed FPA changes. She noted that the change does create an island, but that it does not prohibit North Ridgeville from serving the areas around the parcel. It is a unique situation as it is not ideal to create a “hole” in the boundary but it is still consistent with the *Clean Water 2020* plan and all parties are in agreement.

Ms. Davis asked Mr. MacDonald if he wanted to make any comments.

Mr. MacDonald stated that negotiations with the property owner dated back to 2009. He noted that an agreement was already in place before NOACA started trying to rectify these issues, which is why staff proposed moving forward with the modification.

Ms. Davis stated that the property owner attempted to negotiate the modification in good faith in 2009. Since all parties are in agreement and North Ridgeville can still serve the area, NOACA staff decided to bring this modification to the Subcommittee.

Mr. Klaiber stated that Lorain County had no objections to the change in the affidavit. However, as an engineer, he found it problematic to tie into a high-pressure force main. He also mentioned that he had not spoken with Mr. Gene Toy from LORCO but was curious about how the connection could be made without causing significant problems for tapping into the sewer line.

Ms. Davis stated that she inquired about the requirements for the homeowner. The homeowner will need to hire an engineer to perform a "hot tap," which involves connecting while the wastewater is still flowing, making it a more expensive connection than usual. Additionally, grinder pumps will likely be needed for the two parcels, and the engineers will determine how to proceed.

Mr. Klaiber clarified that the "hot tap" is not the issue, as Lorain County frequently performs those on water lines. He expressed concern that the pumps would end up fighting with each other, citing a similar situation in Strongsville years ago where the weaker pump failed to function effectively.

Ms. Hall stated that she felt that in past presentations when prescriptions were reassigned, staff mentioned they did not want to have a hole or island of FPA. She said she also noticed on the map a sliver between the yellow (Elyria FPA) and orange (French Creek FPA) areas. She asked why those areas would not be connected.

Ms. Davis indicated the relevant area on the FPA map and explained that Elyria's sanitary sewers were not available as they were too far away. She identified the LORCO force main sewer line (blue line) as the only sewer available to the parcel.

Ms. Hall asked if there was a formal process in place for the notification and agreement of the parties.

Ms. Davis stated that the meeting packet includes sign-off forms or letters of support. She again noted that while the situation is not ideal, all parties are in agreement and the property owner negotiated in good faith. She emphasized that the property owner would have to resolve the logistics from an engineering perspective. The force main is available and accessible but an engineer would need to figure out if a connection is possible, not NOACA staff.

Mr. Gorris made a motion to recommend the Avon Lake – LORCO Phase I FPA and French Creek FPA Boundary & Prescriptions Modification Request in North Ridgeville – Burns Road to the Planning and Programming Committee for placement on the June 2025 Board of Directors agenda. Mr. Jeff Jowett seconded the motion.

Mr. Akin stated that he was debating whether the areas on the map should be yellow or orange because of the engineering complexities of the modification. He was unsure whether the Lorain County Public Health (LCPH) requires a connection to the grinder pump. Additionally, he acknowledged that he could be mistaken about the availability and accessibility of the sewers. He was uncertain about the requirements for grinder pumps but noted that boring under the road does not require a connection if sewers are available and accessible.

Mr. Akin asked staff whether connecting to the sewer was the only option or if the property was not developable, or if an on-site system was also an option.

Ms. Davis stated that she did not explore the on-site system because it was an application for an FPA boundary and prescription modification. She explained that LORCO, as a 6119 entity, passed a resolution requiring property owners to hire an engineer to install specific engineering components as part of the tap-in process.

Mr. Akin stated that he was fine with the situation as it stood but was curious whether the property owner would have the option to connect if they had an on-lot system. Although a sewer may be shown as available, Lorain County Public Health (LCPH) might require a rhino pump or significant engineering. The property owner could be exempt from connecting to the sewer line according to EPA's rules and regulations.

Ms. Davis mentioned that Mr. Akin raised a question that staff had already been considering. She stated that she had multiple discussions with Mr. Toy and the homeowner. Since all parties were in agreement, NOACA staff was okay with the matter.

Mr. Akin stated that sewers are ultimately deemed not available and inaccessible and the property owner is not permitted to install an on-site system. He reiterated that he was fine with the situation as it stood. He noted that this modification was unique.

Ms. Davis stated that to Mr. Klaiber's point, she wondered if the engineering aspects of the modification can be done.

Mr. Tristano stated that if the cost fell on the homeowner, LCPH would not require them to tie-in to the sewer. However, if there is no cost or additional expense to the homeowner and the system is available and accessible, regardless of the presence of a grinder pump, the homeowner would be required to tie in, as long as they are not ultimately responsible for the cost.

The Subcommittee voted and the motion passed by voice vote.

### **Presentation/Discussion Items**

#### **CY2025 Subcommittee Focus Areas**

Mr. Joe MacDonald presented information on the goals, purpose, 2024 focus areas, and the following proposed 2025 focus areas for the Water Quality Subcommittee:

<b>2025 Focus Areas</b>	
Water Quality Strategic Plan Recommendations	Ongoing
Clean Water 2020 Implementation	Ongoing
FPA Boundary Updates	Ongoing
Nonpoint Source Implementation Strategy (NPS-IS) Planning Nutrient Reduction Efforts	Ongoing
Review Development Impact Policies and Strategies	New

Mr. MacDonald stated that meeting agendas and materials will be crafted to accomplish the identified focus areas for the Subcommittee.

Ms. Hall expressed excitement about the inclusion of "Review Development Impact Policies" in the focus areas. She offered the Cuyahoga Soil and Water Conservation District as a resource and supported using the policies as the guiding focus moving forward in this work.

#### **NOACA Water Quality Program Update**

Ms. Davis presented information on the following:

- Regional Coordination Work
  - Stormwater Management Resources
- Update Overall Work Program (OWP)
  - Support Water Quality Subcommittee (WQS) & provide quarterly updates
  - Black River AOC Advisory Committee
    - Black River AOC Advisory Committee meeting (February 11, 2025)
    - Three BUIs remain
  - Black River Nonpoint Source Implementation Strategy (NPS-IS) Planning
    - 319 Grant award for NPS-IS planning in Black River
  - Cuyahoga River AOC Advisory Committee
    - Cuyahoga River AOC Advisory Committee meeting (January 13, 2025)
    - Four BUIs remain

Ms. Davis asked Ms. Hall whether she would like to comment on the four BUIs on behalf of the facilitating organization. Ms. Hall stated that there were currently no significant updates, except the Committee is hoping to submit a request for a grant to conduct tours at some AOC sites this summer while working on management practices. The Committee plans to focus more on Summit County and will invite elected officials on a tour, with hopes that youth will also participate. She mentioned that as more information becomes available, she would share updates and encourage others to join.

Ms. Davis continued with the presentation:

- Update of Regional Riparian Setback Legislation Review 2024
  - Staff responded to Cuyahoga SWCD comments
  - Revised the spreadsheet to reflect the 2024 vote dissolving Aquilla Village in Geauga County and its reincorporation into Claridon Township
  - NOACA will present findings and final report at the 2025 Ohio Stormwater Conference, May 7-9, 2025

Ms. Stanzi presented the Geauga County five-year FPA boundaries and prescriptions update. She noted that NOACA staff, in collaboration with Mr. Nick Gorris and Mr. Dylan Susman from Geauga County Department of Water Resources (GCDWR), are working on mapping FPA boundaries and prescriptions to parcels using ArcGIS Pro and ArcGIS Online. They have held weekly discussions to confirm alignments and verify prescriptions. GCDWR maintains spreadsheets for each jurisdiction within the Geauga County FPA that detail parcel numbers, current prescriptions, and proposed prescriptions. NOACA has completed reviewing eight out of 17 jurisdictions.

Ms. Stanzi reviewed a snippet of the Geauga County FPA spreadsheet and maps.

Mr. Akin stated that the Ohio EPA does not like FPA boundaries along the road centerline. If a sewer line were extended down the road centerline, the Ohio EPA would not require a PTI for a lateral connection, so the request would not go through the PTI review process. He pointed out that on the Current Geauga County FPA and Burton FPA Boundaries map presented in the Water Quality Program Update presentation, the boundary follows the road, and some homeowners have sought PTI connections despite not being in the designated facility planning area. For this reason, the Ohio EPA has been working for the past decade to remove FPA boundaries from road centerlines when practical.

Ms. Stanzi stated that a meeting has been scheduled for Wednesday, April 2, 2025, via Zoom. The meeting will be recorded for Geauga County DMAs. The agenda will be as follows:

- Welcome & Introductions
- Overview of *Clean Water 2020* & NOACA's 208 Planning Role
- Geauga County Five-Year FPA Boundary & Prescriptions Update Process

- Boundary alignment to parcels
- Verification of prescriptions
- Anticipated schedule and approval process

Ms. Stanzi presented on the Clean Water 2020 updates, stating that NOACA Water Quality Planning staff will review maps as needed. Since the last Water Quality Subcommittee meeting, staff have undertaken the following actions:

- Ensured projects are consistent with FPA maps
- Prepared four consistency review maps
- Reviewed 21 permits-to-install (PTIs)

Ms. Stanzi stated that the FY2026 Drafted Scopes of Work were submitted to the Ohio EPA. She noted the following:

- Ohio EPA (TIPBUD) Funding = \$75,000
- Ohio EPA USEPA (604b) Funding = \$107,314

Ms. Stanzi stated that the financial impacts are the Ohio EPA contracts and that NOACA's local water quality dues fund this work. NOACA staff will provide quarterly updates on the Water Quality Planning Program to the Water Quality Subcommittee.

## **Reports/Updates**

### **Watershed Activity Updates – Roundtable Discussion**

Mr. Jowett stated that the Northeast Ohio Regional Sewer District (NEORS) recently updated Title III and Title IV of its Code of Regulations, to require community compliance plans. NEORS serves 62 member communities and owns and operates over 3,000 miles of local sewers. To ensure these systems function effectively, NEORS will collaborate with member communities. For the first time, the compliance plans will require communities to identify their water quality priorities, allowing NEORS to better assist them in addressing issues and securing funding.

Mr. Akin stated that the US EPA Region 5 Acting Administrator approved NOACA's CY2023 208 Plan Update on March 18, making it official in the State's 208 Plan. Mr. Akin thanked NOACA staff for their efforts. He also noted that the CY2024 208 Plan Update has been submitted and is currently being prepared by the Ohio EPA for public notice and certification.

## **Old Business**

### **Board Action**

Ms. Stanzi stated that the Board of Directors approved the following FPA modifications at its March 14 meeting:

- Lorain County FPA and NEORS Southwest FPA Boundary & Prescription Modification Request – South Marks Road, Columbia Township: This modification involves transferring three parcels (totaling 50.26 acres on South Marks Road in Columbia Township) to the NEORS Southwest FPA. Additionally, it would update the prescriptions from “Limited Sewers Expected Within 20 Years” to “Sewers Expected Within 20 Years.”
- Bedford Heights FPA Boundary Modification Request – No Planning Area within the Village of Orange: This modification involves transferring five parcels, totaling 45.83 acres (south of Harvard Road and east of Orange Place), from No FPA to the Bedford Heights FPA.

## **New Business**

No new business was presented at this meeting.

**Adjournment**

Mr. Klaiber made a motion to adjourn the meeting at 12:55 p.m. Ms. Hall seconded the motion. The motion passed by voice vote.

The next Water Quality Subcommittee meeting will be Friday, June 20, 2025, from 12:00 – 1:30 p.m. at the NOACA offices.

*Note: Additional information on the agenda items can be found on [NOACA's website](#) and [YouTube channel](#).*

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**2025 Water Quality Subcommittee  
Attendance Record**

<b>Meeting Dates</b>	<b>3/21/25</b>	<b>6/20/25</b>	<b>9/19/25</b>	<b>12/19/25</b>
<b>ADAMS</b> , Mark (Ryan Tristano, Alternate)	A			
<b>CARNEY</b> , Ken P. (Robert C. Klaiber, Jr., Alternate)	A			
<b>DEVER</b> , Michael (David Ray, Alternate) (Laura A. Weber, Alternate on 3/21/25)	A			
<b>DREYFUSS-WELLS</b> , Kyle (Jeff Jowett, Alternate)	A			
<b>DVORAK</b> , James W. (Andy Haupt, Alternate)				
<b>EXLEY</b> , Alan (Kirk Dimmick, Alternate)	X			
<b>GORRIS</b> , Nick J. (Carmella Shale, Alternate)	X			
<b>HALL</b> , Kristin (Jared Bartley, Alternate)	X			
<b>LOPEZ</b> , Ryan (David G. Hearne, Alternate)				
<b>SINKO</b> , Jeremy (Ben Romine, Alternate)	X			
<b>VANAH</b> , Patricia K. (Eric Akin, Alternate)	A			
<b>WARNOCK</b> , George (Allen Fazenbaker, Alternate)	X			

X = Member

A = Alternate