

Big Darby Accord Advisory Panel

Meeting Agenda
bigdarbyaccord.com

Big Darby Accord Advisory Panel

January 14th, 2025

1:30pm

Judicial Services Building

(Hall of Justice)

369 South High Street

1st Floor, Commissioners Hearing Room

Columbus, OH 43215

1. Roll Call
2. Introduction of Staff
3. Approval of Minutes from November 12th, 2024
4. Approval of Minutes from December 10th, 2024
5. Election of Panel Chair, Vice-Chair, and At-Large
6. Discussion and Adoption of 2025 Bylaws
7. Presentation: TIF and NCA Funding Agreement
 - a. James Jewell, Prairie Township
8. Presentation: Wetland Protection Recommendations
 - a. Anthony Sasson, Franklin County
9. Adjourn to February 11th, 2025

Big Darby Accord Advisory Panel

Minutes

MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

Tuesday, November 12th, 2024

The Big Darby Accord Advisory Panel convened at the Franklin County Government Center, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Tuesday, November 12, 2024.

Present were:

Ashley Hoye, Chairman
Dr. Steven Gordon
John Tetzloff
Melissa Brinkerhoff
Blyth Price
Brian Gara
Paul Denton
Margaret Malone

Franklin County Economic Development and Planning Department members:

Emanuel Torres, Assistant Director
Raimere Fitzpatrick, Planning Administrator
Tamara Ennist, Planning Administrator

City of Columbus Department of Development members:

Mosé Lattimore, Planner
Christopher Lohr, Planning Manager

Other attendees:

Rebecca Mott, Plank Law Firm
Kevin Kershner, Kimley-Horn

Chairman Hoye opened the hearing.

The first order of business was the roll call of the members and the introduction of staff. The next order of business was approval of the minutes of the May 14, 2024, meeting. A motion was made by Mr. Gordon, seconded by Ms. Brinkerhoff, to amend the meeting minutes to better reflect the project description. The motion passed by a vote of five yeases, zero nos, and two abstentions.

NEW BUSINESS:

The next order of business was to hear Case No. AP-24-03. The case was a conceptual review for a rezoning application (Rural to Apartment Residential district) for the proposed development of 115 multifamily residential dwelling units on a 22.3-acre lot.

Panel members provided feedback regarding open space, planting native trees, the use of permeable surfaces, and funding for Accord purposes.

Mr. Tetzloff then gave a suggestion regarding recusals for future hearings.

Staff and Chairman Hoye then gave an update on the October 24, 2024, jurisdictional meeting to update the Big Darby Accord Watershed Master Plan.

There being no further business to come before the Big Darby Accord Advisory Panel, Chairman Hoye adjourned the meeting.

The hearing was adjourned at 2:06 p.m.

Big Darby Accord Advisory Panel

Minutes

MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

Tuesday, December 10th, 2024

The Big Darby Accord Advisory Panel convened at the Franklin County Government Center, Meeting Room B, 369 South High Street, First Floor, Columbus, Ohio 43215, on Tuesday, November 12, 2024.

Present were:

Ashley Hoye
Margaret Malone
Blythe Price
Melissa Brinkerhoff
Paul Denton
Brian Gara
Anthony Sasson

Franklin County Economic Development and Planning Department members:

Emanuel Torres, Assistant Director
Raimere Fitzpatrick, Planning Administrator
Tamara Ennist, Planning Administrator

City of Columbus Department of Development Planning Division members:

Mosé Lattimore, Associate Planner
Christopher Lohr, Planning Manager

Applicant:

Rebecca Mott, Plank Law Firm
Kevin Kershner, Kimley-Horn

Chairman Hoye Opened the hearing. The first order of business was the roll call of the panel members and introduction of staff. The next order of business was to hear case No. AP-24-03, a rezoning application (R-rural to AR-12 Apartment Residential) for the proposed development of 115 multi-family residential dwelling units on a 22.3 acre lot.

After a lengthy discussion, a motion was made by Ms. Malone, seconded by Ms. Price to approve application AP-24-03 with the following twelve conditions:

1. The implementation of a 25ft buffer for the smaller 0.19-acre wetland located on the southeast portion of the site
2. The implementation of a permeable footpath/trail that encircles the larger proposed 1.99-acre stormwater management basin on the western portion of the site
3. The applicant continues to work with City staff to confirm the details of Tax Increment Financing, New Community Authority, and Developer Contributions

4. Pergolas or extended porches are encouraged where practical on residential units to create more pedestrian-oriented frontages
5. The site plan provides greater than 50% open space excluding the proposed stormwater management systems in the open space calculation
6. The use of permeable walkways and driveways in lieu of asphalt is encouraged. Reduced roadway widths (in consultation with the City Department of Public Service) with rain gardens/swales are also encouraged
7. Garage door treatments with variations of colors and/or windows be utilized to reduce the visual impact of the door to create more pedestrian-oriented frontages
8. A diversity of native trees are to be planted in lieu of non-native trees, especially in open space improvement areas
9. The site plan provides a calculated minimum of 50% natural open space. Calculated natural open space areas are not to be developed with turf lawn. The plans shall include a five-year planting & maintenance plan for all natural open space areas
10. Street trees are planted fronting residential units where practical
11. Wetland shelves are implemented for the proposed stormwater basins
12. The proposed open space buffer on the northern end of the site is reallocated to be central to the site as an organizing element or reallocated as development to help facilitate open space fronting

The motion was approved by a vote of seven (7) yeases, zero (0) nos, and zero (0) abstentions.

The next order of business was the recommendation of agenda items for the January 14th, 2025 organizational panel hearing. Ms. Brinkerhoff requested James Jewell, Township Administrator of Prairie township to present revenue agreement information as well as Darby Accord revenue updates from Columbus Economic Development staff. Mr. Sasson requested a time-slot on the agenda to present wetland protection recommendations to the panel.

There being no further business before the panel, Chairman Hoye adjourned the meeting to January 14th, 2025.

BY LAWS OF THE BIG DARBY ACCORD ADVISORY PANEL

A. STATEMENT OF PURPOSE

The Big Darby Accord Advisory Panel was formed by the Big Darby Accord Plan as a voluntary advisory body to serve the public interest by advising the Member Jurisdictions regarding the Panel's interpretation of the principles and standards set forth in the Plan.

A primary purpose of the Panel is to review Applications from the Member Jurisdictions for property located within the Big Darby Tributary Area confirming that land use changes and zonings are consistent with the general land use plan and plan policies, establishing open space conservation areas, ensuring adequate public facilities and overseeing adaptive management principals. (2/10/09)

B. DEFINITIONS

1. **Applications** shall mean any proposal related to the development of a parcel that must be approved by the elected officials of the Member Jurisdiction. Examples include rezonings, major subdivision plats, and requests for variances. Any development that has already been reviewed and acted on by the Panel does not need to be resubmitted to the Panel unless there have been significant changes.
2. **Big Darby Accord Plan** shall mean the plan published on June 30, 2006. This plan may be amended in the future by action of the Member Jurisdictions.
3. **Big Darby Tributary Area** shall mean all areas that drain to the Big Darby Watershed, Franklin County.
4. **Member Jurisdictions** shall mean Columbus, Franklin County, Hilliard, Brown Township, Pleasant Township, Prairie Township and Washington Township. The following jurisdictions are eligible to become Member Jurisdictions upon adoption of the Big Darby Accord Plan by their governing body: Grove City, Village of Harrisburg, and Norwich Township. (2/10/09)

C. MEMBERS AND OFFICERS

The Big Darby Accord Advisory Panel shall consist of appointments from the Member Jurisdictions as follows: three (3) representatives appointed by the City of Columbus; two (2) representatives appointed by Franklin County; one (1) appointed by Brown Township; one (1) appointed by Pleasant Township; one (1) appointed by Prairie Township, one (1) appointed by the City of Hilliard and one (1) at-large member who

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shall be appointed by the panel as described below. In addition, the following member may be added to the panel if the appointing jurisdiction becomes a Member Jurisdiction: one (1) representative appointed by Grove City. (1/11/11)

1. Each member shall serve a term for a period of three (3) years unless the member is replaced by his or her appointing authority. The initial terms of the members shall be staggered as follows:
 - i. 1 year terms: Columbus, Pleasant Township, Hilliard and the at large member (2/10/09)
 - ii. 2 year terms: Columbus, Franklin County and Brown Township
 - iii. 3 year terms: Columbus, Franklin County, Prairie Township
2. At-large member: At its first regularly conducted meeting, the Panel shall choose an at-large member by majority vote. The at-large member may not be an employee of any of the Member Jurisdictions. The at-large member shall have all of the duties, rights and privileges of an appointed member, and shall serve for three years unless replaced by action of the Panel. It shall take a vote of two-thirds of the Panel to replace the at-large member. If a vacancy occurs for this position, the appointed members shall fill the vacancy within three months of the vacancy occurring.
3. Member jurisdictions shall have the right to appoint alternates as follows:
 - i. The member jurisdictions may appoint an alternate to the Big Darby Accord Advisory Panel; the member jurisdiction shall send a letter of appointment to the Secretary of the Big Darby Accord Advisory Panel.
 - ii. A designated alternate shall serve at the pleasure of the member jurisdiction that makes the designation.
 - iii. Once an alternate is designated for a member of the Big Darby Accord Advisory Panel, if the member is absent from a meeting, the alternate has the right to vote and participate in all proceedings and actions of the Big Darby Accord Advisory Panel at that meeting as if the alternate were the member. (10/13/09)
4. At its first regularly conducted meeting and then every January thereafter, the Panel shall organize by electing a Chairperson and Vice-Chairperson. Officers shall serve until the following January or until a successor is appointed. Officers are entitled to vote.
5. Upon expiration of a Panel member's term, such member may continue to serve until a successor is appointed.

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6. The Chairperson shall encourage regular and timely attendance by each Panel member. Each Panel member is responsible for attending each meeting or notifying the Secretary in advance of the inability to attend.
7. The Franklin County staff or its designee shall serve as Secretary of the Panel. The Secretary shall be responsible for maintaining a record of proceedings. (2/10/09)

D. MEETINGS

1. The Panel shall schedule meetings on a monthly basis as needed and to hear development applications within the Big Darby Accord Planning Area. (2/10/09)
2. The Panel shall meet on the second Tuesday of each month, or such other date as approved by the Panel. If the second Tuesday is a holiday, the meeting shall be on the Monday preceding.
3. Each regular meeting shall be held at 1:30 PM in Meeting Room #1, 1st Floor, 369 South High Street, Franklin County Judicial Services Building, unless otherwise designated by the Panel. (1/8/19)
4. All meetings of the Panel shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of five (5) members of the Panel. If a quorum is lacking, the meeting shall be postponed or canceled.
6. Unless otherwise provided by these By-laws, a motion shall pass upon the affirmative vote of a simple majority of the members present. (2/10/09)
7. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not fewer than three (3) for and three (3) persons against. The Chairperson may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
8. All voting shall take place by roll call vote, except for elections, which have the option to be by ballot. (2/10/09)
9. All persons wishing to speak at a meeting must register to do so with the secretary of the Panel prior to the meeting. Speaker slips may be required.

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10. Applications with requests to continue or dismiss shall be heard first. Applications requiring a full presentation to the Panel shall be heard in the order of filing. (2/10/09)

E. POWERS AND DUTIES

1. The primary duty of the Panel is to review Applications for consistency with the Big Darby Accord Plan, and to make recommendations to the Member Jurisdictions regarding such Applications. In order to facilitate such review, the Panel may take the following actions:
 - i. Allow the applicant to present its request;
 - ii. Allow the staff of any of the Member Jurisdictions to make a presentation; and
 - iii. Allow proponent and opponent testimony and/or public comment.
2. The Panel shall recommend that the Member Jurisdiction approve or deny the application. The Panel may also recommend that the Member Jurisdiction approve the application with certain conditions. (2/10/09)
3. Once the Panel has voted on its recommendation, the Secretary shall prepare a Record of Action to the Member Jurisdictions with the recommendation, which shall be signed by the Secretary. Each Member Jurisdiction shall designate a person to receive the Record of Action. The Chairperson, Vice-Chairperson, or member designated by the Chairperson may present the Panel's Record of Action to the Member Jurisdiction during public meetings, and may follow up with Member Jurisdictions on implementation of recommendations. (1/11/22)
4. The Panel may postpone consideration of an Application on the motion of the Applicant.
5. In addition to reviewing applications, the Panel may advise the Member Jurisdictions on other matters related to the implementation of the Big Darby Accord Plan.

F. PANEL STAFF

1. Each Member Jurisdiction shall assign one or more staff to assist the Panel. The staff shall receive, process, and present applications to the Panel.
2. The staff of the Member Jurisdiction with authority over the project site shall prepare a staff report for the Panel in advance of the Panel meeting where the application will be considered. The staff report shall include the staff's opinion with regard to

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whether the Application is consistent the Big Darby Accord Plan and other technical requirements. The development review checklist shall be included in the report.

3. The staff reports for each Application should be delivered to the Panel members at least three working days before the meeting that will consider the application.
4. The Secretary shall prepare a Record of Proceeding after each meeting. The Record of Proceeding shall include:
 - i. A list of panel members that attended the meeting;
 - ii. a list of cases considered by the panel;
 - iii. all motions that the panel hear, along with the vote on each motion;
 - iv. each Record of Action taken by the Panel: and
 - v. list any type of special presentation and/or speaker, etc... (2/10/09)
5. The Secretary shall provide a copy of the Record of Proceedings to each Panel member and to the staff of the Member Jurisdictions prior to the next meeting. If no corrections are necessary, the minutes will be adopted at the next meeting of the panel. The Secretary shall be responsible for maintaining the final Records of Proceedings. (2/10/09)

G. SUSPENSION OR AMENDMENT OF RULES

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than eight (8) members.
2. These rules and regulations may be amended from time to time by a majority vote of the Panel membership. Such amendments shall be affective thirty (30) days after an affirmative vote.

Big Darby Accord Advisory Panel

SIGNATURE PAGE

Chairperson

Vice-Chairperson

Member

Member

Member

Member

Member

Member

Member

Member

Member

Date Adopted

Big Darby Accord Watershed Master Plan – June 2006

Recommended wetland buffer widths and maintenance

Master Plan Section References: 4.2.2, 4.3, and 5.2.2

The Big Darby Accord Advisory Panel adopted this document at its January 8, 2022 meeting.

The purpose of this document is to assist applicants with development projects in the Big Darby Accord area in understanding the expectations of the Big Darby Accord Advisory Panel as to the treatment of wetlands on development sites. This document summarizes the wetland buffer recommendations contained in the Big Darby Accord Watershed Master Plan (BDAWMP).

The Watershed Master Plan references the Rainwater and Land Development manual published by the Ohio Department of Natural Resources in its discussions on wetlands. Since the Master Plan's adoption, the Rainwater and Land Development manual is now provided by the Ohio Environmental Protection Agency. The Master Plan recommends that for wetlands to be preserved on a development site that buffer areas be developed in accordance with the criteria contained in the Rainwater and Land Development manual (BDAWMP Section 5.2.2). It is noted that the Master Plan uses the term buffer while the Rainwater and Land Development manual uses setback; for purposes of this document the term setback refers to a buffer. Additionally, in the case of any conflict between the Master Plan, the Ohio EPA Darby General Construction Permit, or the Rainwater and Land Development manual, the more stringent standard should apply. The Master Plan also recommends that adequate hydrology be maintained to preserved wetlands under the post-construction condition; however existing wetlands cannot be used as part of the stormwater management plan (BDAWMP Section 4.2.2). Finally, the Master Plan recommends that preserved wetlands be located within open space, protected by easement, and be properly maintained (BDAWMP Section 4.3 and 5.2.2).

Rainwater and Land Development Wetland Setback Design Criteria

Define the Wetland Boundary

Wetland boundaries are determined by utilizing the delineation protocols acceptable to the U.S. Army Corps of Engineers at the time. Delineations must be submitted to the U.S. Army Corps of Engineers for concurrence and verification. Wetland setbacks should be measured in a perpendicular direction from the defined wetland boundary.

Evaluate Wetland Quality Category

Ohio EPA wetland categories are used to determine the width of the wetland setback. These are general characterizations of a wetland's quality and are determined using the most recent version of the Ohio Rapid Assessment Method as guidance. Ohio EPA wetland categories are defined in the Ohio Administrative Code (OAC) 3745-1-54.

Setback Width

Recommended buffer widths:

- Category 3 - minimum of 120 feet
- Category 2 - minimum of 75 feet
- Category 1 - minimum of 25 feet

The Rainwater and Land Development manual states that these setback widths offer minimum protection and should be considered for expansion if any of the following conditions apply:

- Areas crucial to the hydrology of the wetland such as springs, floodplains or streams extend beyond the standard wetland setback. These areas should be considered for incorporation in the setback area, since maintaining the hydrologic support for the wetland is critical to its continuing function.
- The wetland is a rare, sensitive or high value wetland system. These systems need greater buffer widths to ensure protection of the current quality.
- Habitat protection, either of wetland species or species that utilize the wetland, is a major objective. Greater than 100 feet is recommended, but wildlife expertise may be necessary to determine the conditions and width needed for the particular species.
- Larger setbacks may be appropriate for drainage from a commercial or industrial facility that may require pretreatment and flow attenuation.
- Areas that are steep or sparsely vegetated will have lower effectiveness in providing water quality protection for adjacent wetlands and therefore should be expanded.

Planting and Maintenance

The Wetland Setback should be preserved in a natural state and established prior to any soil-disturbing activities. This area should not be mowed or disturbed in any way. If planting occurs within the setback, only native species should be utilized.

Wetland Setbacks should be inspected regularly to ensure that the Wetland Setbacks are being maintained in a natural state and have not been mowed, treated with herbicide (except as used to control invasive species), or developed. Wetland Setbacks and the wetlands they surround should be placed in a conservation easement to protect these resources in perpetuity. Easements should be regularly monitored and violations of easement agreements addressed in order to ensure long-term protection.

Review: Wetland protection recommendations to the Big Darby Accord Advisory Panel

January 14, 2025

Anthony Sasson, Brian Gara

BDAAP subcommittee members



Overview

- Wetlands background
- 2021 wetlands buffer presentation to BDAAP
- 2022 BDAAP wetlands buffer document
- Two additional recommendations



Selection of past applications submitted to the BDAAP in which wetlands were addressed, including as a condition for approval

- **Case AP-07-04 Blauser Farms**
- **Case AP-08-02 Summerlyn**
- **Case AP-08-04 Alton Commons**
- **Case AP-12-03 Heritage Preserve Panel Recommended Denial (Hilliard)**
Lack of proper wetland buffers on the site.
- **Case AP-14-01 Prairie Township Sports Complex (Columbus)**
- **Case AP-17-01 Hill Farm (Hilliard)**
- **Case AP-18-02 Sugar Farms and Renner South (Columbus)**
- **Case AP-24-03 Prairie Oaks; Others**



Ohio wetland facts

- Ohio has lost approximately 90 percent of its original, pre-settlement wetland habitat (drained, filled). (Dahl 1990)
- This largely occurred post-Civil War and was accomplished through an engineered series of surface ditches, underground tile for agriculture, plus roads and development.
- Few wetlands of significant size and quality remain in central Ohio and the Big Darby Accord area (>90% lost?)

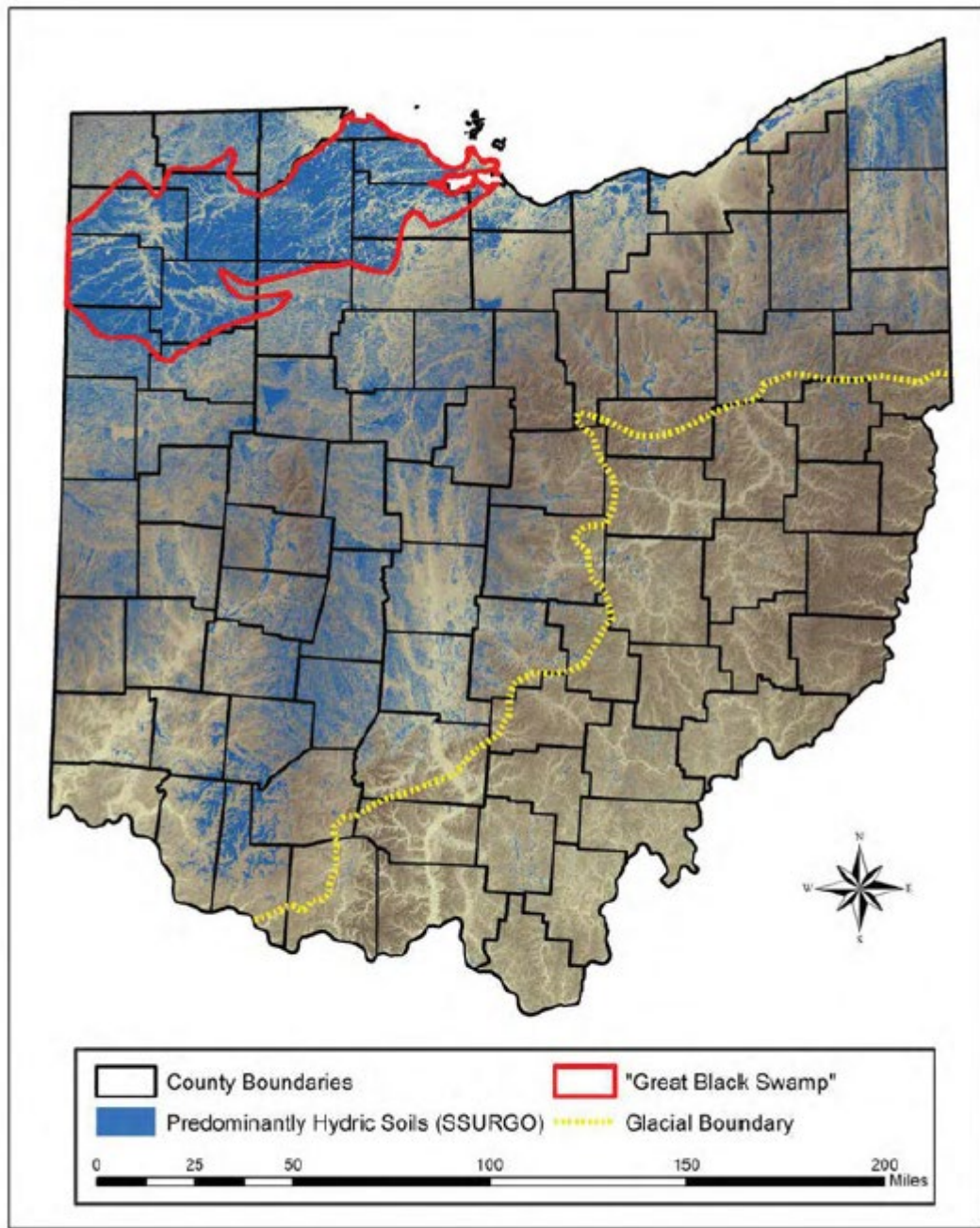


Figure 1. Approximate extent of pre-settlement wetlands in Ohio, based on SSURGO hydric soil mapping.

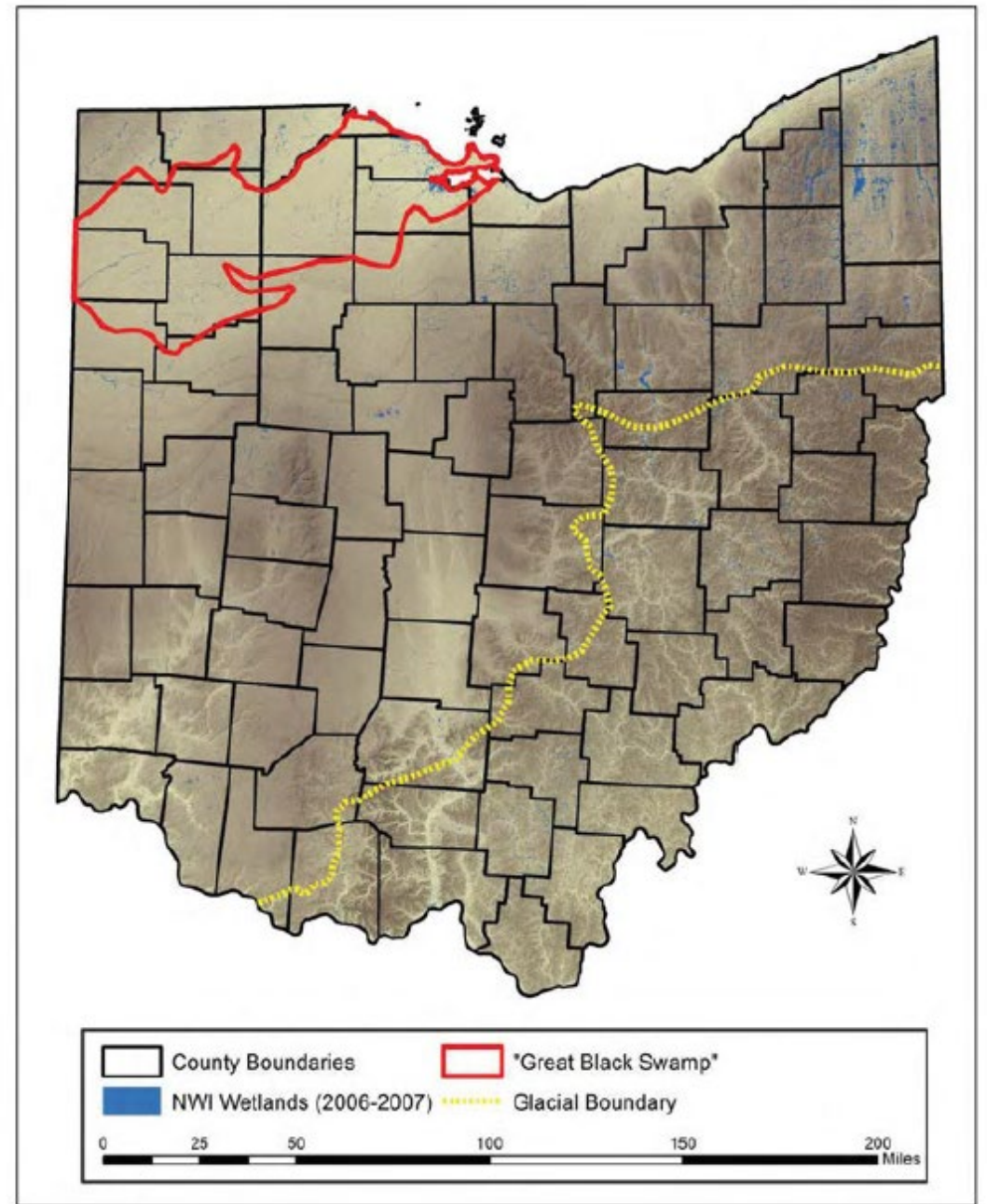



Figure 2. Extant wetland area in Ohio, based on National Wetland Inventory (NWI) mapping of emergent, scrub-shrub and forested wetlands.

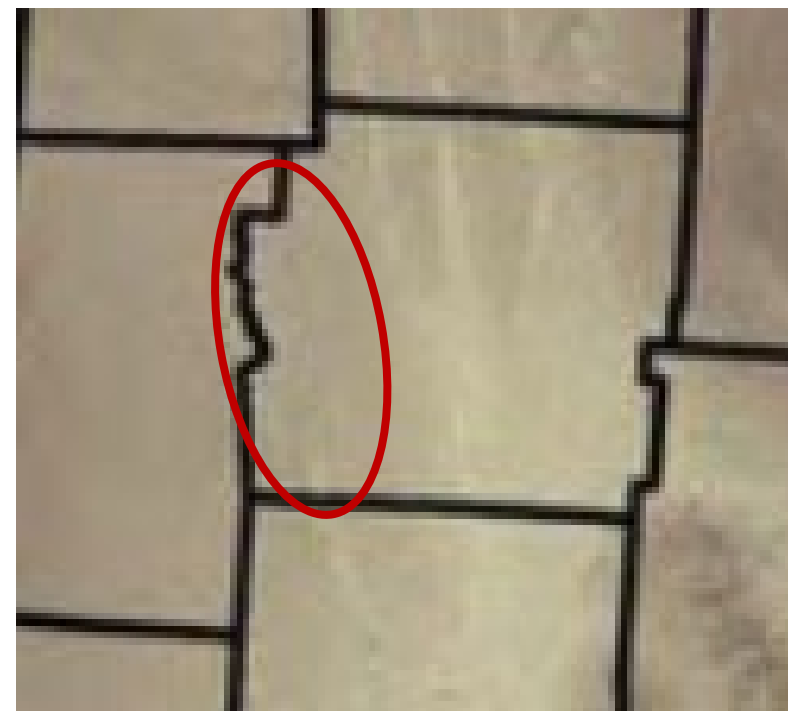


Change in hydric soils and wetlands central Ohio



 Predominantly Hydric Soils (SSURGO)

Approximate extent of pre-settlement wetlands in central Ohio, based on SSURGO hydric soil mapping



 NWI Wetlands (2006-2007)

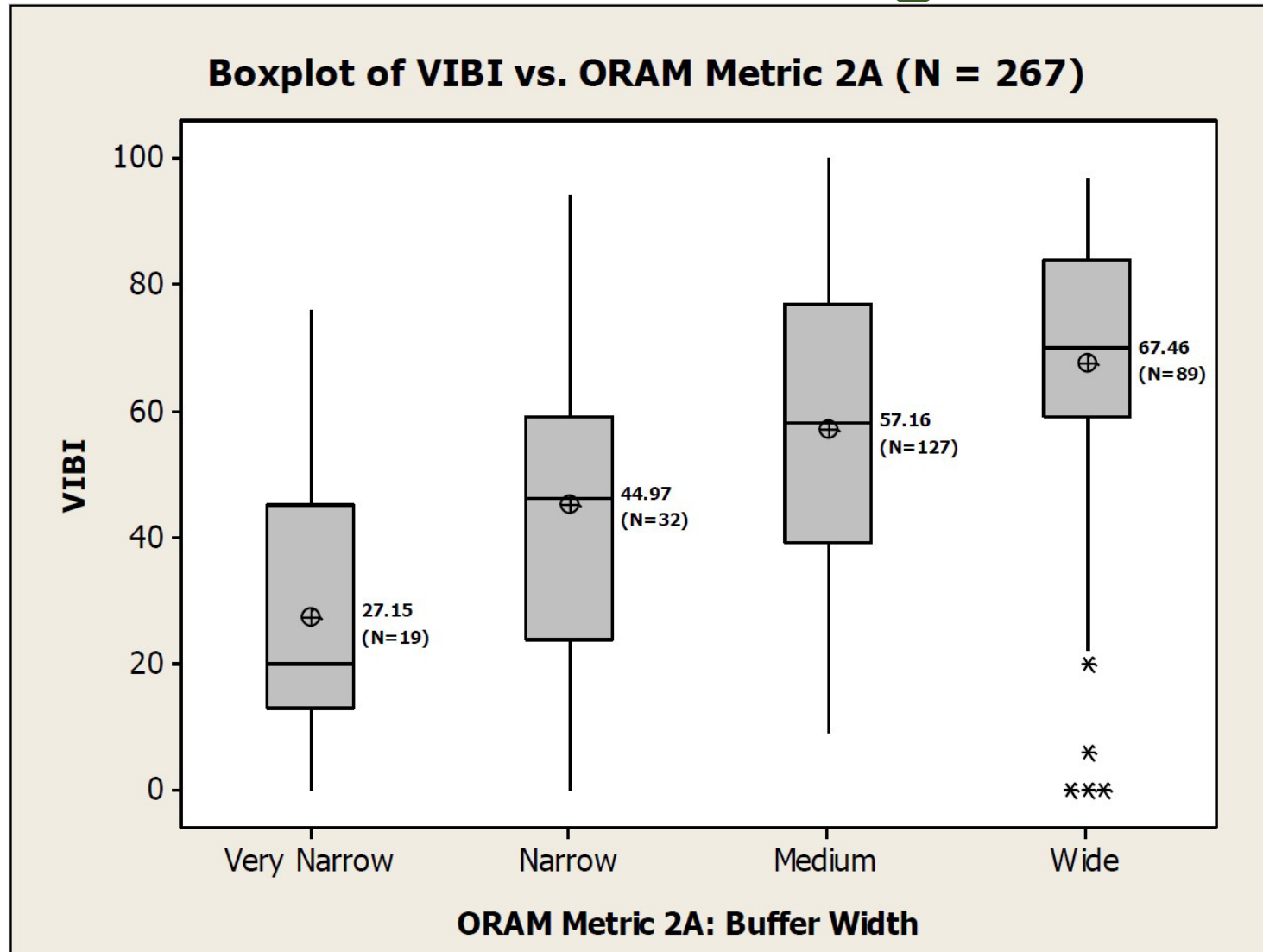
Extant wetland area in central Ohio, based on National Wetland Inventory (NWI) mapping of emergent, scrub-shrub and forested wetlands.

 General BD Accord area

Source: Gara and Schumacher 2015

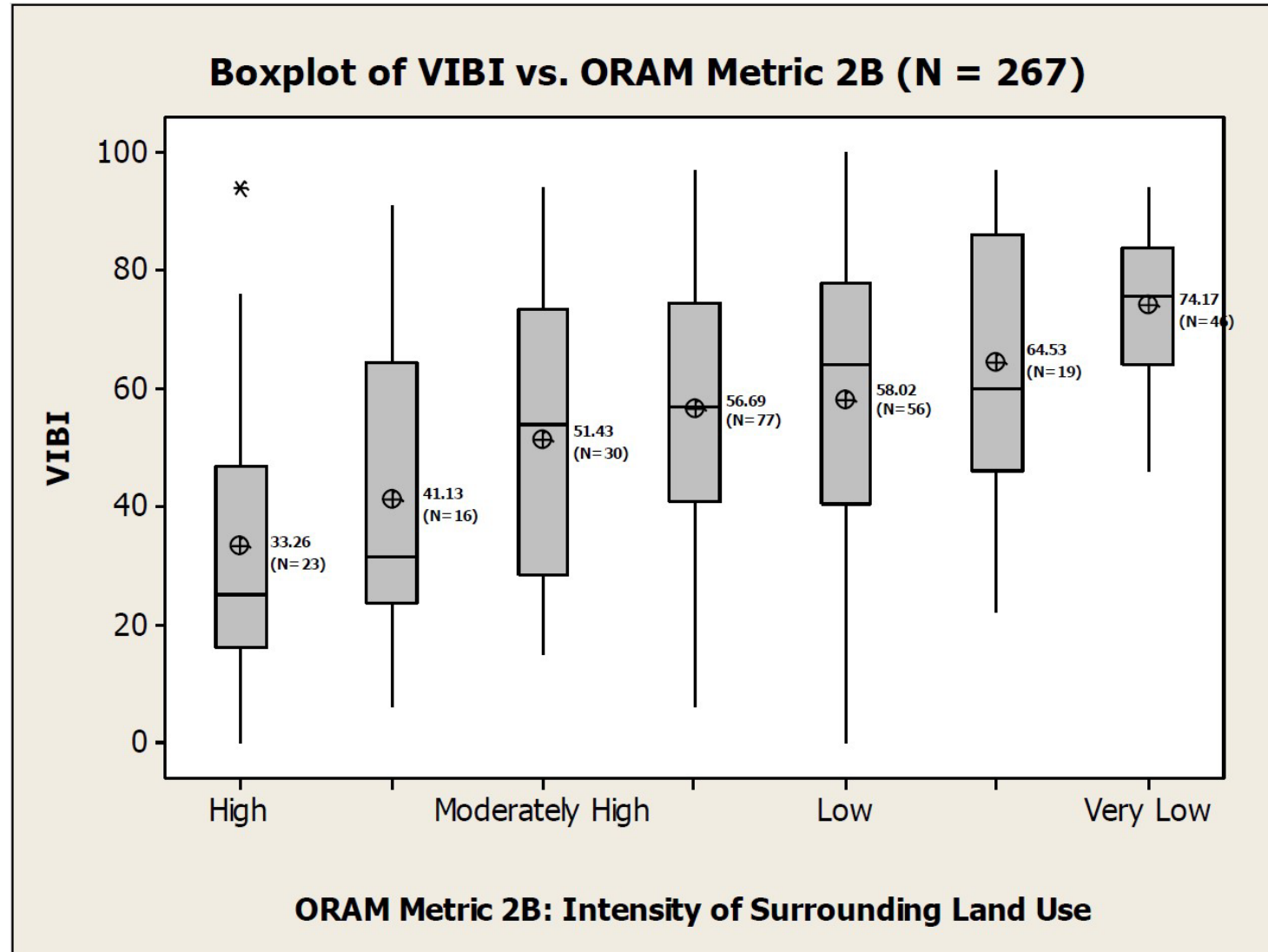
Why are wetland buffers important? ORAM training

Increasing
wetland
buffer width
improves
wetland
quality



Why are wetland buffers important? ORAM training

Higher intensity of surrounding land use degrades wetland quality



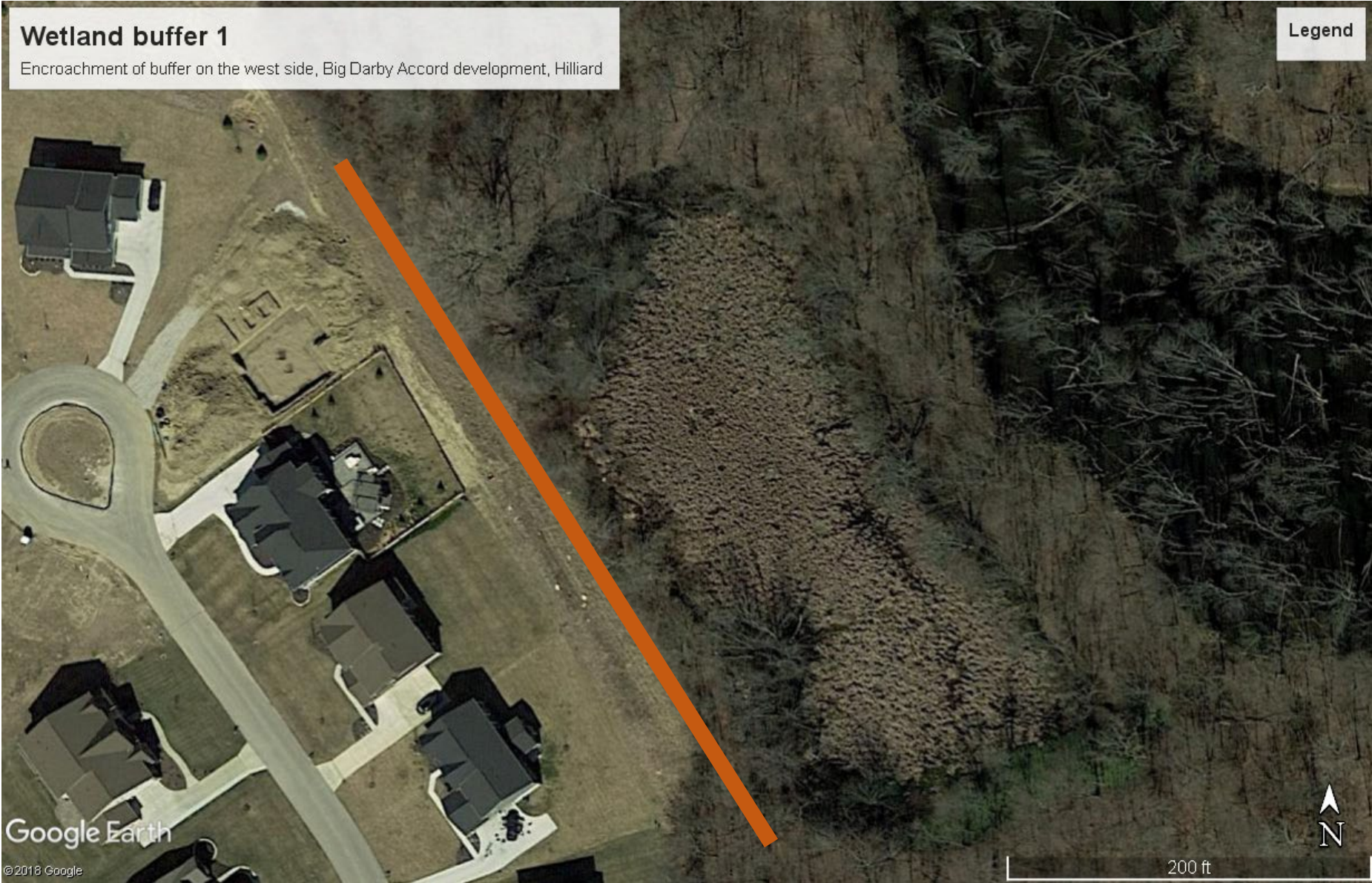
Why are buffers needed?

- To ensure long-term viability of wetland resources, ... buffers ... should be established to protect interior wetlands from potential threats from surrounding, incompatible present or reasonably foreseeable future land uses. Source: Ohio Interagency Review Team. 2020. Guidelines for Wetland Mitigation Banking and In-Lieu Fee Programs in Ohio, Version 2.0
- Provide for perpetuation of wetland vegetation
- Provide for animal (amphibian, reptile, insect) habitat for those species that rely on wetlands
- Provide some (but not all) maintenance of wetland hydrology
- In short: Needed to make sure a wetland is of at least medium quality

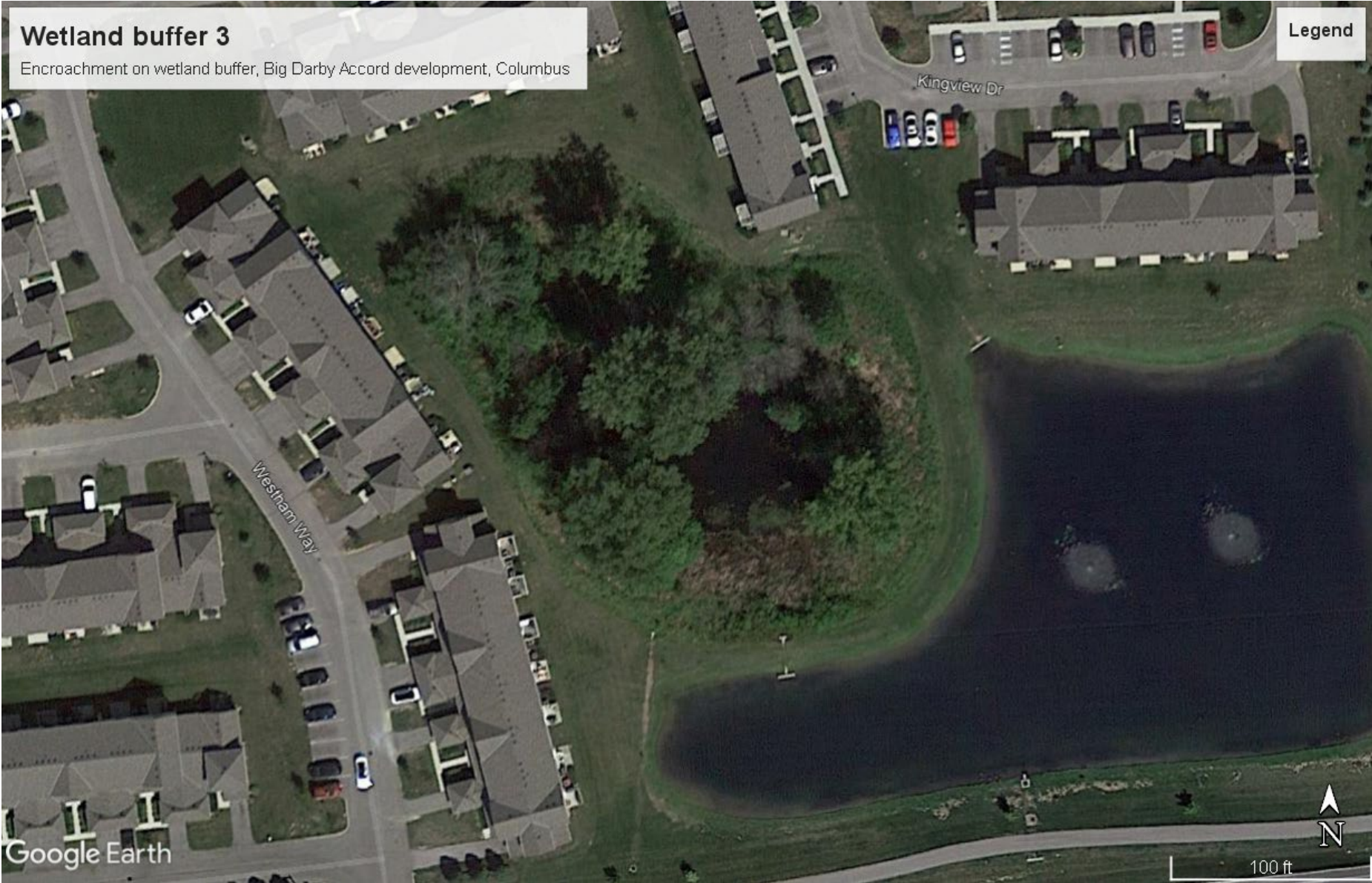
Reference	Distance of buffer (“width”; usually from the delineated boundary of the wetland)	Notes
Environmental Law Institute (2008)	33 – 5000 feet	Birds get maximum distance
Semlitsch and Bodie (2003)	127 to 290 meters	Emphasis on amphibians and reptiles
Ohio Rapid Assessment Method (ORAM)	50 meters (~164 ft)	Average distance for scoring 7 points for ORAM
Ohio Rainwater and Land Development Manual (2014)	Dependent on wetland category	Refers to ORAM categories
Chagrin River Watershed Partners, Inc. (2013)	120 feet	Cuyahoga County municipalities = 120 feet
Ohio EPA 2019 Draft General permit for coal mining	100 feet	Proposed 2019

Wetland buffer examples at Accord developments









Invasive callery pear trees (white blooms)



Alton Place (Roberts Rd) pre-development, 2021



Invasive purple loosestrife

Invasive callery pear

Category 2/3 (?) wetland, Prairie Oaks Metro Park, 2024

Native skunk cabbage, marsh marigold, angelica, joe-pye weed

Review: 2021 Wetland protection recommendations to the Big Darby Accord Advisory Panel

“Purpose of this document is to provide language, background and references to ensure that requirements for protective wetland buffers are included for those wetlands within the Big Darby Accord area.”

2021 Wetland protection recommendations to the Big Darby Accord Advisory Panel

- All applications submitted for review to the BDAAP shall include a wetland delineation of on-site wetlands and streams, suitable for submission to the U.S. Army Corps of Engineers for verification, with the appropriate rapid assessment forms completed (i.e. Ohio Rapid Assessment Method (ORAM), Primary Headwater Habitat Evaluation Index (HHEI), and/or Qualitative Habitat Evaluation Index (QHEI)).
- Review of remote resource data such as the National Wetlands Inventory are insufficient to determine the presence, size, and quality of a wetland or stream for planning purposes.

2021 Wetland protection recommendations to the Big Darby Accord Advisory Panel

- For wetlands to be preserved within the site, per Accord Plan Page 4-2**, delineate the buffer area in accordance with the criteria within (the Ohio)* Rainwater and Land Development (draft) document.
- All applications reviewed and approved by the BDAAP shall include wetland buffers, which, at a minimum, meet or exceed the buffer distances and adequate hydrology protection as stated in the 2006 Big Darby Accord Watershed Master Plan (“Accord Plan”).

* Formerly “ODNR’s”

** Should say “5-5”

2021 Wetland protection recommendations to the Big Darby Accord Advisory Panel

- At a minimum, these buffers shall meet or exceed those in Ohio's Rainwater and Land Development Manual and ensure that a minimum level of biological, physical, and/or chemical integrity is maintained to any preserved wetland under the post-construction condition. These buffers are:
 - **Category 1 wetlands: minimum 25 feet**
 - **Category 2 wetlands: minimum 75 feet**
 - **Category 3 wetlands: minimum 120 feet**
 - The Master Plan also recommends that adequate hydrology be maintained to preserved wetlands under the post-construction condition.

2021 Wetland protection recommendations to the Big Darby Accord Advisory Panel

- Each buffer shall be protected in its natural state, with native species predominant and with minimal disturbance (such as removal of invasive, nonnative species).
- Each buffer shall have its boundaries permanently recorded and demarcated with appropriate signage. Each wetland and buffer shall be protected by a legal mechanism, such as coverage by a protective covenant held by the Franklin County Soil and Water Conservation District, Ohio EPA or other government conservation entity, as conservation land to protect these natural resources in perpetuity.

2021 Wetland protection recommendations to the Big Darby Accord Advisory Panel

- For all preserved wetlands, per Accord Plan Page 5-6*, provide documentation of how the hydrology will be maintained (water budget) and how that hydrology will not be negatively impacted by the proposed project.
- For wetlands proposed to be filled, provide information regarding mitigation alternatives to be considered during the antidegradation process.
- Immediately upon BDAAP approval, all recommendations of the BDAAP for each development application (Record of Action) are to be submitted to the Ohio EPA, Division of Surface Water, Central District Office.

* should say “4-6”

BDA Wetland buffer document provided to BDAAP by staff, January 2022

- [Wetland-Buffer-Widths-and-Maintenance-1-8-22.pdf](#)

Big Darby Accord Watershed Master Plan – June 2006
Recommended wetland buffer widths and maintenance
Master Plan Section References: 4.2.2, 4.3, and 5.2.2

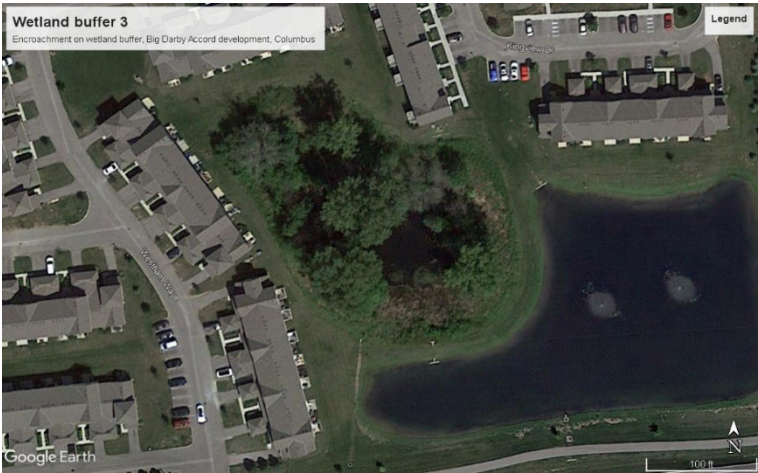
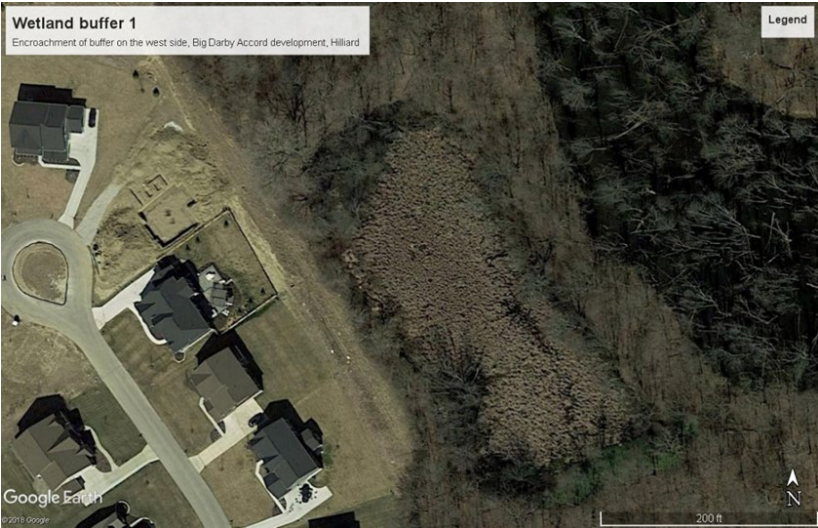
- The Big Darby Accord Advisory Panel adopted this document at its January 8, 2022 meeting.

“The purpose of this document is to assist applicants with development projects in the Big Darby Accord area in understanding the expectations of the Big Darby Accord Advisory Panel as to the treatment of wetlands on development sites. This document summarizes the wetland buffer recommendations contained in the Big Darby Accord Watershed Master Plan (BDAWMP).”

2022 Wetland protection for the Big Darby Accord Advisory area

- Recommended wetland buffer widths and maintenance document of January 8, 2022
- Accord Master Plan Section References: 4.2.2, 4.3, and 5.2.2
- Refers to wetland buffers in Ohio's Rainwater and Land Development Manual
 - **Category 1 wetlands: minimum 25 feet**
 - **Category 2 wetlands: minimum 75 feet**
 - **Category 3 wetlands: minimum 120 feet**
- These buffers are comparable to those recommended for the rest of Ohio; The Master Plan also recommends that adequate hydrology be maintained to preserved wetlands under the post-construction condition.

Wetland protection recommendations to the Big Darby Accord Advisory Panel



Wetland restoration, Prairie Oaks Metro Park, Madison County, 2018



Additional recommendation (January 2025)

- Increase Category 2 wetlands to conform to the current Ohio Interagency Review Team (IRT) guidelines (see page 44) of 100 feet. (Compared to Rainwater Manual buffer of 75 feet)
- Justification: All mitigation in Ohio is required to meet Category 2 conditions to satisfy the required performance goals, and for In-lieu Fee and Mitigation Bank projects this means the buffer must be 100 feet.
- Source: Ohio Interagency Review Team. 2020. Guidelines for Wetland Mitigation Banking and In-Lieu Fee Programs in Ohio, Version 2.0
<https://usace.contentdm.oclc.org/utils/getfile/collection/p16021coll11/id/6537>

Additional recommendation (January 2025)

- Increase Category 3 wetlands buffer to 150 feet, which is closer to the max buffer points in ORAM (50 meters). (Compared to Rainwater Manual buffer of 120 feet) The previous IRT guidance required 50 meter buffers (162.5 feet).
- Justification: ORAM maximum buffer score which is usually attained when assessing natural wetlands that are of the highest quality.
- Source: Ohio Rapid Assessment Method for Wetlands (ORAM)
<https://epa.ohio.gov/divisions-and-offices/surface-water/reports-data/wetland-ecology>

Wetland in Little Darby Creek floodplain, Madison County, 2024 (joe-pye weed)



Wetland protection recommendations to the Big Darby Accord Advisory Panel

References

- Several sources were the key documents consulted for these recommendations. References used and listed in “Attachments” (2021) and in this 2025 presentation include, but are not limited to:
- Big Darby Accord Watershed Master Plan
- Rainwater and Land Development: Ohio’s Standards for Stormwater Management Land Development and Urban Stream Protection
- Ohio EPA: Storm Water Discharges from Small and Large Construction Activities - General Permit
- Ohio Administrative Code 3745-1-54
- Franklin County Zoning Resolution

Wetland protection recommendations to the Big Darby Accord Advisory Panel

References (cont.)

- Several sources were the key documents consulted for these recommendations. References used and listed in “Attachments”(2021) include, but are not limited to:
- Ohio Rapid Assessment Method for Wetlands (ORAM) <https://epa.ohio.gov/divisions-and-offices/surface-water/reports-data/wetland-ecology>
- ORAM Training presentation slides (VIBI, ORAM Metric 2A: Buffer Width, ORAM Metric 2B: Intensity of Surrounding Land Use VIBI) (Gara)
- Gara, Brian and Schumacher, Bill. 2015. Intensification of the National Wetland Condition Assessment for Ohio: Final Report. Ohio EPA Technical Report WET/2015-1. Ohio Environmental Protection Agency, Wetland Ecology Group, Division of Surface Water. Columbus, Ohio
https://dam.assets.ohio.gov/image/upload/epa.ohio.gov/Portals/35/wetlands/Ohio_Intensification_Final_Report_20151014.pdf
- Ohio Interagency Review Team. 2020. Guidelines for Wetland Mitigation Banking and In-Lieu Fee Programs in Ohio, Version 2.0
<https://usace.contentdm.oclc.org/utils/getfile/collection/p16021coll11/id/6537>

Ohio wetland plant species references

- Andreas, Barbara K., John J. Mack, and James S. McCormac. 2004. Floristic Quality Assessment Index (FQAI) for vascular plants and mosses for the State of Ohio. Ohio, Environmental Protection Agency, Division of Surface Water, Wetland Ecology Group, Columbus, Ohio. 219 p.
https://dam.assets.ohio.gov/image/upload/epa.ohio.gov/Portals/35/wetlands/O_hio_FQAI.pdf; https://epa.ohio.gov/static/Portals/35/401/LU_Veg_Species.html (update)
- Manual of the Vascular Plants of Franklin County
<https://franklincountyflora.ohioplants.org/>
- Prairie Plants of Ohio's Darby Plains <https://ohioplants.org/darby-plains-prairie-plants/>
- Common Wetland Plants of Ohio Field Guide
https://dam.assets.ohio.gov/image/upload/ohiodnr.gov/documents/wildlife/backyard-wildlife/Pub5530_WetlandPlantsWEB_R1221.pdf

Wetland, blue flag iris, Prairie Oaks Metro Park, 2018



