

VILLAGE OF MARTINS ADDITIONS

STORM WATER TASK FORCE

Minutes : Meeting of September 23, 2010

Present: Mike Zielinski, Anne Lieberman, Barbara Bares

1. The meeting was called to order at 7:35 in the Village Office.
2. Survey Response Follow-Up

As noted at the July meeting, properties that may have experienced actual water problems attributable to construction on adjacent properties were identified and assigned for follow-up, as needed, in order to determine if problems were attributable to specific construction projects and, if so, whether those projects were subject to the new Montgomery County small lot run-off ordinance (effective for building permit applications submitted after 3/1/07 and the VMA revised building ordinance, which became effective in 2009). Fifteen properties appeared to report such problems, and 13 were assigned for follow-up. Contacts with survey responders established that some of the problems were attributable to general construction activity in the area, or were not related to actual construction projects. Of the properties that reported water problems attributable to specific projects, several indicated that the projects had been completed several years earlier, and checks of County permit records revealed that other projects were initiated prior to applicability of the County ordinance. Specific follow-up information could not be obtained from two or three properties. However, with one possible exception, the review of VMA building permits/plans (described in the next section) established that they were not in proximity to projects known to have been subject to the County ordinance.

3. VMA Building Permit Review

At the TF's request, VMA staff identified plans for completed construction projects that had been submitted after mid-2007. The review was restricted to completed projects, because storm water controls are typically not activated until near completion of the project. Sixteen sets of building plans were reviewed, eight of which clearly preceded application of the County ordinance, or were too small to have been subject to it. County records will be consulted to verify that an additional three projects were not subject to the County water ordinance. Construction projects on five properties were subject to one or both of the ordinances; 3516 Turner Lane (Co), 3418 Turner Lane (Co & VMA), 3503 Thornapple (Co), 3513 Bradley (Co) and 7220 Chestnut (Co). As noted above, with one possible exception, none of the properties reporting that water problems may have been experienced due to construction on adjacent properties were adjacent to any of the projects that were subject to the new County ordinance.

4. Street Drainage Issues –

Following up on Survey reports of street drainage problems (Brookville/Bradley, Oxford/Quincy, Taylor/Delfield and Raymond, the TF chair toured VMA streets at 8:00 a.m., on August 18, 2010. There were extremely heavy rains through the night, and especially in the morning through 7:30 and periodically after that. With the exception of standing water at the intersection of Bradley and Brookville, virtually no problems were observed. Potential problem areas at dead-end Delfield, Taylor near Delfield, Thornapple at low point, and Oxford/Quincy were all remarkably clean, with no pooling or back-up of water noted. During a moderate shower around 8:30 there was reasonable heavy flow down the south side of Taylor with some limited pooling noted near Delfield. Anne Lieberman also reported heavy standing water at the west side of Brookville/Bradley around 8:45, and that drains at Quincy/Oxford appeared to have handled the water well.

5. Report and Recommendation

A rough draft/outline of a SWTF Report and Recommendation to the Council was distributed, and various aspects of earlier endeavors were reviewed. In general, those present felt that an important consideration will be the fact that construction projects that were subject to the new County drainage ordinance do not appear to have caused drainage problems on adjacent properties. Potentially desirable provisions of ordinances from other jurisdictions were reviewed, and it was agreed that efforts to bring pertinent information on good practices to control storm water runoff to VMA residents will likely be included. Anne will work on the section describing the survey, and Barbara will handle the section describing ordinance provisions of neighboring jurisdictions. All TF members will consider what items should be discussed in the conclusions and recommendations sections.

6. The meeting was adjourned at 8:30 p.m.