



**TRUSTEE NEWS**



**Important Floodplain Information**

**Cooperating Technical Partner (CTP)**

The Lucas County Engineer and the Lucas County Auditor, under the authority of the Lucas County Commissioners, have been accepted as a CTP with the FEMA. One of the goals of this partnership is to digitally map the floodplain. These new maps will show the floodplain as an overlay on the current aerial photo; this will allow the public to see the structures in relation to the floodplain. This will increase the accuracy of the floodplain maps and allow for greater ease of determining if the structure is in or out of the floodplain. These new Digital Flood Insurance Rate Maps (DFIRM's) are expected in October 2007 as preliminary maps. Several public meetings will then be held, and letters will be sent out to notify property owners that they are in or near the floodplain, with the final maps available in October 2008.

Lucas County is scheduled to receive final Digital Flood Insurance Rate Maps (DFIRM) in October 2008. The preliminary map should be ready in October 2007. These maps will be available on line at [www.co.lucas.oh.us/engineer/floodnews.asp](http://www.co.lucas.oh.us/engineer/floodnews.asp). The new maps will show some homes that were in the floodplain are now out. It will also show homes that were not in the floodplain as now being in. It is important to realize that the risk of flooding did not change. New technology allows for better and more accurate maps. Those of you who will now find yourself identified as being in the floodplain should purchase insurance a couple of months before the map goes final in October 2008. This could save you on your premiums as you would pay the current rate for your home (Zone X rate). Keeping your policy current protects you from the new rate (Zone AE rate). If you wait until October of 2008 you will have to pay the new rate (Zone AE). [http://www.floodsmart.gov/floodsmart/static/QuickQuote\\_Residential.pdf](http://www.floodsmart.gov/floodsmart/static/QuickQuote_Residential.pdf)

**Community Rating System (CRS)**

The Lucas County Engineer is also the Community Rating System coordinator. The objective of the CRS is to reward those communities that are doing more than the minimum National Flood Insurance Program (NFIP) requirements to help their residents prevent or reduce flood losses. The CRS is a voluntary incentive based program that rewards property owners when local government undertake selected activities, including Public Information, Mapping & Regulations, Flood Damage Reduction, and Flood Preparedness. The reward is in the form of discounts to flood insurance premium rates on flood insurance policies sold for properties within the community.

*Trustee News, cont'd.*

**Community Rating System (CRS)**

Some communities in Lucas County will soon be rated! A community's floodplain management program is evaluated and assigned a class number from 10 to 1. The lower a community's class number, the lower the flood insurance premium for property owners within that community. Eventually a discount of up to 20% may be attainable in Lucas County.

10	0% discount	5	25% discount
9	5% discount	4	30% discount
8	10% discount	3	35% discount
7	15% discount	2	40% discount
6	20% discount	1	45% discount

**More Information**

For more information on the new maps or the new ratings call the Lucas County Engineer at 419-213-4540

For building permits in the floodplain call the Lucas County Building Regulations at 419-213-2990

**Congratulations!**

Washington Township Trustee Barb Shaheen has graduated from the Ohio Township Association Leadership Academy. The Ohio Township Association Leadership Academy is a joint effort between the Ohio Township Association, the Center for Public Management and Regional Affairs (CPMRA) at Miami University and OSU Extension: Office of Community Development. It is designed for elected officials from township governments, professional administrative staff, and for appointed individuals who serve on township committees, commissions, boards or task forces. The purpose of the Academy is to provide useful programs that will enhance the leadership and decision making skills of the township leadership team.

**Message from the Fiscal Officer**

The Washington Township 2006 Annual Financial Report is complete and available at Township Hall (5714 Blessing Drive, Toledo, OH 43612).

# ZONING NEWS

## Zoning Resolution Updates

The Zoning Resolution for Washington Township has been recently updated. The latest information will be available on the web soon. Many of the changes are minor, but hopefully over a period of time will benefit our community. The new Resolution states:

- The placement of any new planting cannot have the mature canopy overhang, or the root system encroach on the adjacent property
- Building exteriors must be kept in good condition with no partially completed siding or paint projects
- All residential, commercial and industrial main buildings shall display address numbers
- The most attractive/finished side of a fence must be placed so that it faces the public's view.
- Grass height must not exceed five inches
- Tree stumps located in the front yard must be removed

Additionally, two issues that could have major impact on residents have been addressed. The new Resolution states:

- In the event that any non-conforming building, structure, or mobile, manufactured or modular home is destroyed by any means it may be rebuilt.
- Non-conformities may be enlarged, expanded or extended

Prior to the above two changes, property owners with non-conforming lot sizes could not rebuild if more than 60% of the dwelling was destroyed. (This was a major issue after the Palm Sunday tornados of 1965.) Secondly, property owners of non-conforming lot sizes who wished to make improvements were required to apply to the Board of Zoning Appeals for a variance.

Minimum lot sizes and setbacks can be changed after you purchase a property. These changes instantly make all properties that are not consistent with the new requirement non-conforming. The recent changes in our Zoning Resolution protect our property owners from having restrictions placed on the use of their land if it is now, or becomes in the future, non-conforming.

Many of the properties in Washington Township are non-conforming, and many structures do not meet current setbacks, even though the lot sizes are conforming. Properties where size or setbacks were not met could not previously be rebuilt if damaged or destroyed without seeking a variance. The variance is not guaranteed, therefore special insurance, (generally only found in commercial or industrial policies), would be needed, so that the foundation, utilities, walkways and driveways could be moved to comply, assuming the lot size was conforming. These potential problems have been eliminated with the recent changes to the Resolution.

*Zoning News, cont'd.*

Please call the Township office, (419-726-6621) or the Zoning Inspector, (419-392-0395) before making plans for new construction, fences, pools, sheds etc. There is no charge to discuss your project, to make sure that it complies with the Zoning Resolution. Zoning Applications are available at the Township Office, (5714 Blessing Dr.) and online.



## ROADS



### Grant Received by Shoreland Park

Shoreland Park received a matching grant of \$16,484.57 from "Fighting Obesity Through Play." These funds have allowed us to purchase new playground equipment which should be installed sometime in April.

### Vandalism

Over the last couple of months we have noticed that there are individuals damaging the picnic tables at Shoreland Park with markers and paint. Please be aware that we will prosecute anyone found destroying or defacing park property. If those causing the damage are minors, their parents will be held accountable.

### Leaf Pick-up

Last year's leaf pickup program kept us quite busy. We made several passes of the township and picked up over 340 cubic yards of leaves. We would like to thank all of the residents who put their leaves to the curb and helped us to stay in compliance with the storm water coalition program.

### Crack Sealing and Sweeping

In the spring we will be starting our annual crack sealing program. This helps our streets stay above average with no pot holes or major deterioration. It also significantly extends the life expectancy of the road surface.

The Road Department will be accepting bids for the completion of the Slurry Seal project in Fuller's Creek. This process extends the life of the roads 5 to 10 years.

We will start sweeping all of the township streets as soon as the weather breaks. The street sweeping that we did last year yielded approximately 3.5 tons of debris.

### Emerald Ash Borer News

There are several trees in the Township with the ash borer infection. If you think you have this type of tree, please call us and we will inspect the tree. In Shoreland Park, we did remove three of the nine trees severely infected with the ash borer and we will continue to monitor the remaining trees.



## FIRE & RESCUE NEWS



The winter months have been slow this year, which, thanks to you, has been a great thing. It also suggests that we re-evaluate and ready our guard. Spring is almost here, but there are still a few months where the furnace will run. It is because of this that I would like to introduce you to a very dangerous enemy.

### **Carbon Monoxide: The Invisible Killer**

If I've heard it once, I've heard it a hundred times: *I don't have to worry about carbon monoxide poisoning in my home because I'll smell a leak in time to get out safely.*

Unfortunately, nothing could be further from the truth. Tragically, that kind of thinking can prove deadly for all of our township residents.

Here are the facts: Carbon monoxide (CO) has no odor. You can't smell it and you can't see it.

Dangerous levels of carbon monoxide can build up from any fuel-burning appliance or equipment if it isn't working properly or if the CO that is produced isn't conducted safely to the outside. For example, if there isn't enough oxygen available to run your furnace, the rate of CO production can greatly increase. If you don't have a venting system to capture the CO, then heavy or light CO production can lead to a deadly build-up in your home.

According to the National Fire Protection Association (NFPA), 656 people died from unintentional non-fire gas poisonings just last year, and most of those deaths involved carbon monoxide. The NFPA and the Washington Township Fire Department strongly recommend that every home be protected by at least one CO detector, which can alert you to dangerous levels of CO in your home in time to prevent poisoning.

Early warning of hazardous CO levels is very important, but prevention comes first. Know what you need to do to ensure your home is safe from CO. Cooking and heating equipment and motor vehicles in attached garages make up a large percentage of the home CO problem, but NFPA says that portable electric generators, camp stoves and lanterns can also be culprits when not used properly.

The symptoms of CO poisoning – severe headache, dizziness, & nausea – can seem like other illnesses such as the flu or food poisoning. Learn the signs; CO poisoning requires immediate medical attention.

You can prevent CO poisoning in your home with these key actions:

- Install at least one CO detector near the sleeping area; test it every month and learn the sound of the alarm.
- Have heating equipment inspected each year to identify damage or malfunction; make repairs as needed.
- Open the flue before using the fireplace.
- If you use a kerosene or gas heater, open a window slightly when the heater is in use.
- Use equipment properly; never use an oven to heat a room and never bring BBQ grills indoors or into a garage or covered porch.
- Generators must be used outdoors in well-ventilated areas – never inside the home or garage.
- Always move vehicles out of the garage after starting the ignition and then close the door.
- Don't allow snow or anything else to block the vents for your dryer, stove or heating equipment.

If your CO alarm signals, take it seriously. Quickly check to see if the battery power is low. If the alarm is steady, assume there is a CO leak and evacuate your home. Call the Fire Department – **911** – and report a suspected CO leak. Our responding personnel will let you know if it is safe to go back inside or if you need to arrange for a service technician.

Carbon monoxide: you can't see it or smell it, but with the right actions you can stay safe from it.

Sincerely yours in Fire Safety,

**Chief Matthew J. Hart**

Washington Township Fire Department



# THE POLICE GAZETTE



## **Severe Weather Conditions**

Does your family have a plan for what to do in case of a tornado or torrential thunderstorm? Now is the best time to put a plan in place; with spring approaching and summer right behind, youngsters will be out and about during the day while you are at work. Discuss what to do during a thunderstorm that produces lightening, and tornado safety rules at home or outside.

## **Spring Weather and Kids**

We would like to remind you again that with warmer weather, kids, kids and more kids will be on bicycles and running around outside. We are asking all motorists to be extra careful and observe the residential speed limits (25 MPH unless otherwise posted). Expect the unexpected and be prepared to react!

## **Spring Sports at Shoreland School and Shoreland Park**

With spring comes baseball and other extracurricular sporting events at Shoreland School and Shoreland Park. The Washington Township Police Department is asking for your help when participating in these events. Please remember that East Harbor is ONE WAY from approximately the beginning of the parking lot at the school to Brophy Drive. Every year we have certain "misunderstandings" that take the fun out of the game. We have been told that the coaching staff of the baseball and softball leagues inform parents that it is legal to drive the wrong way on East Harbor to find parking for the game. **THIS IS NOT TRUE AND MAY COST YOU A TICKET.** PLEASE observe ALL motor vehicle laws while attending the games. At Shoreland Park, there is a defined parking and No Parking area in and around the park and ball diamonds. This year the parking regulations will be **STRONGLY ENFORCED**. We encourage anyone with any questions regarding parking to contact us prior to the "BIG GAME." We wish the best for all of our young athletes this season!!

## **Reporting Drug Activity**

The Washington Township Police Department's main concern and goal is to keep the township, its residents, and visitors as safe as possible. Drug activity lowers property values and demoralizes our neighborhoods and families. We need you to be our eyes and ears, and want you to know there are several ways to report illegal drug activity while remaining anonymous. You may call Crime Stoppers at 419-255-1111, the Drug Hotline at 419-255-3784, call us during normal business hours and talk to Chief Kaiser at 419-726-0478, or send us an email at [police@washington-twp.com](mailto:police@washington-twp.com). Choosing any of these methods will help us with our ongoing battle against drug abuse.