



Morgan County Office of the Engineer
155 East Main Street Room 208
McConnelsville, OH 43756

OFFICE(740)962-3171 OFFICE FAX(740)962-3703 GARAGE(740)962-2041 GARAGE FAX(740)962-2440
March 28, 2024

John Telesz, PE, PS
Morgan County Floodplain Administrator
155 East Main Street
McConnelsville, OH 43756

Morgan County Herald
25 N. 5th Street
P.O. Box 268
McConnelsville, OH 43756

In re: DEVELOPMENT PERMITS REQUIRED by Morgan County Special Purpose Flood Damage Reduction Regulations - Resolution 23-549

Dear Sir/Madam,

My name is John Telesz, I am the new Morgan County Floodplain Administrator. The Morgan County Special Purpose Flood Damage Reduction Regulations have recently been updated and approved by the Morgan County Commissioners. The updated regulations do not differ significantly from the previous regulations approved in 2013.

What has changed are the fees for the review of development permits for construction work occurring in the floodplain area. Each new or updated structure (including additions, garages, barns, decks, docks, pavilions, and storage buildings) will require a development permit costing \$200. The fee for any other work (placement of ASTs, filling, grading, mining, dredging, paving, excavation, drilling operations or storage of materials) will be \$100. The penalty for noncompliance will be \$300. Charged per day. We will enforce these updated regulations rigorously.

Residents and property owners can initiate the development permitting process by calling the County Engineer's Office at 740-962-3171. The documentation required for the process to begin will include a site plan produced by a licensed surveyor, engineer or architect showing the location, size and height of any improvement planned in or near the floodplain, in addition to the required elements in Section 3.4 of the regulations. The elevation of the 100-year flood at that location must also be shown. The improvement should also be shown with a set of construction plans or sketches which can be produced by the owner or his/her contractor.

These floodplain development permits are a requirement for Morgan County residents to participate in the National Flood Insurance Program (NFIP), which is a federal program administered by the Federal Emergency Management Agency (FEMA) that makes flood insurance and disaster assistance available to residents in communities that adopt and enforce floodplain management regulations to reduce flood risks. If proper permits are not obtained, the current and/or future owners of the affected property may be barred from participating in the NFIP program and most likely will not be able to obtain bank financing for that property.

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Our office will be sending out notifications to all landowners affected by the floodplain regulations in the future. If you are unsure if your property is partially or fully within the floodplain hazard area, you may come to the Engineer's Office on the second floor of the Riecker Building at 155 East Main Street in McConnelsville and ask us. Or you may access the Morgan County GIS system yourself online at: <https://arcg.is/0zLbrO> click the bright yellow link for our new GIS site, make sure to hit the icon which resembles a stack of papers in the upper right hand corner of the screen and turn on the "Flood Hazard Areas, FEMA-River Mark, and FEMA-Flood Hazard Lines" by clicking the box in front of each of those layers. If your property touches the light blue flood hazard area, you must submit a floodplain development permit for any and all construction projects. Note you will also see a purple dashed line near the water's edge, you will not be permitted to construct ANYTHING permanent in the area between that purple line and the water's edge.

Finally, we need to remind everyone in Morgan County that building permits are required for ALL new buildings over 100 square feet in size (even if the building is on skids or temporary). These building permits allow the Auditor to assess each property value accurately. If a building permit has not been obtained the Auditor can go back five years and penalize the property owner for not reporting the new building, addition, or storage barn.

We thank you for your service to the residents of Morgan County. Please feel free to contact this office with any questions regarding the floodplain regulations or any issues regarding deeds, roadways and bridges. You may also contact our office with any questions about building permits outside of the floodplain hazard area.

Sincerely,

A handwritten signature in blue ink that reads "John P. Telesz". The signature is written in a cursive style with a large initial "J" and "T".

John Telesz, PE, PS