

DEVELOPMENTAL CONTROLS COMMITTEE

March 14, 2023

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, March 14, 2023, at 3:00 p.m. in the Conference Room of the Commission office located at 130 West North Street Lima, Ohio.

For the good of the order, attendance was called, and with a quorum present in person, Chuck Schierloh brought the meeting to order and proceeded with the agenda.

1. ROLL CALL

Mr. Kevin Cox	Perry Township
Mr. Jerry Gilden	Marion Township
Mr. Chuck Schierloh	City of Lima
Ms. Beth Seibert	Allen County
Ms. Kim Stiles	Allen County
Mr. Dave Stratton	AEDG
Mr. Brad Baxter	Bath Township
Mr. Mark Bishop	Shawnee Township
Mr. Steve Ewing	Auglaize Township

GUESTS

Mr. Ken Meyer	Bath Township
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STAFF

Mr. Adam Haunhorst	Lima-Allen County Regional Planning Commission
Mr. Tara Reynolds-Bales	Lima-Allen County Regional Planning Commission

2. APPROVAL OF AGENDA

Motion 18 (3-14-23) DCC

Steve Ewing made the motion that the agenda be approved. Seconded by Kevin Cox, motion carried.

3. APPROVAL OF DCC MINUTES – February 28, 2023

Motion 19 (3-14-23) DCC

Kevin Cox made the motion that the DCC minutes of February 28, 2023, be approved. Seconded Jerry Gilden; motion carried.

4. STAFF RECOMMENDATION: SHAWNEE TOWNSHIP ZONING AMENDMENT PROPERTY MAINTENANCE CODE

Per the O.R.C., township zoning changes must be recommended for approval and offered comment by the Planning Commission before adoption by the township. The only comment LACRPC had to make was grammatical. Jerry Gilden questioned if the property maintenance code part of zoning. Mark Bishop responded that it was. Seibert clarified that the agencies role in this process was advisory and to make recommendation to the townships. Seibert then questioned what the motion would be to move this agenda item forward. After some discussion Chairman Schierloh stated that the motion should be to acknowledge and accept LACRPC recommendation and comments on the zoning change and to approve the return of said comments to the petitioning township.

Motion 20 (3-14-23) DCC

Jerry Gilden made the motion to accept the staff recommendation. Seconded Steve Ewing; motion carried. Bishop abstained.

5. STAFF RECOMMENDATION: BATH TOWNSHIP ZONING AMENDMENT ARTICLE 22- SIGNS AND OUTDOOR ADVERTISING STRUCTURES

Per the O.R.C., township zoning changes must be recommended for approval and offered comment by the Planning Commission before adoption by the township. Haunhorst went through the Bath Zoning Amendment and delivered staff comments and recommendations which included the recommendation of review for various clarification issues and grammatical errors.

Motion 21 (3-14-23) DCC

Dave Stratton made the motion to accept the staff recommendation. Seconded by Jerry Gilden; motion carried. Baxter abstained.

6. STAFF RECOMMENDATION: BATH TOWNSHIP ZONING AMENDMENT ARTICLE 24- RENEWABLE AND ALTERNATIVE ENERGY SYSTEM S

Per the O.R.C., township zoning changes must be recommended for approval and offered comment by the Planning Commission before adoption by the township. Haunhorst went through the Bath Zoning Amendment and delivered staff comments and recommendations which included the recommendation of review for various clarification issues and grammatical errors.

Motion 22 (3-14-23) DCC

Kevin Cox made the motion to accept the staff recommendation. Seconded by Steve Ewing; motion carried. Baxter abstained.

7. STAFF RECOMMENDATION: PERRY TOWNSHIP ZONING PETITION PE-01-23

Haunhorst gave an overview of the petition stating that the land is currently R1-A with the petition bring to change it to a B-2 general business district for the purpose of establishing a night club. After discussion with Perry Township trustees and reference to the Perry Township comprehensive plan, Haunhorst stated that the historic and projected land use is residential which is supported by trustees and the comprehensive plan. Schierloh questioned if this zoning change would essentially change the nature of the neighborhood to which Haunhorst stated yes and that Perry Township Trustees supported this saying that people live there, it's a neighborhood and they would like it to remain so.

Seibert clarified that this denial recommendation goes to Perry Township to support their official denial to the petitioner and asked for the official next steps if the petitioner wanted to take the matter further. It was answered that the petitioner would then take it to the civil court for further deliberations.

Motion 23 (3-14-23) DCC

Brad Baxter made the motion to accept the staff recommendation of denial of Zoning Petition PE-01-23. Seconded by Steve Ewing; motion carried. Cox abstained.

8. OTHER

Mazur spoke to the committee about the ongoing TIP and STIP and the upcoming Long-Range Plan.

9. ADJOURNMENT

Motion 24 (3-14-23) DCC

Kevin Cox made the motion to adjourn. Seconded by Brad Baxter; motion carried.