

## DEVELOPMENTAL CONTROLS COMMITTEE

May 9, 2023

The Developmental Controls Committee of the Lima/Allen County Regional Planning Commission held a meeting on Tuesday, May 9, 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 at 3:01 pm and proceeded with the agenda.

### 1. ROLL CALL

Mr. Paul Basinger	American Township
Mr. Brad Baxter	Bath Township
Mr. Kevin Cox	Perry Township
Mr. Jerry Gilden	Marion Township
Mr. Chuck Schierloh	City of Lima
Mr. Dave Stratton	AEDG
Ms. Beth Seibert	Allen County
Ms. Kim Stiles	Allen County

### GUESTS

#### STAFF

Mr. Adam Haunhorst	Lima-Allen County Regional Planning Commission
Ms. Shaunna Basinger	Lima-Allen County Regional Planning Commission

### 2. APPROVAL OF AGENDA

#### **Motion 38 (5-9-23) DCC**

Kevin Cox made the motion that the agenda be approved. Seconded by Brad Baxter, the motion carried.

### 3. APPROVAL OF DCC MINUTES – April 25, 2023

#### **Motion 39 (5-9-23) DCC**

Kevin Cox made the motion that the DCC minutes of April 25, 2023, be approved. Seconded by Brad Baxter; motion carried.

### 4. STAFF RECOMMENDATION: AMERICAN TOWNSHIP ZONING PETITION AM-V02-23

Mr. Haunhorst gave an overview of the variance petition AM-V02-23 for property along Baty Road. The petitioner is looking to purchase the land to the rear of their property (Moving in the westward direction). Extending this lot to a total of 1.24 acres. This additional acreage would create an excessive width-to-depth ratio. The parent parcel would however still comply with all local and county zoning requirements. In regards to township and county requirements, all are met except for the excessive width-to-depth ratio. Additionally, the proposed land division serves to move the parent parcel toward consistent zoning and utilizes what otherwise be largely vacant land. Therefore, the staff recommends acceptance of the zoning petition.

#### **Motion 40 (5-9-23) DCC**

Jerry Gilden made the motion to approve the staff recommendation for Zoning variance AM-V02-23. Seconded by Dave Stratton; motion carried. Basinger abstained.

**5. STAFF RECOMMENDATION: AMERICAN TOWNSHIP ZONING PETITION AM-01-23**

Mr. Haunhorst gave an overview of the zoning petition AM-01-23 to rezone an existing 7.55-acre parcel from a spit zone R-1/B-1 to R-3. Mr. Haunhorst states that the proposed rezone will not produce a spot zone. Additionally, there are already R-3-zoned multi-family homes adjacent to the parcel in question, therefore it would not be out of character for the neighborhood. However, the proposed zoning change and project are in direct conflict with the American Township Comprehensive Plan (2009). The comp plan states that the parcel in question is slated to remain low-density residential. Due to this conflict, the staff's recommendation is to deny the petition. This is keeping consistent with past recommendations LACRPC has put forward for consideration.

Dave Stratton stated his opinion that the comprehensive plan is outdated and counter to what is needed. Mr. Stratton also asked if there was any additional way to officially offer an opinion or solution to American Township, to which Haunhorst responded that the committee's vote to either accept or reject the staff recommendation will be their statement of opinion but that the final decision lies with the township officials. Haunhorst also went on to say that if American Township expressed their approval of the zoning petition to LACRPC, the staff recommendation could be amended to recommend approval of the petition. Mr. Stratton went on to discuss the "extreme housing shortage" of Allen County and the need for multi-family dwellings.

Ms. Seibert offered in addition to Mr. Stratton's comments that the housing issue is a workforce issue.

Paul Basinger stated that American Township has no intent to stand in the way of progress. He continued that everyone can agree that the comprehensive plan is outdated and needs to be revisited. Basinger also contributed his opinion that this would be a great project.

The question of whether it would be a rental was raised to which Haunhorst responded that at the time of his last conversation with the developer, the current intention is they will be 2 bedrooms, 2 bathroom attached car garage duplex rentals.

Chuck Schieirloh raised the concern about public transportation needs near higher-density residential.

Brad Baxter stated the importance of talking with the parties who are intimately involved giving an example of the township trustees and the public transportation issue. Also to hear that the American township trustees do not want to stand in the way of progress gives more support to a decision to reject staff recommendation in favor of the petition.

Paul Basinger questioned the ingress/egress: Mr. Haunhorst responded with the Allen County Engineers' decision that no ingress nor egress would be granted off of Eastown Rd.

Committee members voiced their appreciation for the work Mr. Haunhorst has done and applauded his professionalism.

**Motion 41 (5-9-23) DCC**

Brad Baxter made the motion to reject the staff recommendation for the Zoning Petition AM-01-23. Seconded by Dave Stratton; motion carried. Basinger abstained.

**6. OTHER**

**7. ADJOURNMENT**

**Motion 42 (5-9-23) DCC**

Paul Basinger made the motion to adjourn Seconded by Brad Baxter; the motion carried.