

## DEVELOPMENTAL CONTROLS COMMITTEE

June 6, 2023

The Developmental Controls Committee of the Lima/Allen County Regional Planning Commission held a meeting on Tuesday, June 6, 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, Adam Haunhorst 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. Dave Stratton	AEDG
Ms. Kim Stiles	Allen County
Mr. Dave Louth	ACEO
Mr. Steve Ewing	Auglaize County
Mr. Rick Keller	Spencer Township
Mr. Joe Gearing	ACEO
Mr. Ron Meyer	ACSEO

### GUESTS

Mr. Brian Bacon	Bacon & Associates
Mr. David Peters	Built Rite Builders

### STAFF

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

### 2. APPROVAL OF AGENDA

#### **Motion 43 (6-6-23) DCC**

Brad Baxter made the motion that the agenda be approved. Seconded by Jerry Gilden, the motion carried.

### 3. APPROVAL OF DCC MINUTES – May 9, 2023

#### **Motion 44 (6-6-23) DCC**

Kevin Cox made the motion that the DCC minutes of May 9, 2023, be approved. Seconded by Steve Ewing; motion carried.

### 4. STAFF RECOMMENDATION: 7 OAKS NO. 3 CONSTRUCTION DRAWING RESUBMISSION

Mr. Haunhorst gave an overview of the 7 Oaks No. 3 Construction Drawing Resubmission. The only comments received on the most recent submission are in regards to nomenclature. The staff recommendation is to conditionally approve with the caveat that the comments will be addressed by the time of the pre-construction meeting (the applicant will schedule this meeting). Mr. Baxter questioned what would happen if the comments weren't addressed by the deadline to which Haunhorst responded that it would result in a withdraw of the approval and that they would need resubmit the plans for consideration and review again.

**Motion 45 (6-6-23) DCC**

Brad Baxter made the motion to approve the staff recommendation for 7 Oaks No. 3 Construction Drawing. Seconded by Steve Ewing; motion carried. Basinger abstained.

**5. STAFF RECOMMENDATION: COUNTRY AIRE 5-C FINAL PLAT**

Mr. Haunhorst gave an overview of the Country Aire 5-C Final Replat sharing that this is the first subdivision to reach the final plat stage since 2007. A sight walk through was completed on March 17<sup>th</sup>, one open issue with a chimney seal has been resolved. There are a few signatures that need to be obtained on the physical plat before the RPC is able to sign off.

Mr. Haunhorst also presented the Irrevocable Letter of Credit (maintenance bond) held by the Commissioners to cover 2 years and it is in the amount of \$100,000 to cover repairs including roads and sidewalks. After a period of 2 years and final inspection will take place at which point the funds will be either put to use or released. Mr. Gildea questioned if the two years could be extended. Haunhorst replied that the two years is set within the subdivision regulations for the county. Mr. Baxter questioned who assumes responsibility after the two years, to which Haunhorst answered the political subdivision, also standard regulations laid out in the subdivision regulations. Mr. Cox questioned who put the sidewalks in; the developer installs the sidewalks as they build.

Mr. Baxter suggested a look at how subdivisions are installing their roads and curbs, ie the infrastructure that will become theirs to maintain and replace stating some builds are installing things such as sloped curbs which do not hold up against snow plows and therefore require increased maintenance and early replacement by the political subdivision. He suggests that design flaws such as that can be avoided to maximize the initial investment and cut back on political subdivision upkeep.

**Motion 46 (6-6-23) DCC**

Brad Baxter made the motion to accept the staff recommendation for the Country Aire 5-C Final Plat. Seconded by Rick Keller; motion carried. Basinger abstained.

**6. OTHER**

**7. ADJOURNMENT**

**Motion 47 (6-6-23) DCC**

Steve Ewing made the motion to adjourn Seconded by Ron Meyer; the motion carried.