

DEVELOPMENTAL CONTROLS COMMITTEE

September 26, 2023

The Developmental Controls Committee of the Lima/Allen County Regional Planning Commission held a meeting on Tuesday, September 26, 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 a quorum was present, Chuck Schierloh brought the meeting to order at 3:00 pm and proceeded with the agenda.

1. ROLL CALL

Brad Baxter	Bath Township
Mark Bishop	American Township
Kevin Cox	Perry Township
Jerry Gilden	Marion Township
Chuck Schierloh	City of Lima
Beth Seibert	Allen County Commissioners
Kim Stiles	Allen Water District
Dave Stratton	Allen Economic Development Group
Joe Gearing	ACEO
Ron Meyer	ACSEO
Dave Louth	ACEO

GUESTS

Bradley Gossard	BA-V01-23 Applicant
Gabe Meyers	MA-02-23 Applicant
Ken Meyers	Bath Township

STAFF

Adam Haunhorst	Lima-Allen County Regional Planning Commission
Shaunna Basinger	Lima-Allen County Regional Planning Commission

2. APPROVAL OF AGENDA

Motion 72 (9-26-23) DCC

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

3. APPROVAL OF DCC MINUTES – August 29, 2023

Motion 73 (9-26-23) DCC

Dave Stratton made the motion that the DCC minutes of August 29, 2023, be approved. Seconded by Ron Meyer; motion carried.

4. STAFF RECOMMENDATION: American Twp Zoning Resolution AM-03-23-R Article 19

Mr. Haunhorst gave a brief overview of the zoning resolution recommending approval, stating that the document mirrors the ORC and provided limited comments regarding grammar and reference consistency throughout the document. Mr. Haunhorst also suggested that all committee members read ORC Section 519.12 regarding public notification.

Mr. Bishop shared that the ORC will be updated on October 3rd noting one of the changes being the signature threshold a matter must reach to be placed on the ballot.

Motion 74 (9-26-23) DCC

Brad Baxter made the motion to accept the staff recommendation for AM-03-23-R of approval. Seconded by Ron Meyer; motion carried. Mr. Mark Bishop abstained.

5. STAFF RECOMMENDATION: American Twp Zoning Resolution AM-02-23-R Exterior Property Maintenance Code

Mr. Haunhorst presented AM-02-23-R stating that this document has been resubmitted with changes from its previous appearance before the committee and staff recommendation was approved as presented.

Motion 75 (9-26-23) DCC

Ron Meyer made the motion to accept the staff recommendation of approval. Seconded by Jerry Gilden; motion carried. Mr. Mark Bishop abstained.

6. STAFF RECOMMENDATION: Marion Twp Zoning Petition MA-02-23

Mr. Haunhorst presented MA-02-23 stating that the petitioner seeks to rezone the 1.88 acres from R-1 to R-2 to develop a new rental unit capable of housing up to 10 students. The parcel is located adjacent to Elida Rd and Peltier Rd. Mr. Haunhorst went on to state that staff recommends denial of this petition elaborating that this rezoning would create a spot zone; changes the characteristic of the surrounding area, and gives the agency some level of concern over traffic conflicts.

Mr. Schierloh opened the floor to questions or comments from the guests. Mr. Gabe Meyer shared his willingness and enthusiasm to work with the township to find a solution listing a possible example of providing a second driveway.

Ms. Seibert clarified for the benefit of the guests that the role of LACRPC in this matter is advisory to the township. The recommendation given by LACRPC will not decide whether the rezoning is approved. Marion Township will make an independent ruling.

Mr. Cox shared his concern with the spot zoning this change would create explaining that a single-family residence is very different from several individual people living on the same parcel.

Motion 76 (9-26-23) DCC

Kevin Cox made the motion to accept the staff's recommendation of denial. Seconded by Mark Bishop; motion carried. Mr. Jerry Gilden abstained.

7. STAFF RECOMMENDATION: Richland Twp Variance Petition RI-V01-23

Mr. Haunhorst presented variance petition RI-V01-23 stating that the petitioner is proposing to divide the 37.440-acre parcel into 5 separate parcels (4 new lots and a remainder) to create additional residential building lots. Access to the proposed development is provided by SR 696 and as such is subject to ODOT access management requirements. Per section 303.42, "*All lots, with the exception of agriculturally exempted lots, must have an access strip of ground which meets or exceeds local zoning regulations or is a minimum of 65' in width*". The petitioner is proposing a parcel frontage of 60.5' for the new 4 proposed lots. Staff recommendation is for denial stating there is ample room for the petitioner to divide the lot and remain in compliance with the county/township frontage requirements.

Motion 77 (9-26-23) DCC

Kevin Cox made the motion to accept the staff's recommendation of denial. Seconded by Jerry Gilden; motion carried.

8. STAFF RECOMMENDATION: Bath Twp Variance Petition BA-V01-23

Mr. Haunhorst presented BA-V01-23 stating the petitioner is proposing to divide the 3.556 acres of land into two separate parcels of approximately equal size to create an additional residential building lot. Staff recommends acceptance of the variance petition as submitted. Due to the shape of the original parcel, creating conforming lots becomes difficult without greatly expanding the amount of frontage needed and dramatically increasing the lot size. Dividing the property allows for a more efficient usage of an R-1 zoned parcel. Mr. Gossard stated that about 50% of the rear of the parcel is in the floodplain and therefore undevelopable, and when excluded the parcels fit within the width-to-depth ratio.

Motion 78 (9-26-23) DCC

Ron Meyer made the motion to accept the staff recommendation of approval. Seconded by Beth Seibert; motion carried. Brad Baxter abstained.

9. STAFF RECOMMENDATION: Marion Twp Zoning Resolution Renewable Energy Systems MA-01-23-R

Mr. Haunhorst presented the Marion Township Zoning Resolution MA-01-23-R due to conflicting commercial verbiage within the document. Mr. Gilden questioned if that was the only concern to which Mr. Haunhorst responded in the affirmative and further stated that the document would not need to come back before the DCC and that Marion could take LACRPC comment, make the necessary changes, and proceed with approval.

Motion 79 (9-26-23) DCC

Brad Baxter made the motion to accept the staff recommendation of denial recognizing the reason for the denial being the commercial verbiage. Seconded by Ron Meyer; motion carried. Jerry Gilden abstained

10. OTHER

Mr. Haunhorst shared that the 2022 Allen County Traffic Crash Summary Report is available for comment on the LACRPC webpage until October 26, 2023.

Mr. Haunhorst informed the DCC of the recent staff addition of Rebecca Phillips as the Finance Director.

11. ADJOURNMENT

Motion 80 (9-26-23) DCC

Brad Baxter made the motion to adjourn. Seconded by Beth Seibert; the motion carried.

The meeting adjourned at 3:45 p.m.