



Lima/Allen County  
**REGIONAL PLANNING  
COMMISSION**

130 W. North Street  
Lima, OH 45801  
419-228-1836 Fax: 419-228-3891  
www.lacrpc.com

Beth Seibert  
President

Doug Post  
President-Elect

Jerry Gilden  
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Secretary

Tara Reynolds Bales  
Executive Director

TO:           DEVELOPMENTAL CONTROLS COMMITTEE  
          Brad Baxter                           Mark Bishop  
          Kevin Cox                           Steve Ewing  
          Jerry Gilden                       Kent McCleary  
          Doug Post                         Beth Seibert  
          Joe Gearing                       Mike Zimmerly  
          Ron Meyer                         Rick Keller  
          Dave Stratton                     Kim Stiles  
          Randy Ackerman

FROM: Mr. Chuck Schierloh, Chairman

DATE: December 14, 2023

RE:    DCC Meeting

To Whom it May Concern,

There will be a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on Tuesday **December 19, 2023 at 3:00 p.m.** in the conference room of the Commission office located at 130 W. North Street, Lima, Ohio.

The agenda will be as follows:

1. Roll Call
2. Approval of Agenda
3. Approval of DCC Minutes – December 5, 2023
4. Staff Recommendation- Camden Ridge Subdivisions Phase 2 – Final Plat
5. Other
6. Adjournment

**NOTE: TO ENSURE A QUORUM IS PRESENT PLEASE RESPOND TO THIS NOTICE WITH WHETHER OR NOT YOU WILL BE IN ATTENDANCE, THANK YOU.**

## DEVELOPMENTAL CONTROLS COMMITTEE

December 19, 2023

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, December 19, 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, Doug Post brought the meeting to order at 3:00 pm and proceeded with the agenda.

### 1. ROLL CALL

Steve Ewing	Auglaize Township
Ron Meyer	ACSE
Jerry Gilden	Marion Township
Doug Post	Amanda Township
Kevin Cox	Perry Township
Dave Stratton	AEDG
Brad Baxter	Bath Township
Mark Bishop	American Township
Joe Gearing	ACEO

### GUESTS

Cody Wischmeyer	Core Consulting
Todd Lause	Shawnee Township
Colby Bowman	Artisan Investment Properties
Brad Core	Core Consulting

### STAFF

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

### 2. APPROVAL OF DCC MINUTES – December 5, 2023

#### **Motion 90 (12-19-23) DCC**

Steve Ewing made the motion that the DCC minutes of December 5, 2023, be approved. Seconded by Kevin Cox; motion carried.

### 3. APPROVAL OF AGENDA

#### **Motion 91 (12-19-23) DCC**

Jerry Gilden made the motion that the agenda be approved. Seconded by Kevin Cox, the motion carried.

### 4. STAFF RECOMMENDATION: Camden Ridge Subdivision Phase 2 – Final Plat

Mr. Haunhorst gave an overview of Camden Ridge Phase 2 Final Plat and gave staff recommendation of conditional approval on the basis that a maintenance bond and sidewalk bond are submitted. Mr. Gearing raised a concern regarding the rear setbacks and utility easements overlapping. Mr. Core clarified that a note had been placed on page one to address overlap. Mr. Haunhorst brought up the townships concern over turnaround compaction and stated this is an issue covered under a maintenance bond. Mr. Core further clarified the compaction status. Mr. Lause expressed further drainage concerns at the turn around. Mr. Core and Mr. Bowmn further elaborated on the turnaround status. Mr. Haunhorst stated that the applicant requested a 5 year sidewalk bond as apposed to a 2 year bond as is allowable in the Allen

County Subdivision Regulations. Mr. Cox asked for a completion timeframe clarification, Mr. Core clarified. Mr. Gearing asked for clarification regarding multiple lot purchase and sidewalk installation. Mr. Haunhorst clarified sidewalk installation requirements and bond coverage. Mr. Baxter raised concerns over sidewalk bonding and installation. Mr. Core offered reassurance. Mr. Gearing raised concerns over maintaining access to utilities and easements.

**Motion 92 (12-19-23) DCC**

Steve Ewing made the motion to accept the staff recommendation of Camden Ridge Subdivision Phase 2 – Final Replat. Seconded by Ron Meyer; motion carried.

**5. OTHER**

**6. ADJOURNMENT**

**Motion 93 (12-19-23) DCC**

Kevin Cox made the motion to adjourn. Seconded by Jerry Gilden; the motion carried.

The meeting adjourned at 3:27 p.m.