

DEVELOPMENTAL CONTROLS COMMITTEE

August 13, 2024

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a regular meeting on Tuesday, August 13, 2024, at 3:00 p.m. in the Conference Room of the Commission office located at 130 West North Street, Lima, Ohio 45801.

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

Josh Barhorst
Brad Baxter
Bruce Black
Kevin Cox
Joe Gearing
Zach Gerdeman
Todd Lause
Ron Meyer
Doug Post
Chuck Schierloh
Dave Stratton

Degen Excavating Company
Bath Township
Auglaize Township
Perry Township
Allen County
Allen County
Shawnee Township
Allen County
Amanda Township
City of Lima
Allen County

GUESTS

Roy Hollenbacher
Ken Meyer

Citizen, Bath Township
Bath Township

STAFF

Cody Doyle
Adam Haunhorst
Tonya Dye

Lima-Allen County Regional Planning Commission
Lima-Allen County Regional Planning Commission
Lima-Allen County Regional Planning Commission

2. APPROVAL OF AGENDA

Motion 43 (08-13-24) DCC

Mr. Post made the motion to approve the agenda for July 30, 2024. It was seconded by Mr. Gearing. The motion carried.

3. APPROVAL OF DCC MINUTES – July 30, 2024 (Held)

Motion 44 (08-13-24) DCC

Mr. Baxter made the motion that the Minutes from July 30, 2024 be approved as submitted. Seconded by Mr. Post. The motion carried.

4. STAFF RECOMMENDATION: Bath Township Zoning Petition – BA-04-24

Mr. Haunhorst introduced the Bath Township Zoning Amendment BA-04-24. The petition requested the rezoning of seven parcels from R1 to B2 in order to develop the area for business and economic development. The staff recommended denial of this petition for multiple reasons. The area is near a well-established neighborhood. Four of the parcels have single-family homes; the rezoning would make these parcels subject to non-conforming use. The parcels are in an area that already experiences heavy traffic congestion, and changing the zoning would only exacerbate the problem. The rezoning petition goes

DCC – August 13, 2024

against the current zoning and comprehensive plan. Finally, this issue came up in a referendum in 2022 that was struck down by the voters.

Mr. Baxter spoke regarding the petition, stating that the township had at one time pursued a Planned Unit Development for the properties fronting 309 with the intention to develop a business corridor of B1-B2 areas. He stated that a lot of effort and planning had taken place with that proposal and that the township feels as if they accomplished their due diligence. However, the voters did not agree and he respects that decision.

Mr. Schierloh recognized Mr. Roy Hollenbacher to address the committee. Mr. Hollenbacher had submitted some printouts from the auditor's office which are attached. He appreciates what Mr. Baxter stated about the November 2022 referendum. He was surprised by how little Speedway paid in property tax for the parcel they had in that area. He then mentioned that the distribution of property tax by the county to the township is approximately 10%, and therefore it would be of negligible benefit to change these parcels from residential to business. He also stated that the referendum was rejected in every precinct by a 2-1 margin. He appreciated the staff's recommendation for denial.

The chair then called for additional comments, and without any, he requested a motion on the petition.

Motion 45 (08-13-24) DCC

Mr. Black made the motion that the DCC Accept the Staff Recommendation for Denial of the Zoning Petition. Seconded by Mr. Post. Mr. Baxter abstained. The motion carried.

5. OTHER

Mr. Haunhorst stated that he is expecting something from Shawnee Township within the next few weeks.

6. ADJOURNMENT

Motion 46 (08-13-24) DCC

Mr. Cox made the motion to adjourn. Seconded by Mr. Post; the motion carried.

The meeting adjourned at 3:14 p.m.

The next meeting is scheduled for August 27, 2024 at 3:00 p.m.

Minutes approved on August 27, 2024.



~~Chriet Schierloh, Chair~~

Beth Seibert, Acting Chair