



Lima/Allen County
**REGIONAL PLANNING
COMMISSION**

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

Doug Post
President

Jamie Mehaffie
President-Elect

Howard Elstro
Treasurer

Brad Baxter
Secretary

Tara Reynolds Bales
Executive Director

TO: DEVELOPMENTAL CONTROLS COMMITTEE

Randy Ackerman	Rick Keller
Josh Barhorst	Todd Lause
Brad Baxter	Kent McCleary
Mark Bishop	Ron Meyer
Bruce Black	Rob Nelson
Kevin Cox	Doug Post
Steve Ewing	Beth Seibert
Joe Gearing	Kim Stiles
Zach Gerdeman	Dave Stratton
Jerry Gilden	Michael Zimmerly

FROM: Mr. Chuck Schierloh, Chairman

DATE: August 22, 2024

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, **August 27, 2024 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 – August 13, 2024 (Held)
4. Staff Recommendation – County Zoning Variance (AM-V01-24): Width to Depth Ratio
5. Bylaws Committee – Member Nomination
6. Other
7. 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

_ Chuck Schierloh, Chairperson
_ Randy Ackerman _ Bruce Black _ Zach Gerdeman _ Kent McCleary _ Beth Seibert
_ Josh Barhorst _ Kevin Cox _ Jerry Gilden _ Ron Meyer _ Kim Stiles
_ Brad Baxter _ Steve Ewing _ Rick Keller _ Rob Nelson _ Dave Stratton
_ Mark Bishop _ Joe Gearing _ Todd Lause _ Doug Post _ Michael Zimmerly

Agenda – August 27, 2024

1. Call to Order / Roll Call

Time:

2. Approval of Agenda

Motion to Approve:

Second:

Vote:

3. Approval of DCC minutes – August 13, 2024

Motion to Approve *as Submitted* or *as Corrected*

Second:

Vote:

4. Staff Recommendation – County Zoning Variance (AM-V01-24): Width to Depth Ratio

Motion to Accept Staff Recommendation for Acceptance of Zoning Variance:

Second:

Vote:

5. Bylaws Committee – Member Nomination

Nominations:

Motion to Nominate Member for Bylaws Committee:

Second:

Vote:

6. Other

7. Adjournment

Motion to Adjourn:

Second:

Vote:

Time:

Next Meeting: September 10, 2024 at 3:00 p.m., LACRPC Conference Room

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	Degen Excavating Company
Brad Baxter	Bath Township
Bruce Black	Auglaize Township
Kevin Cox	Perry Township
Joe Gearing	Allen County
Zach Gerdeman	Allen County
Todd Lause	Shawnee Township
Ron Meyer	Allen County
Doug Post	Amanda Township
Chuck Schierloh	City of Lima
Dave Stratton	Allen County

GUESTS

Roy Hollenbacher	Citizen, Bath Township
Ken Meyer	Bath Township

STAFF

Cody Doyle	Lima-Allen County Regional Planning Commission
Adam Haunhorst	Lima-Allen County Regional Planning Commission
Tonya Dye	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

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.

Chuck Schierloh, Chair

LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

VARIANCE PETITION

CASE NO.: AM-V01-24

**DATE OF REVIEW BY THE
DEVELOPMENTAL CONTROLS
COMMITTEE:** 8-27-2024

PETITIONER(S): Derek Baroumes (Attorney)
Hunt & Johnson, LLC
400 West North Street
Lima, Ohio 45801

David W. and Janet M. Good (Property Owner)
1590 Chancellor Dr.
Lima, Ohio 45807

Erin P. Saunders (Property Owner)
5498 River Ridge St.
Lima, Ohio 45807

REASON FOR VARIANCE: **Non-Compliant Width to Depth Ratio**

DESCRIPTION OF PARCEL: 36-1804-02-036.000 and 38-1804-02-017.000

LOCATION OF PARCEL: SE 1/4 of Section 18 T3S, R6E, American Township

COMMENTS:

The applicants are proposing a land transfer that would move 4.202 acres from parcel 36-1804-02-036.000 to parcel 38-1804-02-017.000 in order to increase the size of an existing residential lot to approximately 4.499 acres. The project is located in American Township, SE ¼ of Section 18 R6E T3S. Access to the proposed development is provided by River Ridge St. a local roadway no listed on the federal functional class system. Parcel 36-1804-02-036.000 is currently landlocked; the proposed division will not change its current access. Per section 303.4 of the Subdivision Regulations for Allen County, Ohio; a 4.5-acre parcel is required to have a width to depth ratio that does not exceed 1:4.9. Post transfer parcel 38-1804-02-017.000 would have a width to depth of 1:17.6, which vastly exceed the maximum allowable ratio. It is for this reason the applicant is putting this variance petition forward for consideration.

STAFF RECOMMENDATION:

Staff recommends **acceptance** of the variance petition as submitted. It is this agency's understanding that width to depth ratio limits exist primarily to limit urban sprawl and to promote the efficient use of developable land. Additionally, width to depth ratios are a tool to limit excessive access points. As the land being transferred is both land locked and largely covered by a FEMA

identified special flood hazard area and identified wetlands it represents an area ill suited for any other form of more productive development. Furthermore, the proposed transfer reduces the size of an existing landlocked parcel therefore reducing the total of inaccessible land in Allen County while creating no new access opportunities. Both the proposed parcel and the remainder meet all other county and township requirements.

DCC RESPONSIBILITIES:

The Developmental Controls Committee has the responsibility to (1) approve the variance petition as submitted; (2) approve the variance petition on conditions as specified; (3) deny the variance petition as submitted based on cause; or (4) at the request of the petitioner table a decision until certain issues can be resolved.

**PLAT OF SURVEY
FOR
VORHEES**

SITUATED IN:
THE SE. 1/4, SECTION 18
TOWN 3 S. RANGE 6 E.,
AMERICAN TOWNSHIP,
ALLEN COUNTY, OHIO

PATRICIA WELLMAN KLAUS
D.V. 585 PG. 95
D.V. 670, PG. 818
20 AC.

NORTH AND BEARING
SYSTEM BASED ON
OHIO NORTH STATE
PLANE GRID, NAD 83
ADJ. 2011.

NORTHEAST CORNER
SOUTHEAST QUARTER
SECTION 18



PART OF PARCEL NUMBER:
36-1804-02-036.000
4.202 ACRES
0.000 AC. IN R/W

LARRY K. VANDEMARK
O.R. 2020, PG. 16293
31.805 AC.

DAVID W. GOOD
D.V. 440, PG. 440
23.96 AC.

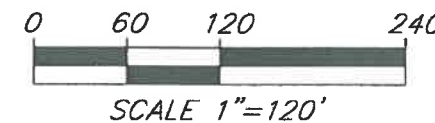
LINE	BEARING	DISTANCE
L1	N39°37'52"W	87.95'
L2	S71°19'59"W	128.88'
L3	N55°02'13"W	133.89'
L4	N23°07'57"W	92.34'

LEGEND:

- ☐ MONUMENT BOX FOUND
- 5/8" IRON PIN FOUND
- MAG NAIL SET
- 5/8" IRON PIN W/ CAP SET

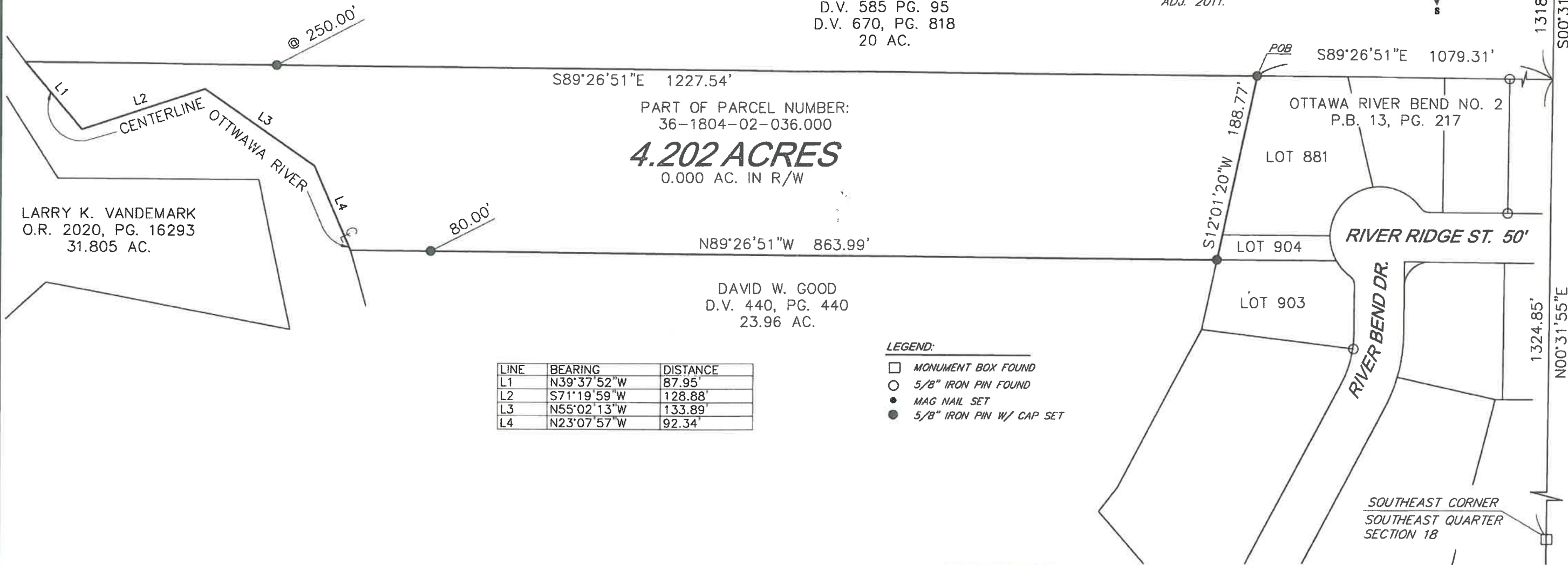
Reviewed by: CS
Allen Co. Engineer/Tax Map Office

7/15/24
Date



NOTES:

FOUND MONUMENTATION IN GOOD CONDITION
UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.
A TITLE SEARCH IS RECOMMENDED TO DETERMINE
EASEMENTS, RESTRICTIONS, AND/OR OTHER
ENCUMBRANCES AFFECTING THE PROPERTY
SHOWN HEREON.



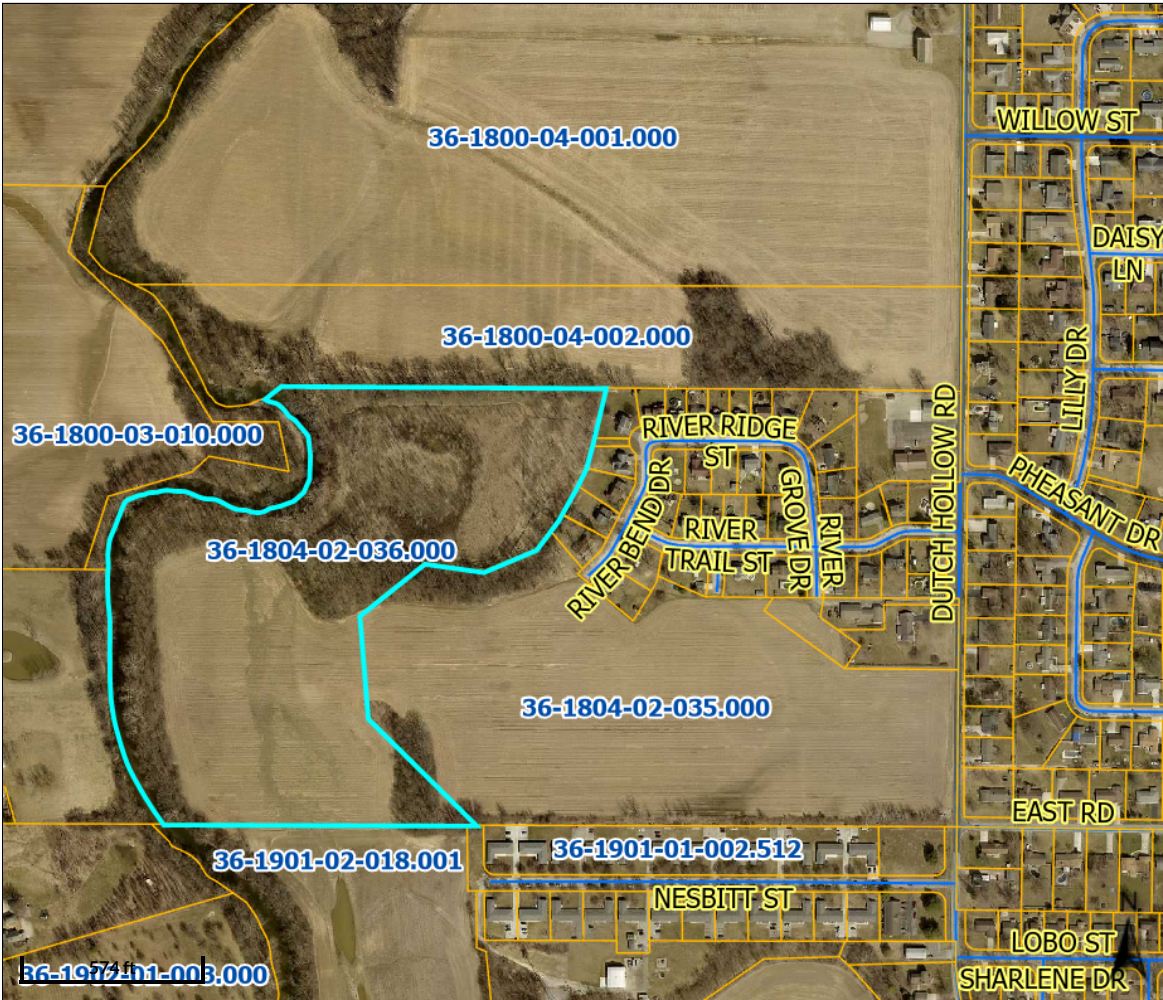
**HOWBERT
SURVEYING
LLC**
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

DATE: 7/8/24 REV.:
CLIENT: B. VORHEES SCALE: 1" = 100'
JOB #: 355-07-24 CHK:

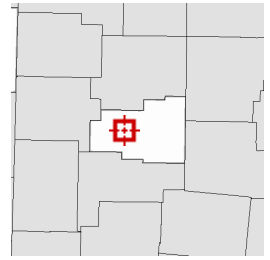
THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

[Signature]
MICHAEL L. HOWBERT 7-15-24
JULY 8, 2024
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO





Overview



Legend

Parcels

Parcel ID	36-1804-02-036.000	Alternate ID	n/a	Tax Payer Address	GOOD DAVID & LEONA
Sec/Twp/Rng	--	Class	110 - Agr vacant land qualified CAUV		1590 CHANCELLOR DR
Property Address	RIVER BEND DR	Acreage	23.96		LIMA, OH 45807
	LIMA				

District G25 - ELIDA L. S. D.
Brief Tax Description PT SE1/4

RTS 06-03-18
(Note: Not to be used on legal documents)

Parcel Layer Instructions:

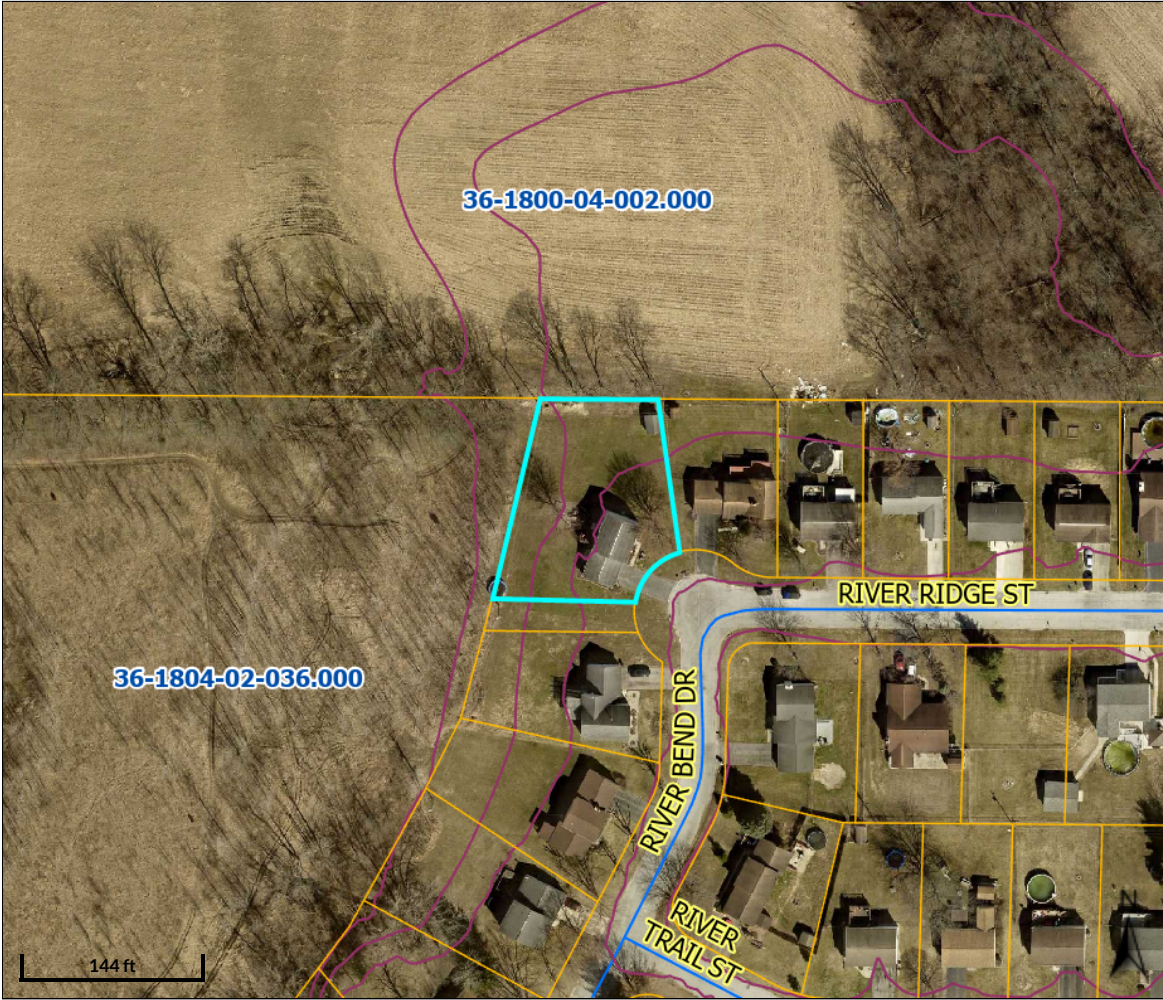
1. Click on blue text title of desired layer to activate it
2. Click on a parcel to trigger a Results pane OR pop-up window with links to various Parcel information

If you would like to export the selected parcel to a shapefile...

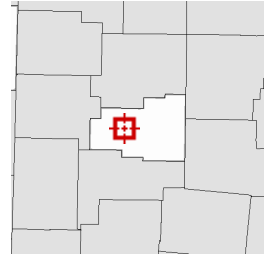
1. Locate the Google Earth icon on the toolbar at the top of your map

Date created: 8/19/2024

Last Data Uploaded: 8/19/2024 4:20:08 AM



Overview



Legend

Parcels

Parcel ID	36-1804-02-017.000	Alternate ID	n/a	Tax Payer Address	SAUNDERS ERIN P
Sec/Twp/Rng	--	Class	510 - Single family Dwlg		5498 RIVER RIDGE ST
Property Address	5498 RIVER RIDGE ST	Acreage	0.297		LIMA, OH 45807
	LIMA				

District G25 - ELIDA L. S. D.
Brief Tax Description OTTAWA RIVER BEND NO 2
 LOT 881
 FF 65.00

(Note: Not to be used on legal documents)

Parcel Layer Instructions:

1. Click on blue text title of desired layer to activate it
2. Click on a parcel to trigger a Results pane **OR** pop-up window with links to various Parcel information

If you would like to export the selected parcel to a shapefile...

1. Locate the Google Earth icon on the toolbar at the top of your map

Date created: 8/19/2024

Last Data Uploaded: 8/19/2024 4:20:08 AM