

DEVELOPMENTAL CONTROLS COMMITTEE

March 12, 2024

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, March 12, 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

Ron Meyer	Allen County Sanitary Engineer's Office
Kevin Cox	Perry Township
Brad Baxter	Bath Township
Joe Gearing	Allen County Engineer's Office
Chuck Schierloh	City of Lima
Beth Seibert	Allen County Commissioner
Jerry Gilden	Marion Township
Mark Bishop	American Township

GUESTS

Brian Bacon	Bacon & Associates
Laura Wilson	Resident
Daryl Schroeder	Resident
Ken Meyer	Bath Township

STAFF

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

2. APPROVAL OF AGENDA

Motion 10 (3-12-24) DCC

Mr. Cox made the motion that the agenda be approved. Seconded by Mr. Gilden. The motion carried.

3. APPROVAL OF DCC MINUTES – February 13, 2024

The minutes for February 13, 2024 were approved by consensus.

4. STAFF RECOMMENDATION: 7 Oaks Subdivision No. 3 Expansion Final Plat

Mr. Haunhorst introduced the 7 Oaks Subdivision No 3 Expansion Final Plat. He stated that he would work to address concerns with ACEO regarding sediment erosion control and a two-year sidewalk maintenance bond. Mr. Haunhorst then presented the staff recommendation of acceptance with conditional approval.

Motion 11 (3-12-24) DCC

Mr. Baxter made the motion to accept the staff recommendation with conditional approval for 7 Oaks Subdivision No. 3 Expansion Final Plat. Seconded by Mr. Meyer; motion carried.

5. STAFF RECOMMENDATION: Bath Township Zoning Variance BA-V019-24

Mr. Haunhorst began by giving an overview of the zoning petition. It was noted that there were no sidewalks, and it was not connected to other AT systems. The addition would be an undue hardship to the developer. There was dissent from the residents. Mr. Haunhorst made the staff recommendation.

Motion 12 (3-12-24) DCC

Mr. Cox made the motion to accept the staff recommendation for Bath Township Zoning Variance BA-V019-24. Seconded by Mr. Gilden. Mr. Baxter abstained; motion carried.

6. STAFF RECOMMENDATION: Marion Township Zoning Petition MA-01-24

Mr. Haunhorst introduced the zoning petition for property to change to R1-B for use by an insulation company. The zoning change would make the home non-conforming. There is no impact in regards to utilities, floodplains or wetlands. Current traffic is 96 cars a day. The zoning plan stands in place of the comprehensive plan. Mr. Haunhorst presented the staff recommendation to deny the spot zoning and conflicting use as the existing building hangs over about 9 feet. Public comment included that there would be increased semi use and impacts sight lines. The zoning change only benefits that property. There would be increased lights and activity at early hours. The roads also would not allow cars to pass when the business is active. M. Haunhorst stated that there should be a more formalized traffic study. Crews report that box trucks and other vehicles come and go and are often left parked. He also clarified that this is a recommendation to the Marion Zoning Commission, which meets on Thursday.

Motion 13 (3-12-24) DCC

Mr. Baxter made the motion to accept the staff recommendation for Marion Township Zoning Petition MA-01-24. Seconded by Mr. Cox. Mr. Gilden abstained; the motion carried.

7. DISCUSSION: Stormwater Management & Sediment Control Regulations as they relate to Subdivision Development

The Ohio EPA requires a Notice of Intent (NOI). For anything disturbing an acre or more, a Stormwater and Erosion Permit would be required. Agriculture is not exempt. Mr. Bacon asked if the updates were available, to which the answer was yes. Mr. Gearing will share.

Ms. Seibert stated that the Stormwater and Sediment Control Regulations updates need to go to public comment. If there are any substantial changes, a second public comment period is needed. AEDG has been tasked with hosting the two public meetings.

8. OTHER

The Zoning Checklist is upcoming. Ms. Seibert would like to include the township and municipal zoning officials or invite them to the next meeting. The next township association meeting is April 18th.

There is one in-person session for Ethics Training upcoming on March 26th. There are online options available as well.

9. ADJOURNMENT

Motion 14 (3-12-24) DCC

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

The meeting adjourned at 3:31 p.m.