

DEVELOPMENTAL CONTROLS COMMITTEE

June 21, 2011

There was a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, June 21, 2011 at 3:00 p.m.** in the Conference Room of the Commission office located at 130 West North Street, Lima, Ohio.

The agenda was as follows:

1. Roll Call
2. Approval of Agenda
3. Approval of DCC Minutes – June 7, 2011
4. Review Shawnee Township Zoning Amendment (SH-02-11)
5. 2040 Population & Land Use Projections
6. Other
7. Adjournment

A quorum being present, Bruce Plumb brought the meeting to order and proceeded with the agenda.

1. **ROLL CALL**

Mr. Norman Capps	Perry Township
Mr. Bruce Plumb	City of Lima
Mr. Dan Reiff	Allen County
Mr. Walter Rysz	Richland Township
Mr. Troy Strayer	Village of Elida

GUESTS

Mr. Ron Meyer	Allen County Engineer's Office
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STAFF

Mr. Thomas Mazur	Lima-Allen County Regional Planning Commission
Ms. Lisa Steffen	Lima-Allen County Regional Planning Commission

2. **APPROVAL OF AGENDA**

Motion 22 (6-21-11) DCC

Norman Capps made the motion that the agenda be approved. Seconded by Walter Rysz; motion carried.

3. **APPROVAL OF DCC MINUTES – June 7, 2011**

Motion 23 (6-21-11) DCC

Troy Strayer made the motion that the DCC minutes of June 7, 2011 be approved. Seconded by Walter Rysz; motion carried.

4. **REVIEW SHAWNEE TOWNSHIP ZONING AMENDMENT (SH-02-11)**

Thomas Mazur reported that the parcel is located in Shawnee Township along Shawnee Road roughly 1,100 feet south of Ft. Amanda and 1,150 feet north of Zurmehly. The parcel is 4.51 acres and is zoned R-I. Shawnee Road is considered an Urban Minor Arterial according to the Federal Functional Classification System. Thomas Mazur reported that this

4. REVIEW SHAWNEE TOWNSHIP ZONING AMENDMENT (SH-02-11) (Continued)

portion of Shawnee Road is currently experiencing approximately 13,392 AADT with less than 1% truck traffic. Shawnee Road is identified as a Class III roadway and is subject to the conditions of the Allen County Access Management Regulations. Municipal water and sewer lines are available. The parcel is not located within the boundaries of ACRTA Zone 1; however the area is included in Zone 2. Thomas Mazur reported that the current land use of the parcel is Residential. The depicted 100 year floodplain is not present on the parcel as identified in FEMA-FIRM panel map number 390758-0115B, Zone X. No wetlands are identified by the USDA; no archaeological sites were identified. Thomas Mazur reported that Shawnee Township's 2030 Comprehensive Plan proposed this location as engaged in business and commercial. Thomas Mazur reported that Shawnee Township is petitioning for this change. Norman Capps questioned why the Township was not requesting to rezone a couple of other properties that are zoned agricultural. Thomas Mazur responded that the parcels in question are public road rights-of-way. Thomas Mazur reported that staff recommends approval of the rezoning since the zoning complies with the Shawnee Township Comprehensive Plan and adjoining parcels.

Motion 24 (6-21-11) DCC

Norman Capps made the motion to approve SH-02-11. Seconded by Walter Rysz; motion carried.

5. 2040 POPULATION & LAND USE PROJECTIONS

Thomas Mazur presented a PowerPoint presentation and reported that staff has been working with the new Census redistricting data that the LACRPC has received and how the data will affect the City of Lima as to wards and precincts. Staff will also have to reassign all of the 2010 Census demographic variables across the 360+ Traffic Analysis Zones (TAZ) in our Travel Demand Model. Thomas Mazur reported that at the county level that the population projection out to the year 2040 reveals that the population within Allen County will drop to approximately 103,304. Up through the year 2030, the LACRPC's figures are in line with those of the Ohio Department of Development (ODOD); ODOD has only projected out to the year 2030. Staff completed a straight line regression to achieve the figures for the year 2040; the R² value comes to approximately .84. Thomas Mazur reported that staff will now begin to break the figures down further to all of the other political subdivisions. Staff is concentrating on the townships and villages that have not been targeted much in the past. Staff has begun with the Village of Bluffton mainly because it straddles two counties. Staff is analyzing not just population but land use and how land use will change out to the year 2040. The population change out to the year 2040 comes to .976 which represents a slow, dependable, steady growth within the village. The commercial land use also reveals a steady increase of approximately 87% or the need for approximately 20% more land. Of interest is that staff has not taken into account the vacant store fronts with the second and third stories. Staff believes these spaces might be better utilized as apartments instead of for commercial use. Thomas Mazur reported that the residential land use continues to follow the population projections at approximately 96%. The industrial land use reveals fits and starts; an industrial building of several thousand square feet covers growth for some time. The industrial land use growth is at approximately 91% or a 40% change over the time frame. Current Bluffton limitations reflect the absence of Hancock County data. Thomas Mazur reported that the Village of Ft. Shawnee has not been a member of the LACRPC since the 1970's. The population within the village is declining and some of that population is relocating out into the township. Approximately 70% of the Village of Ft. Shawnee is agriculture. The commercial projects reveal an increase over time for an approximate 35% change. The industrial change as well as the residential land use is growth is weak. The industrial land use change is fairly flat with fits and starts and reveals an approximate 59%

5. 2040 POPULATION & LAND USE PROJECTIONS (Continued)

change over time. Staff will be in discussions with all of the political subdivisions as well as the Allen Economic Development Group (AEDG) pertaining to the land use projections within each political subdivision. Thomas Mazur reported that the TAZ's will not be completed until the 2010 Census data is released; staff anticipates receiving the SF1 form sometime in August. No action is required at this time. Thomas Mazur presented Committee members with copies of several maps and tables related to the Village of Bluffton land use analysis. Thomas Mazur reported that the Village of Bluffton and Ft. Shawnee came to the Planning Commission and are trying to figure out why their land use and zoning don't jive with respect to their existing situation. Thomas Mazur reported that Map 4 depicts the current zoning in Bluffton and Map 5 depicts the current land use. The maps show that there are commercial activities in the residential districts and residential activities in manufacturing districts, etc. Thomas Mazur reported that staff is trying to provide some administrative relief to the Village of Bluffton. The regulations that Bluffton currently have do not fit the older plats that exist. Thomas Mazur reported that staff has identified the 90 plus plats that were platted inside the Village and then took a 40 percent sample of each of the plats across each of the 10 different historical periods. Based on the 40 percent sampling staff examined these parcels and looked for inconsistencies. Staff is trying to make recommendations to alleviate some of those consequences based on the inconsistencies. Staff is trying to come up with a way to quantify the problems and then relax the restrictions. Thomas Mazur reported that the new subdivisions that are being built do not meet the regulations that they are supposed to. Thomas Mazur commented that instead of trying to make everyone guilty, staff suggests that the rules simply be changed. Thomas Mazur commented that staff is looking at the floodplain regulations as well as the zoning regulations and is trying to bring the properties in compliance. Thomas Mazur reported that the Village of Bluffton went through a very detailed visioning process. Staff is now trying to tweak those standards. Thomas Mazur commented that Bluffton is a very nice village. Thomas Mazur showed Committee members a table outlining all of the conflicts of the various properties with the Village of Bluffton's current regulations. Thomas Mazur commented that staff suggests relaxing some of the standards to allow the community to go back to the historical character and nature that was originally there. Thomas Mazur commented that once Bluffton is handled, he believes it will be easier to go back to some of the other villages and do the same thing. Thomas Mazur commented that this is for informational purposes only and he hopes to bring back a more detailed analysis in two months.

6. OTHER

None.

7. ADJOURNMENT

Motion 25 (6-21-11) DCC

Troy Strayer made the motion that the meeting be adjourned. Seconded by Dan Reiff; motion carried.