#### DEVELOPMENTAL CONTROLS COMMITTEE

### August 1, 2023

The Developmental Controls Committee of the Lima/Allen County Regional Planning Commission held a meeting on Tuesday, August 1, 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, Chuck Schierloh brought the meeting to order at 3:00 pm and proceeded with the agenda.

### 1. ROLL CALL

Mr. Ron Meyer **ACSEO** Mr. Chuck Schierloh City of Lima Perry Township Mr. Kevin Cox Mr. Dave Stratton **AEDG** Ms. Beth Seibert Allen County Mr. Steve Ewing Auglaize Township Allen County Ms. Kim Stiles Mr. Jerry Gilden Marion Township

### **GUESTS**

#### **STAFF**

Mr. Adam Haunhorst Lima-Allen County Regional Planning Commission

## 2. APPROVAL OF AGENDA

#### Motion 60 (8-1-23) DCC

Steve Ewing made the motion that the agenda be approved. Seconded by Kevin Cox, the motion carried.

### 3. APPROVAL OF DCC MINUTES – July 18, 2023

#### Motion 61 (8-1-23) DCC

Kevin Cox made the motion that the DCC minutes of July 18, 2023, be approved. Seconded by Beth Seibert; motion carried.

### 4. STAFF RECOMMENDATION: Marion Township Zoning Petition MA-01-23

The petitioner seeks to rezone the 5 acres of lot 35-1300-01-011.000 from R-1 to Agricultural to develop a new school on the property. The parcel is located adjacent to Cremean Rd. Additionally, the adjacent area has mixed zoning with R-1 and agricultural both represented. The land use in the area generally agrees with the zoning.

There are both identified floodplains (Zone A) and Wetlands on the parcel, and it is not served by a sanitary Sewer. Cremean is classified as Local on the Federal Functional Classification System with a max traffic volume of 210 AADT.

Current Zoning in the immediate area is mixed (R-1 and Agricultural). In addition, the land usage generally agrees with zoning. Marion Township does not currently have a comprehensive plan, but the proposed rezoning does not create a spot zone.

Chuck Schierloh questioned if the number of students in this building will remain the same as compared to the existing school, Mr. Haunhorst stated that the number of students will remain the same.

### Motion 62 (8-1-23) DCC

Kevin Cox made the motion to accept the staff recommendation for Marion Township Petition MA-01-23. Seconded by Beth Dave Stratton; motion carried. Jerry Gilden abstained.

## 5. OTHER

Ms. Seibert suggested removing Paul Basinger from the DCC to rectify having two American Township representatives on the DCC. Mark Bishop would remain.

# 6. ADJOURNMENT

## Motion 63 (8-1-23) DCC

Steve Ewing made the motion to adjourn. Seconded by Kevin Cox; the motion carried.

The meeting adjourned at 3:05 pm.