



LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

130 West North Street Lima, Ohio 45801-4311
Telephone: 419-228-1836 FAX: 419-228-3891
www.lacrpc.com

Doug Post
President

Brion Rhodes
President-Elect

Jay Begg
Treasurer

Chris Seddelmeyer
Secretary

Thomas M. Mazur
Executive Director

TO: DEVELOPMENTAL CONTROLS COMMITTEE
Mr. Randy Ackerman Mr. Paul Basinger
Mr. Brad Baxter Mr. Steve Ewing
Mr. Jerry Gilden Mr. Bruce Plumb
Mr. Doug Post Mr. Walter Rysz

FROM: Mr. Kevin Cox, Chairman

DATE: January 14, 2020

RE: D C C Meeting

There will be a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, January 21, 2020** at **3:00 p.m.** in the Conference Room of the Commission office located at 130 West North Street, Lima, Ohio.

The agenda will be as follows:

1. Roll Call
2. Approval of Agenda
3. Approval of DCC Minutes – January 7, 2020
4. Review Amanda Township Zoning Petition (AD-01-20)
5. Other
6. Adjournment

cc: Mr. Galen Troyer, Amanda Township Zoning Inspector
Mr. Brad Core, Amanda Township Trustee
Mr. Robert Barnt, Amanda Township Trustee

NOTE: Please call the Commission office and confirm whether or not you will attend.





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4. Review Amanda Township Zoning Petition (AD-01-20)
5. DRAFT FY 2021-2024 Transportation Improvement Program
6. Other
7. Adjournment

cc: Mr. Galen Troyer, Amanda Township Zoning Inspector
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DEVELOPMENTAL CONTROLS COMMITTEE

January 21, 2020

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The agenda was as follows:

- 1. Roll Call
- 2. Approval of Agenda
- 3. Approval of DCC Minutes – January 7, 2020
- 4. Review Amanda Township Zoning Petition (AD-01-20)
- 5. DRAFT FY 2021-2024 Transportation Improvement Program
- 6. Other
- 7. Adjournment

A quorum being present, Kevin Cox brought the meeting to order and proceeded with the agenda.

1. ROLL CALL

Mr. Randy Ackerman	Jackson Township
Mr. Brad Baxter	Bath Township
Mr. Kevin Cox	Perry Township
Mr. Steve Ewing	Auglaize Township
Mr. Jerry Gilden	Marion Township
Mr. Bruce Plumb	City of Lima
Mr. Doug Post	Amanda Township
Mr. Walter Rysz	Richland Township

GUESTS

Mr. Galen Troyer	Amanda Township
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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

Thomas Mazur presented Committee members with a revised agenda adding “DRAFT FY 2021-2024 Transportation Improvement Program” as item 5.

Motion 6 (1-21-20) DCC

Walter Rysz made the motion that the revised agenda be approved. Seconded by Doug Post; motion carried.

3. APPROVAL OF DCC MINUTES – JANUARY 7, 2020

Motion 7 (1-21-20) DCC

Steve Ewing made the motion that the DCC minutes of January 7, 2020 be approved. Seconded by Walter Rysz; motion carried.

4. REVIEW AMANDA TOWNSHIP ZONING PETITION (AD-01-20)

Thomas Mazur reported that Mr. Vandemark is requesting that approximately 1.63 acres of parcel 45-1000-03-019.000 be rezoned in order to utilize the barn structure on the parcel as an events venue for weddings, family reunions, corporate meetings, etc. The proposed zoning district is to be carved out of a parent parcel that is 10.74 acres in size. The proposed zoning district will share a stone drive with the existing residence. The adjacent properties are largely engaged in agriculture and rural residential use. The parcel is currently zoned Agricultural. The proposed zoning district as depicted in the zoning amendment petition will meet the minimum requirements for lot size (1.0 acre) and frontage (100'). It is unclear if the barn height exceeds the maximum height of structures limited to 45'. Thomas Mazur reported that staff suggests the use is inappropriate for the B-1 Business District and fails to meet the permitted uses established for the B-1 District. The parcel does not have access to public water via the Allen Water District or sanitary sewer services as provided by Allen County or local political subdivisions. The parcel is serviced by the Spencerville Fire Department. Staff suggests that a public facility proposed to accommodate weddings, corporate meetings, etc., must be expected to meet Ohio Health Codes that address and accommodate the need for potable water and human sanitary waste. A public facility should also meet Ohio Fire Code requirements such as, but not restricted to, the presence of: a fire alarm system; a fire suppression system when the facility is over 5,000 sq. ft. or has an occupant load of 100 or more; 2-hour rated fire door assemblies; exit doors that swing outward or in the direction of egress travel; the presence of portable fire extinguishers; exits, exit signage and exit lighting determined sufficient for the facility; available and maintained fire apparatus access roads. If commercial cooking equipment is used or if grease laden vapors are going to be produced, the cooking equipment must have a hood suppression system. Thomas Mazur reported that beyond the issue of a B-1 District designation and spot zoning are specific issues regarding the lack of essential public utility services and whether the barn can meet the provisions of Section 3781.06 which require public buildings to be safe and sanitary. The lack of water and sewer facilities for such a "public event venue" is premature given the setting and perhaps dangerous. Thomas Mazur reported that staff recommends denial based on spot zoning; and, that any zoning decisions await the recommendations of local fire and health officials.

Thomas Mazur reported that the Developmental Controls Committee has the responsibility to: (1) approve the zoning amendment as submitted; (2) approve the zoning amendment on conditions as specified; (3) deny the zoning amendment as submitted based on cause; or, (4) at the request of the petitioner table a decision until certain issues can be resolved.

Walter Rysz questioned if the other structure on the parcel was a house. Thomas Mazur responded that the additional structure on the parcel is a house that the petitioners reside in. Jerry Gilden questioned what the Township's opinion is on this request. Galen Troyer, Amanda Township Zoning Inspector, responded that the Township is torn. Thomas Mazur commented that he likes to preserve old barns but doesn't feel that this use is appropriate. Galen Troyer commented that he has some concerns pertaining to the liability issues that could probably be addressed and dealt with but would most likely be costly. Thomas Mazur questioned if a business plan had been produced/submitted. Galen Troyer responded that there had not been one yet. Kevin Cox questioned if any liability would fall on the Township. Thomas Mazur responded that the liability should not extend to the Township. Thomas Mazur commented that if he was a Trustee or Zoning Commission member he would want to see some sort of support from the local fire department. The fact that it is a volunteer fire department may mean slower response times. Thomas Mazur commented that Amanda Township does have a mutual agreement with Shawnee Township Fire Department. Thomas Mazur commented that he did speak with Chief Truesdale but it is outside Shawnee Fire Department primary responsibilities. Doug Post commented that Elida Fire Department

4. REVIEW AMANDA TOWNSHIP ZONING PETITION (AD-01-20) (Continued)

also provides support occasionally. Doug Post questioned if the petitioner would have to go through the Lima Building Department. Thomas Mazur responded that if it's a commercial operation he would think they would have to. Thomas Mazur commented that the two biggest obstacles are requirements of the Ohio Fire Code and Ohio Building Code. Jerry Gilden questioned if any of this has been done. Thomas Mazur responded that it had not been done to his knowledge. Thomas Mazur reported that he spoke with Brad Core and it is his understanding that they have put in a significant investment into the building and the owner would like to recoup some of the investment that was made. Brad Baxter commented that if he wanted to make some money from this he would want to have reasonable expectations about the sustainability of the business; if the building codes and health codes are not met prior to investing in this endeavor, what could you possibly expect to happen. Thomas Mazur responded that a business plan should be in place that showed how the building would be brought up to code. Thomas Mazur commented that an assembly hall is not necessarily what this is; rather it is a commercial hall. Assembly halls are membership driven. Thomas Mazur commented that this should be a B-2 zoning designation if anything. Steve Ewing commented that this could actually be a party barn. Thomas Mazur responded that it could be but it appears the owners have taken more steps than making a simple pole barn. Thomas Mazur commented that the County or Township would not have any issue with him using the barn for his family affairs, but if he is going to use it for commercial purposes and advertise it must be made sure that the structure is safe and sanitary and that adjacent property owners interests are not compromised. Randy Ackerman questioned if it was going to be a rentable barn. Thomas Mazur responded that that was his understanding. Bruce Plumb commented that in order to sell any liquor the petitioner would have to have a license. Thomas Mazur responded that they may just rent it with vendors or providing everything else but the parking and structure. Most commercial halls have restrooms and running water. Brad Baxter commented that as a Township he would want to see a business plan to see that the petitioner is giving some considerations as to how these concerns are going to be dealt with. Kevin Cox commented that it would be difficult to go against the Fire Department when they are trying to keep your building occupants safe. Thomas Mazur commented that he has not been inside the building to see how much work has been done in regards to signs, alarms, systems, etc. Galen Troyer commented that it is nice inside and it is his understanding that several hundred thousand dollars was invested into the building. Thomas Mazur questioned if it was a two story structure. Galen Troyer responded that it does have a mow area. Brad Baxter commented that another issue would be structural integrity for people on the second floor. Galen Troyer commented that he believes they are checking on ADA requirements, a parking lot, etc. Thomas Mazur commented that sanitary would be expensive, probably over \$30,000. Galen Troyer commented that he wasn't sure if they intended to just use porta potties. Walter Rysz commented that he doesn't believe this fits with a B-1 zoning designation. Galen Troyer commented that the Township was looking at it from the aspect of an assembly hall. Thomas Mazur responded that it isn't an assembly hall because it would require membership. Doug Post commented that it makes it tough in Amanda Township because they don't have any industrial areas or towns; therefore, you almost have to have spot zoning if you want to allow anyone to do anything. Thomas Mazur commented that the Township could develop a land use plan which would help get rid of spot zoning.

Motion 8 (1-21-20) DCC

Walter Rysz made the motion to deny AD-01-20 based on spot zoning. Seconded by Steve Ewing; motion carried with one (1) abstention (Doug Post).

5. DRAFT FY 2021-2024 TRANSPORTATION IMPROVEMENT PROGRAM

Thomas Mazur presented Committee members with several handouts and a map pertaining to the Draft FY 2021-2024 Transportation Improvement Program (TIP), which the RPC is in the early stages of developing. The map reveals about \$82.6 million in highway projects, which will continue to morph over the next several months.

Thomas Mazur reported that the Delphos 5th Street Project (PID 108373) includes portions of SR 66 and SR 190 and most of 5th Street from one end of Delphos to the other. The project includes a “road diet” which encompasses roadway resurfacing, striping of 2 through lanes and a 2-way left turn lane, bike lanes, curbs, new catch basins and raising of some catch basins, traffic signal upgrades, new sidewalks, ADA upgrades, storm sewer adjustments etc. The project is set to begin July 2020 with an investment of \$4 million. Thomas Mazur reported that just south of the 5th Street Project is Delphos’s Main Street Project (PID 108644). The project will require a full depth reconstruction for a cost of \$3.1 million. The project is scheduled for FY 2023.

Thomas Mazur reported that the Village of Beaverdam has a project to upgrade the sidewalks to meet ADA requirements for approximately \$210,000. Thomas Mazur reported that some of the sidewalk ramps that were initially put in do not meet ADA requirements; therefore, they must be corrected and replaced. Beaverdam also has a lighting project through its downtown area under PID 108975 estimated at \$310,000.

Thomas Mazur reported that Westminster (PID 109435) will see a significant investment with the resurfacing of SR 117 to also reflect new curbs and gutters, sidewalks, and lighting. The FY 2021 project is estimated at \$2.4 million. Thomas Mazur commented that there are still some outstanding issues relative to the access management controls that ODOT wants to impose on Rudolph Foods by restricting access to Brentlinger Road and Katrina Avenue, which was vacated by the Township. ODOT wants to close the drives that Rudolph is currently using and have traffic come into the facility off Brentlinger, loop through an internal road structure and exit on the southeast corner onto what used to be Katrina. Thomas Mazur commented that there are a lot of people coming and going from Rudolph’s on a daily basis. The right-of-way necessary to fix Brentlinger Road is about \$400,000 of construction which they don’t have money for. Thomas Mazur commented that ODOT also wants to close the gas station entrance on SR 117 and use Brentlinger as well. ODOT is not promising a signal at Brentlinger. Traffic counts on SR 117 in Westminster are approximately 8,500. Kevin Cox commented that it can take five to ten minutes to be able to turn onto SR 117 in that area because of the traffic.

Thomas Mazur reported that Lima has several projects within the Transportation Improvement Program (TIP) including the Elm Street Railroad Grade Separation Project (PID 80441) which is expected to be completed this summer. New is the Market and Main Roundabout Project (PID 111631). This project stemmed from an RSA conducted by our own Jim Patterson and a follow-up Safety Program application submitted by Kirk Niemeyer and company. ODOT sanctioned the \$1 million project that is expected to be undertaken in FY 2022.

Also new is the Spencerville Road Sidewalk Project (PID 110277) from Cable to Pierce. The project is estimated to cost \$850,000 in FY 2023.

Thomas Mazur reported that what is missing on here right now is Cable Road project. ODOT is trying to work with the City of Lima to finalize the approximately \$900,000+ project.

5. **DRAFT FY 2021-2024 TRANSPORTATION IMPROVEMENT PROGRAM** (Continued)

Thomas Mazur reported that Bluffton has two projects one being 110706 which is a SR 103 resurfacing project estimated at \$885,000 scheduled for FY 2023. The other Bluffton project is PID 111220 which is a shared use path from SR 103 to County Line Road for approximately \$1 million.

Thomas Mazur reported that Cairo has a new project (PID 100338) which calls for the resurfacing of SR 65 north from Cairo to the Putnam County Line in FY 2024; total estimated cost is \$825,000.

Thomas Mazur reported that the County is working on resurfacing targeted areas on Buckeye Road, S. Dixie Highway and McLain Road (PID 110929) to service a new industrial park. Thomas Mazur reported that the County has worked to get some of these roadways classified as intermodal connectors in order to make them eligible for funding for these types of roadways, if/when it becomes available. Another County project is PID 108503 which is a bridge replacement on State Road over the Auglaize River for \$1.8 million in FY 2022.

Thomas Mazur reported that ODOT is proposing to address the SR 309 & Thayer Road intersection as well as the SR 309 & Napoleon intersection (PID 110428) by constructing roundabouts for \$6.1 million starting in FY 2021.

Thomas Mazur reported PID 111375 includes the US 30 and Thayer Road intersection. Thomas Mazur reported that ODOT is planning to close as many at-grade crossings on US 30 as they possibly can with the possibility of full interchanges at Gomer and Thayer in addition to I-75, SR 65, SR 115, SR 66 and Fifth Street in Delphos. Jerry Gilden questioned why you would want an interchange on Gomer Road. Thomas Mazur responded one of the issues would be to connect with Eastown Road. Thomas Mazur commented that an outerbelt loop has been discussed for quite some time in Allen County and the additional interchanges could help support that; however, it's not necessarily going to happen. Staff has noticed that since the increase in speed on US 30, the number of crashes and fatalities has also increased on US 30.

Thomas Mazur reported that a TIP Public Involvement calendar is also included in each packet. Thomas Mazur reported that staff has already started meeting with the local political subdivisions and will continue to do so and solicit comments. Thomas Mazur reported that no action is required.

6. **OTHER**

None.

7. **ADJOURNMENT**

Motion 9 (1-21-20) DCC

Bruce Plumb made the motion that the meeting be adjourned. Seconded by Doug Post; motion carried.