



LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

130 West North Street Lima, Ohio 45801-4311
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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 28, 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, February 4, 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 21, 2020
4. Review American Township Zoning Petition (AM-01-20)
5. Other
6. Adjournment

cc: Mr. Keith Brickner, American Township Zoning Inspector
Mr. Lynn Mohler, American Township Trustee
Mr. Larry Vandemark, American Township Trustee

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



DEVELOPMENTAL CONTROLS COMMITTEE

February 4, 2020

There was a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, February 4, 2020** 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:

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- 5. Other
- 6. Adjournment

A quorum being present, Doug Post brought the meeting to order and proceeded with the agenda.

1. ROLL CALL

Mr. Randy Ackerman	Jackson Township
Mr. Brad Baxter	Bath Township
Mr. Steve Ewing	Auglaize Township
Mr. Bruce Plumb	City of Lima
Mr. Doug Post	Amanda Township
Mr. Walter Rysz	Richland Township

GUESTS

Mr. Keith Brickner	American 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

Motion 10 (2-4-20) DCC

Walter Rysz made the motion that the agenda be approved. Seconded by Bruce Plumb; motion carried.

3. APPROVAL OF DCC MINUTES – JANUARY 21, 2020

Motion 11 (2-4-20) DCC

Walter Rysz made the motion that the DCC minutes of January 21, 2020 be approved. Seconded by Steve Ewing; motion carried.

4. REVIEW AMERICAN TOWNSHIP ZONING PETITION (AM-01-20)

Thomas Mazur reported that the petitioners seek to change the zoning of 3 parcels on the west side of West Street (SR 65) near the Kenmore intersection from B-1 General Business to B-2 General Business to reflect the actual economic activity being performed and so he can keep working. Thomas Mazur reported that separately the parcels do not meet the B-2

4. REVIEW AMERICAN TOWNSHIP ZONING PETITION (AM-01-20) (Continued)

zoning requirements; however, the petitioner has recently combined the 3 parcels through the Auditor's Office and now meets B-2 minimum acreage and frontage requirements. There are no identified floodplains or wetlands on the parcels. The parcels are served by municipal water and sewer services. Thomas Mazur reported that West Street (SR 65) is classified as a Principal Arterial on the Federal Functional Classification System. Traffic volume on West Street is 10,340. Current zoning in the immediate area is mixed primarily with B-1 and R-1. Thomas Mazur reported that current land use in the area is mixed with auto-related commercial activities and residential. The Township's 2030 Comprehensive Plan identifies the area as commercial. Thomas Mazur commented that staff would like to see a buffer on the property, especially abutting the residential properties to the west. Keith Brickner reported that a buffer would be one of the stipulations on the purchase of the property. Keith Brickner reported that he believes the petitioner intends to sell the property. Keith Brickner commented that there are several other similar uses on the corridor and the Township would like to keep them grouped together if possible. Thomas Mazur commented that buffering would be useful in order to keep litter, etc., from blowing onto adjacent properties. Keith Brickner reported that he told the petitioner that the property would have to have a buffer abutting the residential properties with a B-2 zoning. Keith Brickner reported that the buffer could be landscaping of some sort or a fence but it would have to be something that people from the residences aren't looking at the back of the car lot.

Thomas Mazur reported that staff recommends approval. 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.

Motion 12 (2-4-20) DCC

Bruce Plumb made the motion to approve AM-01-20. Seconded by Walter Rysz; motion carried with one (1) abstention (Doug Post).

5. OTHER

None.

6. ADJOURNMENT

Motion 13 (2-4-20) DCC

Bruce Plumb made the motion that the meeting be adjourned. Seconded by Steve Ewing; motion carried.