



## LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

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TO: DEVELOPMENTAL CONTROLS COMMITTEE  
Mr. Paul Basinger Mr. Brad Baxter  
Mr. Mark Bishop Mr. Kevin Cox  
Mr. Steve Ewing Mr. Jerry Gilden  
Mr. Kent McCleary Mr. Bruce Plumb  
Mr. Doug Post Mr. Walter Rysz

FROM: Mr. Randy Ackerman, Chairman

DATE: May 20, 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, May 26, 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 – May 12, 2020
4. Review Autumn Ridge Revised Overall Development Plan
5. Other
6. Adjournment

cc: Mr. Ken Meyer, Bath Township Zoning Inspector  
Mr. Scott Campbell, Bath Township Zoning Inspector  
Bath Township Trustees

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

**DEVELOPMENTAL CONTROLS COMMITTEE**

**May 26, 2020**

There was a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, May 26, 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:

- 1. Roll Call
- 2. Approval of Agenda
- 3. Approval of DCC Minutes – May 12, 2020
- 4. Review of Autumn Ridge Revised Overall Development Plan
- 5. Other
- 6. Adjournment

A quorum being present via teleconference. For the good of the order, attendance will be called, please confirm your presence. Shane Coleman brought the meeting to order and proceeded with the agenda (Randy Ackerman has resigned from the Board of the Lima-Allen County Regional Planning Commission and as Chair of the DCC).

**1. ROLL CALL**

Mr. Brad Baxter	Bath 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. Erik Robey	Robey Engineering & Surveying, LLC
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**STAFF**

Mr. Shane Coleman	Lima-Allen County Regional Planning Commission
Mr. Thomas Mazur	Lima-Allen County Regional Planning Commission
Mr. Cody Doyle	Lima-Allen County Regional Planning Commission

**2. APPROVAL OF AGENDA**

**Motion 20 (05-26-20) DCC**

Walter Rysz made the motion that the agenda be approved. Seconded by Brad Baxter; motion carried.

**3. APPROVAL OF DCC MINUTES – May 12, 2020**

**Motion 21 (05-26-20) DCC**

Steve Ewing made the motion that the DCC minutes of May 12, 2020 be approved. Seconded by Doug Post; motion carried.

#### 4. REVIEW OF AUTUMN RIDGE REVISED OVERALL DEVELOPMENT PLAN

Thomas Mazur reported that a summary sheet as well as review comments from the Allen County Engineer's Office (ACEO), Allen County Sanitary Engineer's Office (ACSEO) and Richland Engineering were all emailed to Committee members for review. Thomas Mazur reported that the Autumn Ridge subdivision was first presented to the Lima-Allen County Regional Planning Commission (LACRPC) 20 years ago in February of 2000. In October of 2004, the first phase of the subdivision was platted with 31 lots. Recently, staff has been working with Erik Robey who has addressed issues that were a part of the previous Revised Overall Development Plan (R-ODP). Thomas Mazur stated that most of the submissions are now done online or via email which "shaves off" about a week in staff's review time. When staff received the R-ODP plans on May 12<sup>th</sup>, the plans were forwarded on to all of the review agencies the same day. Staff received comments or technical reviews from the Allen Soil and Water Conservation District (ASWCD), ACSEO, ACEO, Bath Township and Richland Engineering in short order. Thomas Mazur reviewed the submission process and stated that the plans are presented to Richland Engineering first and once staff receives Richland Engineering's comments, those comments are forwarded on to the various review agencies. This new process has reduced the review time to approximately 2 weeks. Thomas Mazur reported that the plat at this time includes 69 lots on 37.3 acres. Sheet 3 of the R-ODP reveals all of the lots but does not provide the road frontage. Based on a simple scale, staff has no issues with the R-ODP; all of the lots meet the minimum size criteria in terms of square footage and frontage. Phase II contains 16 lots which front on the pond and take access off Autumn Blaze Drive and Harvest Gold Drive. Phase II is extending the roadway system significantly to the east and north. Thomas Mazur stated that the older subdivision regulations required a 200 scale; due to all of the information with this plat, staff went with a 400 scale. As far as drainage issues, Erik Robey has submitted the plans to Joe Gearing, a County Drainage Engineer, earlier last year. Joe Gearing found that the plans are correct for this stage of the development. Issues with respect to the design of the street system, were approved earlier and staff takes no exception to the plans. Thomas Mazur stated that 16 years ago, the road right-of-way was at 60' and now is to be 65'. Staff feels that it would not be prudent to change the roadway width half way through a subdivision. Staff has informed Erik Robey to continue with the subdivision as submitted. Thomas Mazur reported that sheet 2 reveals that variances are required for 4 lots in Phase III on the north side of Harvest Gold Drive. Thomas Mazur stated that there is a tract of land owned by Fred Howald in the northwest portion of the plat that really has no access to it. Thomas Mazur stated that if an easement was part of this land it could remain agriculturally exempt parcel. To finalize this phase, a variance is required for the width-to-depth ratio for the R-ODP.

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

#### **Motion 22 (05-26-20) DCC**

Walter Rysz made the motion to approve the Revised Overall Development Plan as per staff's recommendations for a variance to the width-to-depth ratio. Seconded by Steve Ewing; motion carried.

#### 5. OTHER

##### a. Monticello Estates

Thomas Mazur stated that a number of the long-term RPC Board members remember the Monticello Subdivision. Staff received this subdivision in about 2004. The RPC

5. **OTHER** (Continued)

a. **Monticello Estates** (Continued)

reviewed the subdivision which originally was done by Sheldon Engineering. Several months after the RPC had approved the plans and construction had begun, the Village of Ft. Shawnee decided that they would not support the building of the subdivision because access was joined up with Gaithersburg Drive and Pro South. The fact of the matter is there were drainage issues as well as abandoned and diverted ditches. There is a larger ditch that is on maintenance and needs a 60-inch culvert. Thomas Mazur reported that the 23 acres has been purchased by a new owner. This new owner would like to extend existing stub street off of Gaithersburg south about 500' and build 3 large lot estates. Thomas Mazur stated that there are several issues with this proposal. One being there is only one real access in and out of the subdivision, it extends the subdivision further to the south making it more difficult for the fire departments to respond. But in speaking with Bacon and Associates, it would help the general flooding in the area and the owner is talking about extending a trail from stub street to Pro Drive South which would serve to provide the residents of the Monticello subdivision as well as the subdivision to the north with a bike/ped trail. Thomas Mazur stated that the impact to the area is not as significant due to only 3 homes being proposed as the stormwater retention. The owner wants to regrade some of the stormwater retention and expand the abandoned ditch to serve as a "sponge". There are a number of large homes being proposed. Thomas Mazur stated that staff met with representatives of the ACEO and the township trustees to review this Overall Development Plan (ODP) in principal. The ACSEO has no issue with this proposal. Property in Monticello would be difficult to continue the roadway base and development as it is currently proposed. The proposed trail through the development is approximately 565' from the bulb down to Pro Drive. Shawnee Township is considering acceptance for maintenance purposes. Monticello has been sitting for 4-5 years without any action.

6. **ADJOURNMENT**

**Motion 23 (05-26-20) DCC**

Jerry Gilden made the motion that the meeting be adjourned. Seconded by Doug Post; motion carried.