



## 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. Chuck Schierloh, Chairman

DATE: July 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, July 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 – May 26, 2020
4. Review Perry Township Zoning Petition (PE-02-20)
5. Other
6. Adjournment

**To comply with Ohio Director of Health guidelines and orders limiting/prohibiting group gatherings of more than 10 persons, no in-person attendance at LACRPC meetings by the public will be available. The public is encouraged to view committee meetings via the LACRPC Facebook page. Anyone who wishes to request Privilege-of-the-Floor, for a committee meeting is encouraged to contact the LACRPC at 419-228-1836.**

cc: Mr. Tony Hayes, Perry Township Zoning Inspector  
Perry Township Trustees

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

**DEVELOPMENTAL CONTROLS COMMITTEE**

**July 21, 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 26, 2020
- 4. Review Perry township Zoning Petition (PE-02-20)
- 5. Other
- 6. Adjournment

A quorum being present via teleconference. For the good of the order, attendance will be called, please confirm your presence. Chuck Schierloh brought the meeting to order and proceeded with the agenda.

**1. ROLL CALL**

Mr. Paul Basinger	American Township
Mr. Brad Baxter	Bath Township
Mr. Kevin Cox	Perry Township
Mr. Steve Ewing	Auglaize Township
Mr. Jerry Gilden	Marion Township
Mr. Doug Post	Amanda Township
Mr. Walter Rysz	Richland Township
Mr. Chuck Schierloh	City of Lima

**GUESTS**

Mr. Hugh Thomas	BL Companies
Mr. Jeff Mattingley	BL Companies

**STAFF**

Mr. Shane Coleman	Lima-Allen County Regional Planning Commission
Mr. Adam Haunhorst	Lima-Allen County Regional Planning Commission

**2. APPROVAL OF AGENDA**

**Motion 24 (07-21-20) DCC**

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

**3. APPROVAL OF DCC MINUTES – May 26, 2020**

**Motion 25 (07-21-20) DCC**

Paul Basinger made the motion that the DCC minutes of May 26, 2020 be approved. Seconded by Kevin Cox; motion carried.

**4. REVIEW PERRY TOWNSHIP ZONING PETITION (PE-02-20)**

Shane Chapman reported that a DCC meeting was scheduled for July 7<sup>th</sup> which was cancelled at the last minute due to what will be discussed during today's meeting. The original zoning petition was originally for four (4) parcels but was subsequently pulled by the petitioner. In the meantime, the Perry Township Trustees met and passed a resolution. The Trustees are requesting that 11 parcels be rezoned in the area referenced in the Zoning Amendment petition. Shane Coleman stated that the Committee members should have received a "handout" packet via email for review. The correct purpose of this zoning petition from the Trustees is to clean up existing zoning and provide for future expansion. There are some conflicts in this area between zoning and current use. The area is zoned residential but if one looks at the map(s), there is a junk yard in the midst of the residential area. The junk yard is a part of the re-zoning request. Shane Coleman reported that in addition if one looks at the map towards the City of Lima, there is a parcel spot-zoned within the township. Adam Haunhorst stated that he could put the map under discussion on the screen. The Committee requested that he do so. It was determined that the map could not be placed on the screen at this time. Shane Coleman stated that if the Committee went to the zoning map in their packet and reported that the yellow area represents Perry Township. The blue represents the City of Lima. The yellow area is zoned residential except there is a parcel on the boundary between the township and the city which is pink in color which is zoned B-1. Staff believes that by recommending acceptance of this zoning petition, the spot zone would be eliminated and reflect the more accurately and allow for the future development that the Trustees are working on. Kevin Cox stated that the Trustees are just trying to clean up the zoning in this area to what they believe the zoning should be. The change in zoning will not affect the residential areas that are located in the midst of this area because the tax base will not change unless the property owner(s) would like to have a business on their property. Shane Coleman stated that St. Johns Avenue would touch a business district in the city of Lima causing some "flow". This zoning petition makes sense to staff.

**STAFF'S RECOMMENDATIONS:**

Staff recommends acceptance of PE-02-20. Rezoning these parcels would not only eliminate an existing spot zone, but would help to more closely align the current land use of the area with an appropriate zoning category. Staff recommends a Traffic Impact Analysis be conducted prior to any development in order to minimize any adverse effect(s) on the surrounding community. Staff further recommends the township re-examine its long-range plan to update future land use to more accurately represent the current vision of Perry Township. Shane Coleman stated that Perry Township is in discussions with some developers and staff has spoken with the Ohio Department of Transportation (ODOT). The developer has also been in contact with ODOT.

Shane Coleman 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 26 (07-21-20) DCC**

Paul Basinger made the motion to approve the Perry Township Zoning Petition (PE-02-20) as per staff's recommendations. Seconded by Steve Ewing; motion carried (with one abstention, Kevin Cox).

**5. OTHER**

None.

6. **ADJOURNMENT**

**Motion 27 (07-21-20) DCC**

Paul Basinger made the motion that the meeting be adjourned. Seconded by Kevin Cox; motion carried.