



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 Ms. Aloka Roy
Mr. Walter Rysz

FROM: Mr. Kevin Cox, Chairman

DATE: September 10, 2019

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, September 17, 2019** 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 – July 9, 2019
4. Review Richland Township Zoning Amendment Petition (RI-02-19)
5. Review Shawnee Township Zoning Amendment Petition (SH-01-19)
6. Discussion of Hazard Mitigation Plan
7. Other
8. Adjournment

Cc: Mike Zimmerly, Richland Township Zoning Inspector
Gary Lugibihl, Richland Township Trustee
Donald Brauen, Richland Township Trustee
Rod Goldsberry, Richland Township Trustee
Mark Bishop, Shawnee Township Zoning Inspector
Chris Seddelmeyer, Shawnee Township Trustee
David Belton, Shawnee Township Trustee
Clark Spieles, Shawnee Township Trustee

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





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DEVELOPMENTAL CONTROLS COMMITTEE

September 17, 2019

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7. Review Bath Township Variance Petition (BA-V02-19)
8. Other
9. 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. Kevin Cox	Perry Township
Mr. Steve Ewing	Auglaize Township
Mr. Bruce Plumb	City of Lima
Mr. Doug Post	Amanda Township
Ms. Aloka Roy	City of Lima

GUESTS

Mr. David Belton	Shawnee Township Trustee
Mr. Mark Bishop	Shawnee Township Zoning Inspector
Mr. Mike Zimmerly	Richland Township Zoning Inspector

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 reported that he would like to revise the agenda by adding an additional item, "Review Bath Township Variance BA-V02-19."

Motion 24 (9-17-19) DCC

Steve Ewing made the motion that the revised agenda be approved. Seconded by Randy Ackerman; motion carried.

3. APPROVAL OF DCC MINUTES – JULY 9, 2019

Motion 25 (9-17-19) DCC

Doug Post made the motion that the DCC minutes of July 9, 2019 be approved. Seconded by Bruce Plumb; motion carried.

4. REVIEW RICHLAND TOWNSHIP ZONING AMENDMENT PETITION (RI-02-19)

Thomas Mazur reported that the petitioner seeks to change the zoning of parcel 28-1400-01-002.000 on Gratz Road just south of I-75 from Agricultural to Commercial for possible commercial use. Thomas Mazur reported that there are no identified floodplains on the parcel; several small wetland areas on the southernmost portion of the parcel were identified by USDA. No historical or cultural resources have been identified. The parcels are not served by municipal water and sewer services. Staff contacted County and Village of Bluffton officials to identify access to municipal utilities. Staff was unable to establish any commitment to extend utilities to the parcel at this time. The parcel does not have access to fixed route public transit services but has access to demand response services. Gratz Road is classified as Local on the Federal Functional Classification System. Roadway width does not meet FHWA standards of 12' lane widths. Traffic volumes total 275 vehicles per day. Thomas Mazur reported that current zoning in the general area is largely Agricultural. Parcels to the north of I-75 are zoned Agricultural, R-1 Residential and M-2 Manufacturing. Parcels south of I-75 on Gratz Road are all zoned Agricultural. The Township's 2040 Comprehensive Plan identifies the area as Agricultural. Michael Zimmerly, Richland Township Zoning Inspector, reported that the Township was unaware of possible plans for the parcel if it was rezoned.

Thomas Mazur reported that staff recommends that Richland Township deny the rezoning as presented based on noncompliance with the Richland Township Comprehensive Plan, the design limitations of Gratz Road and the lack of access to utilities needed to support commercial development. 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 26 (9-17-19) DCC

Doug Post made the motion to deny RI-02-19 based on noncompliance with the Richland Township Comprehensive Plan, the design limitations of Gratz Road and the lack of access to utilities needed to support commercial development. Seconded by Steve Ewing; motion carried.

5. REVIEW SHAWNEE TOWNSHIP ZONING AMENDMENT PETITION (SH-01-19)

Thomas Mazur reported that the petitioner seeks to change the zoning of parcels 46-0206-12-001.000 and 46-0206-12-002.000 from R-I Residential to R-II Residential for the purpose of converting a single family home into a duplex (side by side). Current zoning in the immediate area is R-1 Residential. The parcels identified already contain a house spanning both parcels with two separate addresses. Thomas Mazur reported that there are no identified floodplains or wetlands on the parcels nor have any historical or cultural resources been identified. The parcels are served by both municipal water and sewer services. The parcels do have access to fixed route public transit services. Wardhill is classified as Local on the Federal Functional Classification System. Traffic volumes on Spencerville Road near the intersection of Wardhill are approximately 6,840 vehicles per day. Thomas Mazur reported that City View Terrace was platted in 1909. The platted subdivision encompasses the area between Spencerville Road, the Catholic Cemetery, the Railroad and Trolley Avenue. The 424 platted parcels had frontages that ranged from 17' to 40'. Currently that same area supports just over 100 parcels with land uses ranging from residential to utilities to commercial to public worship and cemetery grounds. Many of the owners of the residential properties own multiple parcels within the neighborhood. Currently there are 104

5. REVIEW SHAWNEE TOWNSHIP ZONING AMENDMENT PETITION (SH-01-19)
(Continued)

residential parcels; only 56 of the units are owner occupied. When contiguous parcels with the same owner are combined the number of parcels drops to 64.

Thomas Mazur reported that staff recommends that Shawnee Township deny the rezoning as presented based on noncompliance with current Township zoning requirements as neither parcel meets minimum lot size and setback requirements of the R-II zoning classification. Thomas Mazur reported that staff further recommends a more detailed study of the area by the Township. 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 27 (9-17-19) DCC

Aloka Roy made the motion to deny SH-01-19 based on the parcels not meeting minimum lot size and setback requirements of the R-II zoning classification. Seconded by Doug Post; motion carried.

6. DISCUSSION OF HAZARD MITIGATION PLAN

Thomas Mazur reported that staff originally wrote a Hazard Mitigation for the County in 2005. The Plan was a requirement at the time to get FEMA funding. Thomas Mazur commented that at that time there weren't any requirements as to what the Plan contents had to be and little guidance as to what was expected. The Plan was supposed to address all natural hazards. Thomas Mazur reported that there are typically 18 natural hazards, with the most applicable in this area being flooding, tornadoes, wind storms and severe winter weather. Thomas Mazur reported that Allen County also included dam failures because of all of the reservoirs in the community. Thomas Mazur commented that the previous EMA Director hired a consultant to develop an update to the Plan and it was possibly not adopted because it did not meet the regulations or criteria at that time. Thomas Mazur commented that staff worked with the current Director, Tom Berger, to update the Plan after it lapsed. Thomas Mazur commented that new Hazard Mitigation Plan requirements are a little more demanding and it is critical that we get the local governments involved as well as the fire departments and public works departments. Thomas Mazur commented that the County has talked about hiring a consultant to come in and write the new Plan and develop hydraulic models.

7. REVIEW BATH TOWNSHIP VARIANCE PETITION (BA-V02-19)

Thomas Mazur reported that the applicant seeks a variance to the width to depth ratio in order to facilitate the sale of the undeveloped area of the parcel. The configuration of the proposed lots is similar to the lots in the general area. The parcel being created (1.9 acres) and the remainder of the parent parcel (10.1 acres) both meet minimum township zoning requirements. The proposal reflects a width to depth ratio of 4.7 to 1. Moreover, the new proposed lot reflects both wetlands and hydric soils. Given the existing topography of the lot and the soils present, conditions may present a serious challenge to the creation of a buildable lot.

Thomas Mazur reported that staff recommends approval. Thomas Mazur reported 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

7. **REVIEW BATH TOWNSHIP VARIANCE PETITION (BA-V02-19)** (Continued)

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 28 (9-17-19) DCC

Bruce Plumb made the motion to approve BA-V01-19 as presented. Seconded by Steve Ewing; motion carried.

8. **OTHER**

None.

9. **ADJOURNMENT**

Motion 29 (9-17-19) DCC

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