



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

Brion Rhodes
President

Steve Ewing
President-Elect

Dave Belton
Treasurer

Robert Sielschott
Secretary

Shane A. Coleman
Executive Director

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. Doug Post
Mr. Walter Rysz

FROM: Mr. Chuck Schierloh, Chairman

DATE: August 25, 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, September 1, 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 – August 18, 2020
4. Review Richland Township Zoning Petition (RI-01-20)
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 can view committee meetings via the LACRPC Facebook page at <https://www.facebook.com/Lima-Allen-County-Regional-Planning-Commission-114563720277180/>. Anyone wanting to exercise Privilege-of-the-Floor, for a committee meeting, must contact the LACRPC at 419-228-1836. Meeting agendas/minutes are published on the LACRPC website; click on the "Committees" tab on the left for more meeting information.

cc: Mr. Mike Zimmerly, Richland Township Zoning Inspector
Richland Township Trustees

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



DEVELOPMENTAL CONTROLS COMMITTEE

September 1, 2020

There was a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, August 18, 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 – August 18, 2020
- 4. Review Richland Township Zoning Petition (RI-01-20)
- 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. Brad Baxter	Bath Township
Mr. Kevin Cox	Perry Township
Mr. Steve Ewing	Auglaize Township
Mr. Jerry Gilden	Marion Township
Mr. Kent McCleary	Sugar Creek Township
Mr. Doug Post	Amanda Township
Mr. Walter Ryzs	Richland Township
Mr. Chuck Schierloh	City of Lima

STAFF

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

2. APPROVAL OF AGENDA

Motion 37 (09-01-20) DCC

Walter Ryzs made the motion that the agenda be approved. Seconded by Steve Ewing; motion carried.

3. APPROVAL OF DCC MINUTES – August 18, 2020

Motion 38 (09-01-20) DCC

Kevin Cox made the motion that the DCC minutes of August 18, 2020 be approved. Seconded by Walter Ryzs; motion carried.

4. REVIEW RICHLAND TOWNSHIP ZONING PETITION (RI-01-20)

Shane Coleman reported that the petitioner is looking to have his property rezoned from R-1 Residential to R-2 Residential. Adam Haunhorst reported a copy of the packet emailed to all Committee members is now available for viewing on-screen. The applicant is requesting to

4. REVIEW RICHLAND TOWNSHIP ZONING PETITION (RI-01-20) (Continued)

rezone one (1) parcel located in Richland Township from Residential District R-1 to R-2 Residential District for the development of 2 single unit apartments approximately 1008 sq. ft. each. No municipally provided water lines are present on the site in question. Although the site is serviced by the Village of Beaverdam's municipal sewer. The area is not served by the Allen County Regional Transit Authority. No wetlands, historical, or archaeological factors were found compromising the site. Soil data reflects Glynwood, Blount, and Pewamo soil in and around the parcel, of which only the Pewamo exhibits hydric traits. Adam Haunhorst reported the area proposed to be rezoned totals approximately 0.5 acres. Frontage upon Foust Road is roughly 200'. Foust Road is classified as a local roadway on the federal functional class system and services approximately 1801 vehicles per day (vpd) in the segment North of Lincoln Highway. Foust Road experienced zero (0) traffic crashes over the 2015-2019 period. Foust Road is not listed on the state or county access management plans, therefore is not subject to their requirements. Adam Haunhorst reported the latest Richland Township Comprehensive Plan, dated May 2019, identifies that the affected parcel's land use is to remain residential in 2040. The Staff acknowledges the comprehensive plan does not differentiate between different categories of residentially zoned areas. Therefore, the R-2 zoned parcel would be reflective the Township's most recent comprehensive plan dated May 2019. Kent McCleary asked if there is enough square footage per unit as well as Richland Township Zoning Regulations require 1,300 sq. ft. for multi-family units. Adam Haunhorst replied that 1,000 sq. ft. is required for a 2-unit dwelling. Kent McCleary asked if there are going to be upstairs and downstairs units. Adam Haunhorst replied that he had only seen basic drawings at this point and stated he believes they are both in the same unit. Walter Ryzs stated the petition came before the Richland Township Zoning Appeals Board in September 2019 to ask for a variance to build a building to house his automobile collection. The petitioner had also stated he would like to add a couple of apartments to the building. The petitioner was informed at that time that it was not feasible to construct apartments due to the square footage requirements for even an R-1. Walter Ryzs reported the petitioner was granted the variance based on the premise the building was to house his automobile collection and not necessarily for apartments. The petitioner was also informed that if any changes were made to the purpose of the building, the petitioner would have to come back to the Zoning Appeals Board. Adam Haunhorst replied that the current building is large enough to house 2 units of a multi-unit building.

STAFF'S RECOMMENDATIONS:

Adam Haunhorst reported staff recommends denial of the RI-01-20 rezoning request. This parcel does not meet the minimum lot size requirements for an R-2 zoned parcel. The townships zoning regulations state that a minimum lot size of 2.5 acres is required for an R-2 zoned parcel, far more than is available at the lot under review.

DCC RESPONSIBILITIES:

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 39 (09-01-20) DCC

Kent McCleary made the motion to deny the Richland Township Zoning Petition (RI-01-20) as per staff's recommendations. Seconded by Steve Ewing; motion carried (Walter Ryzs abstained).

5. **OTHER**

- a. Bath Township Zoning Petition (BA-04-20) Request that was Pulled by Petitioner
Shane Coleman stated it appears that the Bath Township Zoning Petition (BA-04-20) that was pulled by the petitioner may be coming back to the DCC for review.

7. **ADJOURNMENT**

Motion 40 (09-01-20) DCC

Walter Ryzs made the motion that the meeting be adjourned. Seconded by Kevin Cox; motion carried.