

**LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION  
ZONING AMENDMENT**

CASE NO. : SH-01-21

DATE OF REVIEW BY THE DEVELOPMENTAL CONTROLS COMMITTEE : March 2, 2021

PETITIONER(S) : Molly Place  
20706 Mudsock Rd.  
Wapakoneta, Ohio 45895

REASON FOR PETITION : Rezone to B-1 Business District from R-1 Residential.

PURPOSE FOR REZONING : A local property owner would like to rezone a parcel to more accurately reflect its current use, as well as making it easier to sell.

DATE OF PUBLIC HEARING : TBD

DESCRIPTION OF PARCEL(S) : 46-1004-03-013.000

LOCATION OF PARCEL(S) : NE ¼ SECTION 15 T4S R6E

**COMMENTS:**

The applicant is requesting to rezone one (1) parcel located in Shawnee Township from B-1 Business District to Residential R-1 to allow for the easier sale of the property as well as to more closely reflect the current usage. Sewer for the site is provided by the City of Lima, but it is unable to receive city water. The area is also served by fixed-route demand response services provided by the Allen County Regional Transit Authority. No wetlands, historical, or archaeological factors were found compromising the site. Additionally, the site has no larger environmental concerns such as the presence of FEMA identified Special Flood Hazard Areas nor wetlands. Soil data reflects Gallman loam of different slopes. These soil types are not hydric in nature.

The area proposed to be rezoned totals approximately 0.781 acres. Frontage upon Shawnee Road is roughly 100'. Shawnee Road is classified as a Minor arterial on the federal functional class system and services approximately 11,000 vehicles per day (vpd) in the segment between Reed Rd. and Ft Amanda Rd. The above-mentioned section of roadway experienced twenty-eight (28) traffic crashes over the 2016-2020 period. Mumaugh Road is classified as a Category III Roadway within the State's Access Management Plan; such regulations require a permit to be submitted for review prior to development.

The latest Shawnee Township Comprehensive Plan, dated October 2009, identifies that the affected parcel's land use as residential. The Staff observes that this is the only parcel in the area that is currently zoned business and believes such a change would be consistent with the surrounding environment.

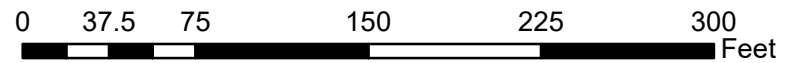
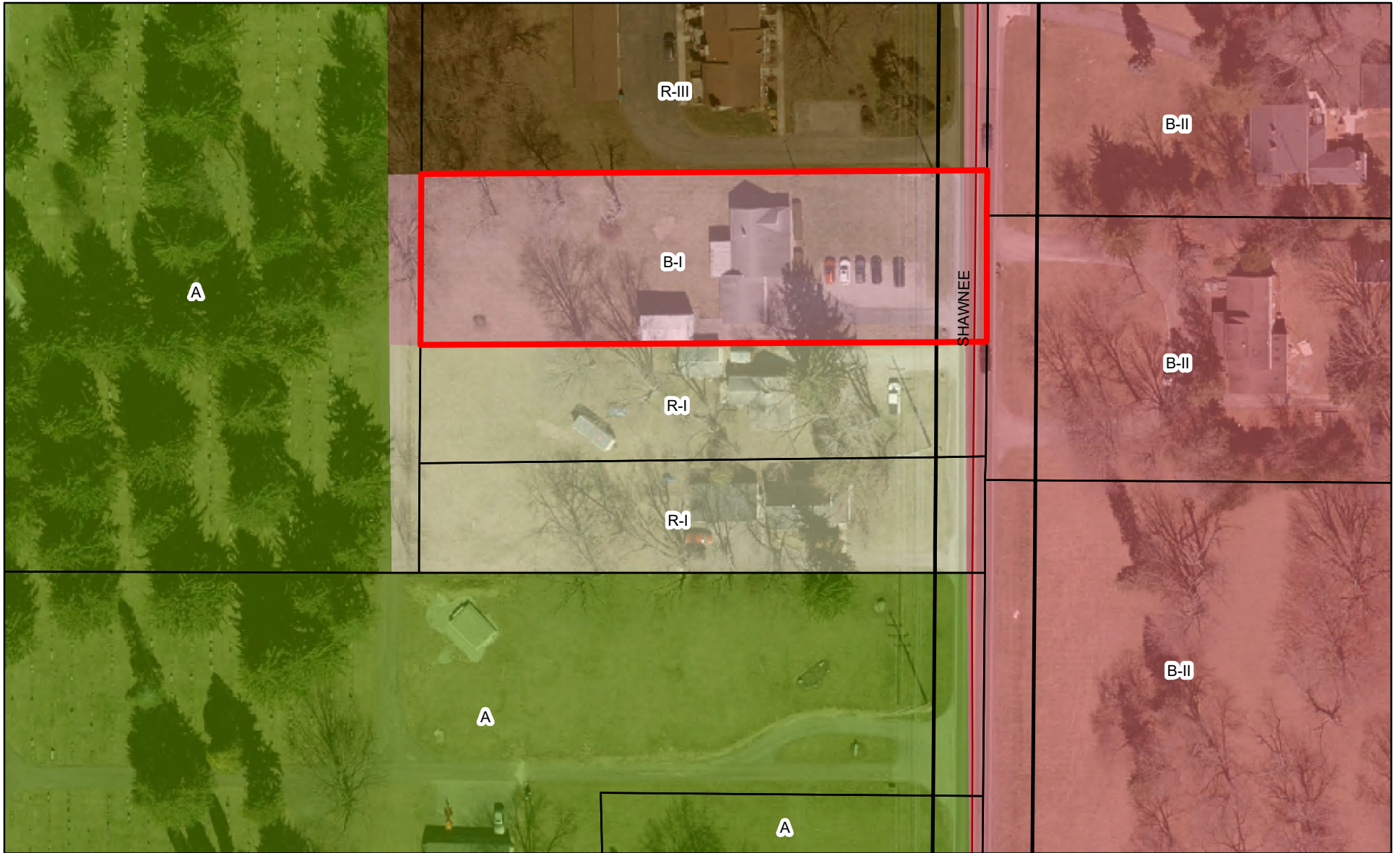
**STAFF'S RECOMMENDATIONS:**


Staff recommends approval of the SH-01-21 rezoning request. This rezoned parcel would eliminate an existing spot zone and changes the zoning to more accurately reflect the parcel's current use. This decision is supported by the Shawnee Comprehensive Plan which projects the use of the land to remain residential in nature.

**DCC RESPONSIBILITIES:**

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.

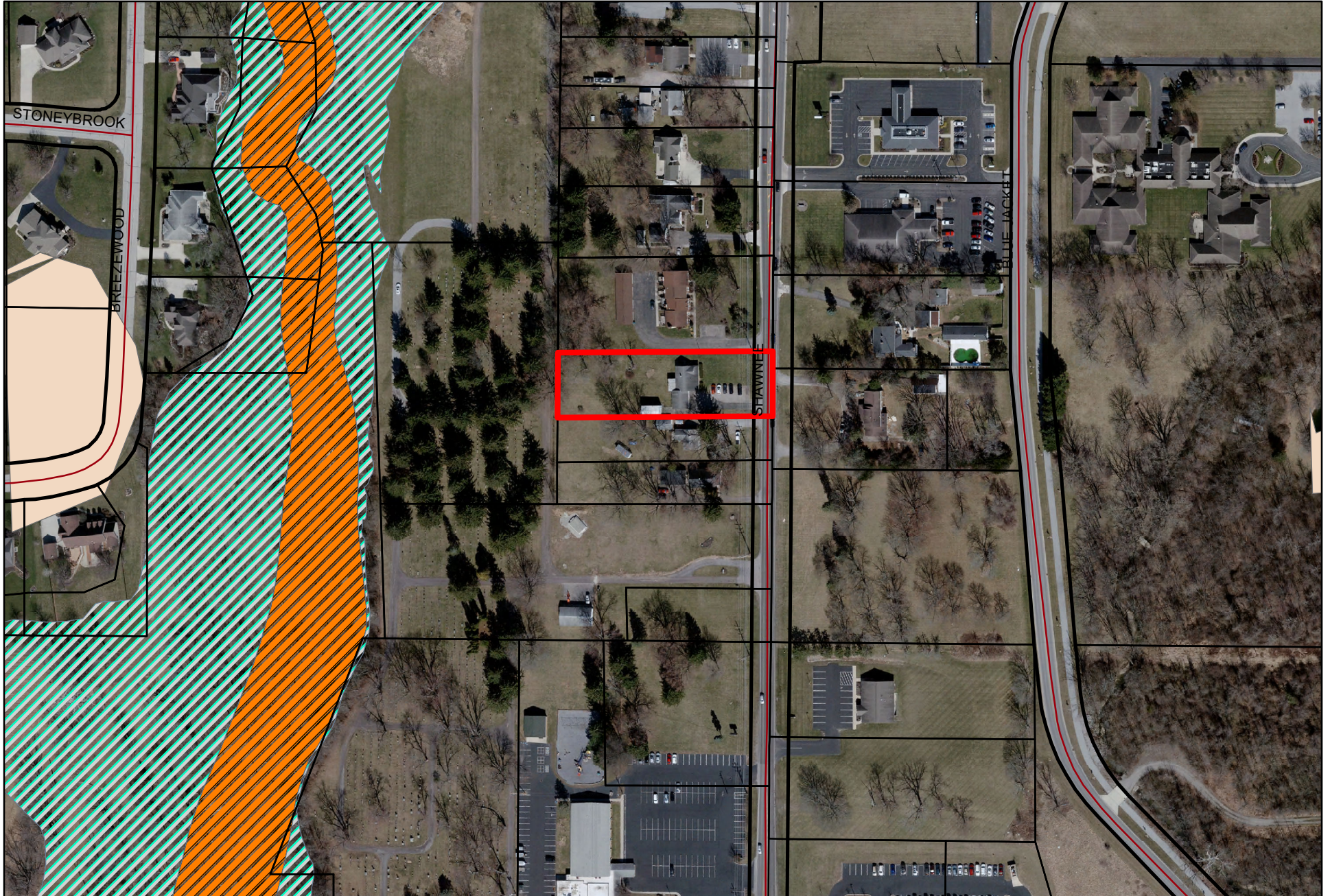
# SH-01-21 Current Zoning




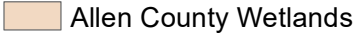




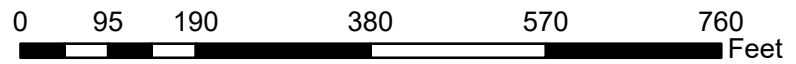
- |   |   |  |
|---|---|--|
|  Parcel 46-1004-03-013.000  |  R-IIH: Residential District |  B-IV: Business District              |
|  A: Agricultural District   |  R-III: Residential District |  I: Industrial District               |
|  R-I: Residential District  |  B-I: Business District      |  MHP: Manufactured Home Park District |
|  R-IH: Residential District |  B-II: Business District     |  PUD: Planned Unit Development        |
|  R-II: Residential District |  B-III: Business District    |  |



# SH-01-21 Site Map




-  Parcel 46-1004-03-013.000
-  AE,
-  AE, FLOODWAY
-  Allen County Wetlands
-  A,
-  X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD



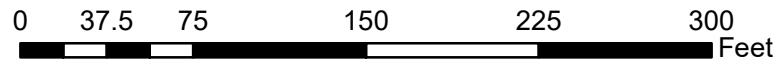
# SH-01-21 Utilities

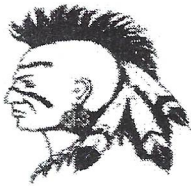


 Parcel 46-1004-03-013.000

 Sewer

 Water





**SHAWNEE TOWNSHIP, LIMA (ALLEN CO.), OHIO  
SHAWNEE TOWNSHIP ZONING COMMISSION  
APPLICATION FOR PARCEL REZONING  
APPLICATION FOR ZONING RESOLUTION TEXT AMENDMENT**

**RECEIVED**

BY MB | DATE 2/17/2021

SHAWNEE TOWNSHIP ADMINISTRATION BUILDING, 2530 FT. AMAND RD., LIMA, OHIO 45804

1. APPLICANT NAME: Molly Place DATE SUBMITTED: 1-25-2021  
 APPLICANT ADDRESS: 20706 Mudsork Rd. CITY / STATE / ZIP: Wapakoneta, OH 45895  
 APPLICANTS EMAIL ADDRESS: mplace1@live.com PHONE: 419-236-5573

2. LOT OWNER NAME: Jason & Molly Place LOT OWNER ADDRESS: Same as above  
 LOT OWNERS EMAIL ADDRESS: mplace1@live.com PHONE: 419-236-5573 - Molly  
419-236-7492 - Jason

3. LEGAL DESCRIPTION OF PROPERTY AND / OR ADDRESS OF THE PROPOSED REZONED LOCATION: \_\_\_\_\_  
2626 Shawnee Rd.  
Lima OH 45806  
 PARCEL NUMBER: 46100403013000 LOT# NA SUB-DIVISION / NEIGHBORHOOD: 03000

5. THE EXISTING LAND USE IS: Residential

THE FOLLOWING SECTIONS BELOW ARE FOR THE PROPOSED REZONING DESIGNATION OF A LAND PARCEL

6. THE EXISTING LAND USE IS UNREASONABLE AND DEPRIVES THE OWNER OF REASONABLE USE OF THE PROPERTY BECAUSE:

Not able to sell or rent property as a commercial space.  
Current renter unable to forward mail due to ~~residential~~  
commercial property.

7. I AM REQUESTING TO CHANGE THE CURRENT ZONING OF MY PARCEL FROM commercial TO residential :

8. MY REASONS FOR THIS ZONING CHANGE IS BECAUSE:

Attempting to sell property and <sup>current</sup> taxes would be unreasonable  
based on comparable residential properties adjacent to this  
property. Plan to sell &/or rent as residential property

9. WHAT I AM ASKING THE ZONING COMMISSION TO DO IN THIS CASE:

Change the use to residential - 511 Single family dwelling.

10. WHAT ALTERNATE WAYS OR MEANS HAVE I DONE TO AVOID THIS REZONING INITIATIVE:

Attempted to sell or rent property as commercial. Unsuccessful -  
converted garage space has no access to current water supply.

11. WHAT ADDITIONAL DIFFICULTIES HAVE YOU ENCOUNTERED TO ATTEMPT TO JUSTIFY THE GRANTING OF THIS REZONING REQUEST:

Unable to sell as a commercial property.

THE BELOW SECTIONS ARE FOR AN AMENDMENT TO THE SHAWNEE TOWNSHIP ZONING TEXT ONLY

12. PAGE # \_\_\_\_\_, RESOLUTION SECTION # \_\_\_\_\_ RESOLUTION SUB SECTION # \_\_\_\_\_

CLEARLY STATE THE WORDS TO BE ADDED OR DELETED TO THE ZONING RESOLUTION TEXT:

[Empty lines for zoning resolution text amendments]

13. CLEARLY STATE YOUR REASONS FOR THE PROPOSED AMENDMENT:

[Empty lines for reasons for proposed amendment]

14. CLEARLY STATE HOW THIS BENEFITS THE ENTIRE SHAWNEE COMMUNITY:

[Empty lines for community benefits]

FOR PARCEL REZONING OR ZONING TEXT CHANGE COMPLETE THE BELOW SECTION IN ENTIRITY:

15. LIST ALL PROPERTY OWNERS: COMPLETE NAME, ADDRESS, CITY, STATE, ZIP CODE- LIVING FRONT, SIDE, REAR, AND CONTINGIOUS TO YOUR RESIDENCE:

1
2
3
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16. ANY ADDITIONAL INFORMATION YOU WISH TO ADD:


17. Right to Inspection – The Shawnee Township Zoning Inspector, Board of Trustees and Member of the Zoning Commission are required to conduct site inspection. I, Molly Place / Jason Place land owner, or landowner's legal representative of the parcel located at 2626 Shawnee Rd, 6, Lima, Allen County, Ohio, do Hereby Authorize and Grant Permission for Shawnee Township Officials (Zoning Inspector, Board of Township Trustees, and Zoning Commission Members) to access my property during routine business hours, for review and consideration of my rezoning application.

Molly Place / Jason B. Place  
 Signature of Property Owner or Legal Representative on Behalf of Land Owner ( CAN NOT BE CONTRACTOR – MUST BE PERSON AUTHORIZED TO GIVE LEGAL CONSENT)

Date: 1-25-2021

Per Shawnee Township Zoning Section 400 – the process is as follows:

- a. After submission, your application will be date stamped with date / and received by.
- b. Application will be transmitted to the Lima/Allen County Regional Planning Office for review.
- c. Hearing will be conducted within 30 days by the Lima / Allen County Regional Planning Commission, Developmental Controls Committee for review and recommendation to the Zoning Commission.
- d. After the DCC committee recommendation is received back at Shawnee Township, your case will be assigned to the Zoning Commission for public hearing. This will be between 20 and 40 days after receipt of your application.
- e. Notice will be placed in Lima News in Legal Section one-(1) time and notice to adjacent property owners ( if this affects less than 10 property owners). A minimum of 10 days is required before hearing to allow for public notice.
- f. Zoning Commission Hearing will be conducted. This is a public hearing, and you or representative needs to attend to present your case before the Zoning Commission.
- g. Zoning Commission is afforded 30 days after the public hearing to present their recommendation to the Board of Township Trustees.
- h. Within 30 days from the receipt of the Zoning Commission recommendation letter the Board of Trustees shall set a public hearing.
- i. A public hearing will be held at date and time established by the Board of Trustees. You or representative needs to attend to present your case before the Trustees.
- j. Within 20 days after the public hearing of the Board of Trustees a recommendation will be provided. This is either accept, deny or modify the recommendation of the Zoning Commission.
- k. Proposed amendment or rezoning will take effect 30 days after date of Resolution adoption.
- l. The fee for the Application for Zoning Amendment or Parcel Rezoning is Five Hundred Dollars, (\$500.00) for the case to be heard by the Shawnee Township Zoning Commission. This fee was established by Shawnee Township Zoning Resolution#23-18 on February 1, 2018 by the Board of Township Trustees.



The fees include but not limited to case preparation, site inspections, document research, copying, certified mailings or US postal mailings, newspaper publication of this public hearing in Lima News in legal section, Zoning Commission member reimbursement and other expenses. Note, there is no refund of fees paid for this hearing should the petition be denied. If you fail to appear for the hearing or legal representative also fails to attend in your absence the Board will render a decision. Make Check or Money Order Payable to SHAWNEE TOWNSHIP. All fees are required to be paid 24 hours prior to hearing date.

I certify that the information contained in this application and supplement documentation is true and correct.

APPLICANT SIGNATURE: Molly Place K. B. Place DATE: 1-25-21