



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. Ken McCleary Mr. Doug Post
Mr. Walter Rysz

FROM: Mr. Chuck Schierloh, Chairman

DATE: March 23, 2021

RE: DCC Meeting

There will be a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, March 30, 2021** at **3:00 p.m.** via ZOOM teleconference in the Conference room of the Commission office located at 130 W. North Street, Lima, Ohio.

The agenda will be as follows:

1. Roll Call
2. Approval of Agenda
3. Approval of DCC Minutes – March 16, 2021
4. Shawnee Township Zoning Petition (SH-02-21)
5. Bath Township Zoning Variance (BA-V01-21)
6. Other
7. Adjournment

To comply with Ohio Director of Health guidelines and order 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 information.

Cc: Mark Bishop, Shawnee Township Zoning Inspector
Shawnee Township Trustees
Ken Meyer, Bath Township Zoning Inspector
Bath Township Trustees

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

DEVELOPMENTAL CONTROLS COMMITTEE

March 30, 2021

There was a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, March 30, 2021** 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
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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. Mark Bishop	Shawnee 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
Ms. Beth Seibert	Allen County

GUESTS

Mr. Dave Belton	Shawnee Township
Mr. Ken Meyer	Bath Township Zoning Inspector

STAFF

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

2. APPROVAL OF AGENDA

Motion 18 (03-30-21) DCC

Steve Ewing made the motion that the agenda be approved. Seconded by Doug Post; motion carried.

3. APPROVAL OF DCC MINUTES – March 16, 2021

Motion 19 (03-30-21) DCC

Walter Rysz made the motion that the DCC minutes of March 16, 2021 be approved. Seconded by Kevin Cox; motion carried.

4. SHAWNEE TOWNSHIP ZONING PETITION (SH-02-21)

Adam Haunhorst reported the applicant is requesting to rezone twenty-five (25) parcels located in Shawnee Township from R-III Residential to R-I Residential to more closely reflect the current usage, and to rectify some previous replats performed in the subdivision. Public sewer and water are present at all of the lots listed above. 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. Soil data reflects a number of different component parts including Bount Silt Loam, Gallman Loam, Sleeth Silt Loam, Thackery Loam, Westland Clay, and Westland Rensselaer Complex, none of which are hydric in nature. Adam Haunhorst reported the area proposed to be rezoned totals approximately 16 acres. Frontage will vary between approximately 100' and 350' depending on the lot in question. As Both R-I and R-III have a frontage requirement of 90' all township lot requirements have been met. Also based on the existing frontage, all of the existing lots meet county zoning requirements. The properties front Gaithersburg Drive as well as Alexandria Drive, both of which are federally classified as local roadways. These roadways experienced zero (0) traffic crashes over the 2016-2020 period. Neither roadway is listed on the access management plan and therefore are not subject to its restrictions. Furthermore, with the proposed change from R-III to R-I the potential maximum population density of the neighborhood would be decreased and therefore traffic volume should be decreased. Adam Haunhorst reported the latest Shawnee Township Comprehensive Plan, dated October 2009, identifies the affected parcels' land-use as residential. The area will continue to be residential and the proposed rezone will more closely align the area's zoning with its current use. Adam Haunhorst states staff recommends approval of the SH-02-21 rezoning request. This rezoned parcel would more closely associate the areas zoning and usage, as well as creating on consistent zoning between two separate parts of the neighborhood. This decision is supported by the Shawnee Comprehensive Plan which projects the use of the land to remain residential in nature. Jerry Gilden stated that he realized Shawnee Township is the petitioner and asked if the property owner was "on board" with this zoning request. Dave Belton reported that the developer was the one that brought this "issue" to the Shawnee Township Trustee's attention. Chuck Schierloh asked about the other section that is zoned R-III and asked if there was a reason these parcels were not being rezoned R-I. Adam Haunhorst replied that the residences in this section are multi-family homes.

Motion 20 (03-30-21) DCC

Kevin Cox made the motion to approve staff's recommendations and forward said recommendations on to Shawnee Township for review and action. Seconded by Brad Baxter; motion carried.

5. BATH TOWNSHIP ZONING VARIANCE (BA-V01-21)

Adam Haunhorst reported the subject parcel is owned by The Proctor and Gamble Manufacturing Company of Lima, Ohio. The 137.23-acre parcel has access off both Reservoir Road and Thayer Road. The owner is interested in splitting off a 1.158-acre parcel that contains a residential home and barn. The proposed parcel fronts on Reservoir Road and is flanked on both sides by other residential lots. Please see the attached maps and survey for a visual representation of the proposed splits. Adam Haunhorst stated currently, Allen County Subdivision Regulations require road frontage of approximately 130' for the proposed 1.158- acre parcel, as well as a maximum width to depth of ratio of 1:3. The proposed lot would only have a frontage of 115' and a width to depth ratio of approximately 1:3.55. The proposed lot does, however, meet all Bath Township zoning requirements. Adam Haunhorst reported staff cannot recommend this proposed lot split for

5. **BATH TOWNSHIP ZONING VARIANCE (BA-V01-21)** (Continued)

approval while it is in non-compliance with Allen County Subdivision Regulations. Staff discussed the inability to recommend approval based on the current site conditions and agreed that a variance would have to be issued by the County before the replat could proceed further. Based on the stipulations of HB 22, such a land division would need to receive a variance from the Regional Planning Commission. Adam Haunhorst reported staff recommends approval. This decision is based on the proposed lots similarities to the surrounding lots, its proposed separation from a lot with a non-similar usage, the unique frontage of the existing structure, and its compliance with Section 109 of the Allen County Subdivision Regulations.

Motion 21 (03-30-21) DCC

Walt Rysz made the motion to approve staff's recommendations and forward said recommendations on to Bath Township for review and action. Seconded by Steve Ewing; motion carried.

6. **OTHER**

a. **Lost Creek Overall Development Plan**

Shane Coleman reported that staff is in receipt of an Overall Development Plan for the first phase of the Lost Creek Subdivision. Staff is waiting for the Lima-Allen County Regional Planning Commission's (LACRPC) third-party reviewer and the local review agencies to provide staff with their comments. Once staff is in receipt of the comments, staff will present the Overall Development Plan to the DCC.

b. **Country Aire Estates**

Shane Coleman reported that staff has received plans for the next phase of Country Aire Estates. This item will also be presented to the DCC in the near future.

7. **ADJOURNMENT**

Motion 22 (03-30-21) DCC

Kevin Cox made the motion that the meeting be adjourned. Seconded by Walt Rysz; motion carried.