



Lima/Allen County
**REGIONAL PLANNING
COMMISSION**

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TO: DEVELOPMENTAL CONTROLS COMMITTEE
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Mr. Mark Bishop Mr. Kevin Cox
Mr. Steve Ewing Mr. Jerry Gilden
Mr. Ken McCleary Mr. Doug Post
Mr. Walter Rysz Ms. Beth Seibert
Ms. Kim Stiles Mr. Dave Stratton

FROM: Mr. Chuck Schierloh, Chairman

DATE: June 15, 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, June 22, 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 – May 25, 2021
4. Staff Recommendation: Marion Township Zoning Petition (MA-01-21)
5. Other
6. Adjournment

To comply with revised Ohio Sunshine Law guidelines through the month of June, Committee meetings will be available virtually or in-person at the Commission office. Beginning in July, all Committee meetings will be in-person as per Ohio Sunshine Laws. Meeting agendas/minutes are published on the LACRPC website; click on the “Committees” tab on the left for more information. Any questions, please feel free to contact the Commission Office at 419-228-3196.

Cc: Norm Elwer, Marion Township Zoning Inspector
Marion Township Trustees

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

DEVELOPMENTAL CONTROLS COMMITTEE

June 22, 2021

There was a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, June 22, 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
2. Approval of Agenda
3. Approval of DCC Minutes – May 25, 2021
4. Staff Recommendation: Marion Township Zoning Petition (MA-01-21)
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. Mark Bishop	Shawnee 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
Mr. Dave Stratton	Allen Economic Development Group

STAFF

Mr. Adam Haunhorst	Lima-Allen County Regional Planning Commission
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2. APPROVAL OF AGENDA

Motion 39 (06-22-21) DCC

Mark Bishop made the motion that the agenda be approved. Seconded by Dave Stratton; motion carried.

3. APPROVAL OF DCC MINUTES – May 25, 2021

Motion 40 (06-22-21) DCC

Steve Ewing made the motion that the DCC minutes of May 25, 2021, be approved. Seconded Walter Rysz; motion carried.

4. STAFF RECOMMENDATION: MARION TOWNSHIP ZONING PETITION (MA-01-21)

Adam Haunhorst reported the applicant is requesting to rezone a portion of one (1) parcel located in Marion Township from R-I Residential to B Business to more closely reflect the current usage, and to eliminate an existing spot zone located to the east of the parcel. There is no public sewer nor any municipal water located at the site, although the Allen County

4. STAFF RECOMMENDATION: MARION TOWNSHIP ZONING PETITION (MA-01-21)
(Continued)

Health Department has provided a letter approving the rezoned area for a private sewer system. 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, and Pewamo silty clay loam neither of which are hydric in nature. Adam Haunhorst reported the area proposed to be rezoned totals approximately 2.004 acres. The frontage is 107.32' for the rezoned area and 100' for the remainder. depending on the lot in question. As both R-I and B have a frontage requirement of 100', 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 on Bliss Road which is federally classified as a local roadway. These roadways experienced one (1) traffic crash 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-I to B there should be little to no impact on local traffic as the site is already acting as a business front. Adam Haunhorst reported Marion Township does not currently have a comprehensive plan and as such the staff must examine the current usage of the land compared to its current zoning. The area is currently being used as a business front and the proposed rezone will more closely align with that usage. Doug Post asked if any neighbors opposed the change in zoning of this property. Adam Haunhorst replied that there have been no complaints lodged and stated that there will be no change to the business that is currently operating from this property. Jerry Gilden stated that he was not aware of anyone opposing the change in zoning for this property. Chuck Schierloh asked if this business has been operating contrary to the current zoning. Adam Haunhorst replied in the affirmative and stated that the zoning change would bring the property into compliance with the current usage. There is no actual work that goes on, it actually more of a staging area for parking vehicles.

STAFF'S RECOMMENDATIONS:

Staff recommends approval of the MA-01-21 rezoning request. This rezoned parcel would more closely associate the areas zoning and usage, as well eliminating a current spot zone located to the east of the property. This proposed re-zone would also serve to simplify the overall zoning of the area.

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.

Motion 41 (06-22-21) DCC

Dave Stratton made the motion to approve staff's recommendations and forward said recommendations on to Marion Township for review and action. Seconded by Steve Ewing; motion carried (Jerry Gilden abstained).

5. OTHER

a. Return to In-Person Meetings

Walter Rysz stated that it takes him some time to get to meetings and it would be beneficial if there were more than one item on the agenda(s) so that Committee members do not have to drive into Lima for a 10–15-minute meeting. Adam Haunhorst

5. **OTHER** (Continued)

b. **Return to In-Person Meetings** (Continued)

replied that staff is aware of this issue. Brad Baxter asked if there will be the option to attend meetings virtually in July and going forward. Adam Haunhorst replied in the negative and stated that the State of Ohio has stated that all meetings must be in-person going forward in compliance with Ohio Sunshine Laws but staff has been looking in to whether it might be possible to have the option to attend virtually.

6. **ADJOURNMENT**

Motion 42 (06-22-21) DCC

Steve Ewing made the motion that the meeting be adjourned. Seconded by Doug Post; motion carried.