

DEVELOPMENTAL CONTROLS COMMITTEE

March 16, 2021

There was a meeting of the **Developmental Controls Committee** of the Lima-Allen County Regional Planning Commission held on **Tuesday, March 16, 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 – March 2, 2021
4. Purpose: Shawnee Township Zoning Resolution Text Amendment
 - a. Reason: Add the Following to the Shawnee Township Zoning Resolution
 - i. 106: Relationship with Third Party Private Agreements
 - ii. 107: Agriculture
 - iii. 1716: Accessory Uses, Buildings and Structures
 - b. Amend the Following in the Shawnee Township Zoning Resolution
 - i. 108: Effective Date
 - ii. 200: Establishment of Districts
 - iii. 1701: Parking of Trailers, Boats, and Recreational Vehicles
 - iv. 1703: Minimum Building Setback Lines
 - v. 1704: Setback Requirements on Corner or Flag Shaped Lots
 - vi. 1711: Fence Regulations in Agricultural and Residential Districts
 - vii. 2006: Screening for Accessory Uses
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. Kevin Cox	Perry Township
Mr. Steve Ewing	Auglaize Township
Mr. Doug Post	Amanda Township
Mr. Walter Rysz	Richland Township
Mr. Chuck Schierloh	City of Lima

STAFF

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

Motion 14 (03-16-21) DCC

Kevin Cox made the motion that the agenda be approved. Seconded by Walter Rysz; motion carried.

3. APPROVAL OF DCC MINUTES – March 2, 2021

Motion 15 (03-16-21) DCC

Steve Ewing made the motion that the DCC minutes of March 2, 2021 be approved. Seconded by Walter Rysz; motion carried.

4. PURPOSE: SHAWNEE TOWNSHIP ZONING RESOLUTION TEXT AMENDMENT

Adam Haunhorst reported Shawnee Township submitted an update to the township's zoning resolution. The agenda lists the sections that Shawnee Township has chosen to amend. Staff recommends that Shawnee Township Trustees and zoning officials review the recommendations from the DCC and make any changes before approving the proposed text changes. Adam Haunhorst reported that within Section 107.1, the text contains agriculture and agricultural use interchangeably. Staff encourages the township to clarify the terms and their usage, if there is any difference. Adam Haunhorst reported that within Section 1716(g), staff recommends Shawnee Township clarify the driveway requirements for accessory structures and housing vehicles. Adam Haunhorst reported that within Section 1701, staff questions whether an odd-shaped lot should be further addressed in this section or is the odd-shaped lot addressed in other sections of the zoning resolution. Staff has responded lately to questions regarding the shape of lots within Shawnee Township as they pertain to different zoning regulations. Adam Haunhorst that within Section 1703 staff encourages Shawnee Township to review the term "rural county roads" and either clarify the term or create a definition for the term. Walter Rysz asked for clarification on odd shaped lots. Adam Haunhorst replied that an odd-shaped lot would be a corner lot, flag-shaped lot or a lot in an unusual place. The various shapes have different requirements for front yards, rear yards, setbacks, etc. Walter Rysz asked if a reference to the section that speaks to odd shaped lots might be added. Adam Haunhorst replied that it might be pertinent to add a reference to the diagrams Shawnee Township uses but it is up to the township how they would like to address this issue. Walter Rysz asked if there have been any comments, etc. from the Shawnee Township Zoning Commission as relates to these zoning changes. Adam Haunhorst replied that the DCC must take action first then any recommendations will go back to Shawnee Township for review and action.

Motion 16 (03-16-21) 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 Steve Ewing; motion carried.

13. OTHER

None.

14. ADJOURNMENT

Motion 17 (03-16-21) DCC

Walter Rysz made the motion that the meeting be adjourned. Seconded by Doug Post; motion carried.