

DEVELOPMENTAL CONTROLS COMMITTEE

December 7, 2021

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, December 7, 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 – October 26, 2021
4. Staff Recommendation: Replat of the Brookline Subdivision No. 1
5. Other
6. Adjournment

For the good of the order, attendance was called, and with a quorum present in person, 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. Jerry Gilden	Marion Township
Mr. Chuck Schierloh	City of Lima
Ms. Beth Seibert	Allen County
Mr. Dave Stratton	Allen County

GUESTS

N/A

STAFF

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

Motion 62 (10-26-21) DCC

Kevin Cox made the motion that the agenda be approved. Seconded by beth Seibert, motion carried.

3. **APPROVAL OF DCC MINUTES – October 26, 2021**

Motion 63 (10-26-21) DCC

Brad Baxter made the motion that the DCC minutes of October 26, 2021, be approved. Seconded Jerry Gilden; motion carried.

4. **STAFF RECOMMENDATION: Replat of the Brookline Subdivision No. 1**

Adam Haunhorst reported t the applicant requested a replat of the existing Brookline Subdivision No.1. The subdivision was approved with the consent of the Allen County Recorder in September of 1951. The current subdivision was platted with full access to water, sanitary sewer, electric, public streets, and gas. The proposed replat was reviewed to ensure its

continued compliance with environmental issues related to wetlands, floodplains, historical landmarks, and archeological sites. The proposed parcels are serviced by Cole Street, a high-volume street classified as a major collector on the federal functional classification system. Cole Street is listed on the Allen County Access Management Plan and therefore is subject to its restrictions. Although, because of the nature of the proposed work, no conflict with the regulation above is anticipated. Many lots are being combined into two larger lots, therefore, lowering the total number of access points along Cole Street. This replat would also more closely align the property configuration with its usage.

The subdivision is currently zoned as a B-1 in American Township and is proposed to remain. The existing lots are non-compliant with current American Township Zoning requirements; by combining these lots, all lots will become compliant or, at the very least close to compliance. Please note that this would eliminate multiple buildable lots while creating a new lot more representative of the current land use.

STAFF RECOMMENDATION:

The Staff recommends approval as submitted.

- Mr. Schhierloh asked what the long-range plans were for the parcel. Mr. Haunhorst responded that the goal was to sell the property, but no additional information was available to regional planning. Any significant business changes would have to apply through American Township for a zoning change.
- Mr. Cox asked if this would be a useable lot when combined, my Haunhorst responded affirmatively.
- Mr. Gilden asked about the southern two parcels, and Mr. Haunhorst explained that they would be combined into the adjacent parcels.
- Mr. Cox asked about the dimensions of the lot. Mr. Haunhorst responded with the dimensions.

Motion 64 (10-26-21) DCC

Kevin Cox made the motion that the staff recommendation is approved. Seconded by Jerry Gilden, motion carried.

5. OTHER

- Adam Haunhorst notified the committee that the commission continued work on the Lima Comprehensive Plan. Hopefully, it should be working its way through the committee structure within the next few months. Adam also notified the committee that work had begun on the 2021 fatal crash report had begun and that some PUD-based items would be coming in.

6. ADJOURNMENT

Motion 65 (07-06-21) DCC

Kevin Cox made the motion that the meeting be adjourned. Beth Seibert seconded, motion carried.