

DEVELOPMENTAL CONTROLS COMMITTEE

March 15, 2022

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, March 15, 2022, 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 – January 7, 2022
4. American Township Variance Petition AM-V02-22
5. American Township Variance Petition AM-V01-22
6. Subdivision Administrators Report- Country Aire Subdivision Construction Drawings
7. Other
8. 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. Steve Ewing	Auglaize Township
Mr. Jerry Gilden	Marion Township
Mr. Doug Post	Amanda Township
Mr. Chuck Schierloh	City of Lima
Ms. Beth Seibert	Allen County
Ms. Kim Stiles	Allen County

GUESTS

Mr. Craig Mescher	Access Engineering
Mr. Ron Meyer	ACEO

STAFF

Mr. Adam Haunhorst	Lima-Allen County Regional Planning Commission
Ms. Shaunna Basinger	Lima-allen County Regional Planning Commission

2. APPROVAL OF AGENDA

Motion 7 (3-15-22) DCC

Kevin Cox made the motion that the agenda be approved. Seconded by Doug Post, motion carried.

3. APPROVAL OF DCC MINUTES – December 7, 2021

Motion 8 (3-15-22) DCC

Steve Ewing made the motion that the DCC minutes of December 7, 2021, be approved. Seconded Doug Post; motion carried.

4. American Township Variance Petition AM-V02-22

Mr. Haunhorst brought forth Variance Petition AM-V02-22 concerning the Deficient Sidewalk Width and Deficient Roadway Right of Way in the Country Air Subdivision. (linked in minutes) Discussions clarifying the standard and the proposed plans and the reasoning for allowing this match to the already established roadways (originally done before this standard had been out in place. A member

asked if there had been any complaints concerning current road conditions and right of ways. Mr. Haunhorst said no, and that with the history of expansions in the Country Aire Subdivision, this being its fifth, the process has become very smooth and generally unproblematic.

Motion 9 (3-15-22) DCC

Beth Seibert made the motion to approve. Seconded by Kevin Cox, motion carried.

[Variance AM-V02-22.docx](#)

5. American Township Variance AM-V01-22

Variance Petition AM-V01-22 discussion took place alongside the Variance Petition AM-V02-22.

Motion 10 (3-15-22) DCC

Brad Baxter made the motion to approve. Seconded by Steve Ewing, motion carried.

[Variance AM-V01-22.docx](#)

6. Subdivision Administrators Report- Country Aire Construction Drawings

This project is in the second of three building phases. Brought before the committee today is the updated construction drawings of the 26-lot expansion along Chancellor Drive. All comments have been received and addresses for LACRPC and the ACEO. Staff Recommendation is to approve the construction drawing at this time, once approved they are valid for a period of 24 months at which time an extension may be applied for if needed. Discussions were held about the updated construction drawing for the Country Aire concerning the sidewalks, when they will be installed, and whose responsibility it will be to do so, either the homeowner or developer, specifically discussing the use of bonds.

Jerry Gilden inquired what the conflict of interest was that caused LACRPC to use an outside reviewing source. Mr. Haunhorst explained that it is just standard practice when reviewing projects in Allen County, elaborating that it allows there to be no question of favoritism or bias.

Motion 11 (3-15-22) DCC

Brad Baxter made the motion to accept staff recommendation. Jerry Gilden seconded, motion carried.

7. Other

Beth Seibert reminded that the DCC met in early February so we will need to approve those minutes at the next meeting.

Mr. Haunhorst gave a brief statement letting the committee know of three zoning issues that will come before the committee from Shawnee (2) and American (1) Townships.

8. Adjournment

Motion 12 (3-15-22) DCC

Doug Post made the motion that the meeting be adjourned. Kevin Cox seconded, motion carried.