

DEVELOPMENTAL CONTROLS COMMITTEE

March 29, 2022

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, March 29, 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 – February 1, 2022 & March 15, 2022
4. American Township Zoning Petition AM-01-22
5. American Township Zoning Petition AM-02-22
6. Shawnee Township Zoning Petition SH-01-22
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. Paul Basinger	American Township
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. Chuck Schierloh	City of Lima
Ms. Beth Seibert	Allen County

GUESTS

None

STAFF

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

2. APPROVAL OF AGENDA

Motion 13 (3-29-22) DCC

Steve Ewing made the motion that the agenda be approved. Seconded by Kevin Cox, motion carried.

3. APPROVAL OF DCC MINUTES – February 1, 2022

Motion 14 (3-29-22) DCC

Kevin Cox made the motion that the DCC minutes of February 1, 2022, be approved. Seconded Doug Post; motion carried.

APPROVAL OF DCC MINUTES – March 29, 2022

Motion 15 (3-29-22) DCC

Doug Post made the motion that the DCC minutes of March 29, 2022, be approved. Seconded Steve Ewing; motion carried.

4. American Township Zoning Petition AM-01-22

Adam Haunhorst gave a summary of Zoning Petition AM-01-22, stating that the owner is looking to improve their resale value. There is currently a single family home on the lot. This particular parcel is called out a residential in the 2040 Long Range Plan, however the township has expressed interest in turning this into a business corridor. With that in mind staff recommends approval.

Kevin Cox inquired what the road frontage was. Haunhorst stated that while he wasn't sure on specifics he knew that there was sufficient frontage.

Doug Post inquired what the two structures at the front of the property were. Haunhorst responded single family homes. Post followed up asking if any of the neighbors have had any concerns. Haunhorst responded that any concerns will come to light during the public meeting.

Motion 16 (3-29-22) DCC

Kevin Cox made the motion to accept the staff recommendation. Seconded by Brad Baxter, motion carried. Paul Basinger abstained.

[Zoning Petitions AM-01-22.docx](#)

5. American Township Zoning AM-02-22

The existing parcel is being petitioned to be reclassified from R-1 to R-3. The established driveway will remain and three additional quad-units will be developed. The township has expressed interest to add this type of housing in the area. Odot has given permission to add an additional driveway off Baty and the owner would like to remain in occupancy on the lot. Staff recommends approving the proposed zoning map amendment.

After some discussion a few points were clarified:

- 12 units all together will be constructed
- Public sewer and water

Motion 17 (3-29-22) DCC

Kevin Cox made the motion to accept the staff recommendation. Seconded by Brad Baxter, motion carried. Paul Basinger abstained.

[Zoning Petitions AM-02-22.docx](#)

6. Shawnee Township Zoning Petition SH-01-22

Adam Haunhorst introduced Zoning Petition SH-01-22. Mark Bishop gave the committee a brief summary of the history of this project and how it has evolved to this rezoning. He then went on to elaborate on the upcoming plans the reasoning for this Zoning Petition.

Motion 18 (3-29-22) DCC

Paul Basinger made the motion to accept the staff recommendation. Beth Seibert seconded, motion carried. Mark Bishop abstained.

[Zoning Petitions SH-01-22 .docx](#)

7. Other

8. Adjournment

Motion 19 (3-29-22) DCC

Steve Ewing made the motion that the meeting be adjourned. Larry Vandemark seconded, motion carried.