

DEVELOPMENTAL CONTROLS COMMITTEE

April 26, 2022

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, April 26, 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 – March 29, 2022
4. Seven Oaks Subdivision Expansion #3
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. Steve Ewing	Auglaize Township
Mr. Jerry Gilden	Marion Township
Mr. Chuck Schierloh	City of Lima
Ms. Beth Seibert	Allen County
Ms. Kim Stiles	Allen County

GUESTS

Brian Bacon	Bacon & Associates, LLC
Joe Gearing	Allen County
Ron Meyer	Allen County Engineer's Office

STAFF

Mr. Shane Coleman	Lima-Allen County Regional Planning Commission
Ms. Shaunna Basinger	Lima-Allen County Regional Planning Commission

2. **APPROVAL OF AGENDA**

Motion 20 (4-26-22) DCC

Steve Ewing made the motion that the agenda be approved. Seconded by Beth Seibert, motion carried.

3. **APPROVAL OF DCC MINUTES – March 29, 2022**

Motion 21 (4-26-22) DCC

Kevin Cox made the motion that the DCC minutes of March 29, 2022, be approved. Seconded Brad Baxter; motion carried.

4. **Seven Oaks Subdivision Expansion #3**

Shane Coleman presented the staff recommendation for the Seven Oaks Subdivision Expansion #3 as follows:

Overview:

Mr. Brian Bacon, PE of Bacon & Associates, LLC, submitted an overall development plan for the proposed 7 Oaks No. 3 expansion on March 23, 2022. The project is located in American Township, SE ¼ of Section 32, reflecting 24 lots on approximately 13.278-acre. Myrtle Oak Trail and Stevick Rd provide access to the development.

Plan Review:

The proposed subdivision expansion is located adjacent to the existing 7 Oaks Subdivision along Myrtle Oak Trail, constructed during the last expansion. This is the final phase of this development, and the property owner has demonstrated an exceptional history of development within the county. Therefore, the ODP was submitted as per Section 302.3.6.5, establishing a 36-month expiration period for such plans. The recessionary period precluded further development until now.

The DCC will review this submission for the first time on April 26, 2022, but has been made aware of the development in numerous previous meetings. At the time of this recommendation, Lima Allen County Regional Planning has provided plans to all appropriate local agencies and has provided time to comment on the drawings. All comments are attached to this recommendation.

Review Comments:

Several parties have provided comments relative to the proposed 7 Oaks Subdivision. These comments include such items as lot numbering inconsistencies, drawing scale (Section 302.3.2.6), watershed information (Section 302.3.2.6), drainage areas (Section 302.3.2.6), and easement information (Section 302.3.2.10), proposed right of way width, street parking, curb ramps, and numerous drainage concerns. Specific requests are located in the attached comments. LACRPC agrees with all of the comments provided by these agencies and would require each to be satisfactorily addressed before the subdivision approval moves forward to the next step.

Staff Recommendation:

The staff has discussed the different comments provided to LACRPC and has determined that each must be resolved before beginning the construction drawing phase. With that in mind, the staff recommends conditional approval of the Overall Development Plan, noting that all comments must be satisfactorily addressed to the Planning Commission within thirty (30) days of the 4-26-2022 DCC Meeting. If the developer is unable to meet the 30 day time frame he/she shall request a formal extension in writing from LACRPC, this request shall then be considered and voted upon at the next regularly scheduled meeting of the DCC. The ODP will be fully approved upon the resolution of all comments. The ODP will be valid for 36 months commencing upon the day of final approval.

Action:

The committee has the responsibility to (1) approve the Overall Development Plan The 7 Oaks No. 3 as submitted under the condition that all comments be addressed within 30 days of the DCC approval (2) deny the Overall Development Plan as submitted on cause; or, (3) at the request of the developer table a decision until the next regularly scheduled meeting of the Developmental Controls Committee to allow specific issues to be resolved.

Comments:

1. Section 302.3.2.6 - The Overall Development Plan submittal does not include copies of the four hundred (400) scale County Engineer's aerial photography with topography annotated to reflect the boundaries of the proposed subdivision and the watershed to be affected. The plan provided is drawn at 200 scale and does provide 1' contours. Plan does not include a depiction of, or an indication of, the watershed affected. Plan should depict the drainage area that the development lies within along with the eventual outfall location into the watershed.

2. Section 302.3.2.10 – Several easement widths missing from the plan (see attached mark-up). Are there Sanitary sewer easements along Myrtle Oak Trail to lift station? Is there an easement for the existing detention basin?

3. Plan notes indicate that the storm water is detained on site in a detention basin designed during Phase 1 of the development. Please be aware that recent changes in storm water regulations may require the modification of the existing basin to be in compliance with new regulations. Review of the detailed plans will require that the storm water management for Phase 3 be in compliance with current regulations. Design calculations will be required to show the design of the existing storm water pond is adequate to meet the current regulations or show modifications to the existing storm water management features that meet current requirements.

4. The Allen County Sanitary Engineering Department has reviewed the above subdivision's Overall Development Plan and hereby approves the same. The sanitary sewers for Phase 3 were constructed during an earlier phase. We would also like to point out the lot numbering on the Phase 3 drawings is different than the lot numbering on the Phase 2 drawings. As an example, lots 7, 8, and 9 on the Phase 3 drawings are lots 45, 44, and 43 on the Phase 2 drawings.

5. The outlet tile/structure and detention basin is currently on county maintenance.

6. State and county requirements have changed since this subdivisions was developed. New standards require a water quality volume added to the detention basin (forebay and Micropool) for this phase of work with the possibility of modifying the outlet structure. Mr. Bacon and I have spoken about this in the past when we met onsite. Storm sewer calculations will need to be submitted.

7. As-built of the detention basin and outlet will need to be submitted.

8. An NOI will need to be submitted to Ohio EPA and proof of that submission should be submitted to the Allen County Engineer's Office.

9. A SWP3 will also need to be submitted, as part of the NOI process.

10. A stormwater permit will need to be submitted to the Allen County Engineer's Office. The Allen County Engineer's office will not charge for review of plans and calculations, but the \$400/month fee for inspection will be required.

Motion 22 (4-26-22) DCC

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

5. Other

None

6. Adjournment

Motion 23 (4-26-22) DCC

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

