

## DEVELOPMENTAL CONTROLS COMMITTEE

July 19, 2022

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, July 19, 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 – June 21, 2022
4. Staff Recommendation: Camden Ridge Phases 2, 3, and 4 Overall Development Plan
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. Paul Basinger	American Township
Mr. Brad Baxter	Bath Township
Mr. Mark Bishop	Shawnee Township
Mr. Kevin Cox	Perry Township
Mr. Jerry Gilden	Marion Township
Mr. Chuck Schierloh	City of Lima
Ms. Kim Stiles	Allen County
Mr. Dave Stratton	AEDG

### GUESTS

Mr. Ron Meyer	Allen County
Mr. Brian Bacon	Bacon & Associates
Mr. Colby Bowman	Homes by Bowman, LLC

### STAFF

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

### 2. APPROVAL OF AGENDA

#### **Motion 32 (7-19-22) DCC**

Jerry Gilden made the motion that the agenda be approved. Seconded by Dave Stratton, motion carried.

### 3. APPROVAL OF DCC MINUTES – June 21, 2022

#### **Motion 33 (7-19-22) DCC**

Brad Baxter made the motion that the DCC minutes of June 21, 2022, be approved. Seconded Kevin Cox; motion carried.

### 4. STAFF RECOMMENDATION: Camden Ridge Phases 2, 3, and 4 Overall Development Plan

Adam Haunhorst gave an overview of the Camden Ridge projects and status. Haunhorst then went on to speak more about some comments received for this plan:

- Shawnee Township had some concerns about the street width. Adam Haunhorst went on to state that the current width is about 28 ft. A member asked who was asking to make the streets wider and Haunhorst specified that it was not a request, merely a concern and that they were addressing the concern. Brian Bacon voiced his opinion based on his status as an engineer trustee, etc. that it is in one's best interest to widen the street quoting: the need to match existing infrastructure and projects and that wider streets encourages higher speeds. Haunhorst and Bishop also elaborated the ability to revisit the needs of this road either by widening or adding street signage to appease the community and police. Haunhorst also stated that the next step up would be a 36 ft road. Brian Bacon stated that there were no streets in Allen County wider than 28 ft to his knowledge. Haunhorst concluded but stating that the staff is recommending conditional approval to continue to the project moving forward as small details are finalized and worked out.

**Motion 34 (7-19-22) DCC**

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

**5. Other**

Another subdivision will be coming before this subcommittee: Kenyon Heights.

Lost Creek should also be received by next meeting.

The next DCC meeting will be moved from Tuesday, August 2, 2022 to Thursday, August 4, 2022.

**6. Adjournment**

**Motion 35 (6-21-22) DCC**

Kevin Cox made the motion adjourn. Seconded by Jerry Gilden; motion carried.