

## DEVELOPMENTAL CONTROLS COMMITTEE

August 4, 2022

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, August 4, 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 – July 19, 2022
4. Staff Recommendation: Kenyon Heights Phase 3 and Overall Development Plan
5. Lost Creek subdivisions Construction Drawing Resubmission
6. Other
7. 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. Kevin Cox	Perry Township
Mr. Fred Myers	Auglaize Township
Mr. Jerry Gilden	Marion Township
Mr. Doug Post	Amanda Township
Mr. Chuck Schierloh	City of Lima
Ms. Kim Stiles	Allen County
Ms. Beth Seibert	Allen County

### **GUESTS**

Mr. Ron Meyer	Allen County
Mr. Brian Bacon	Bacon & Associates
Mr. Colby Bowman	Homes by Bowman, LLC
Mr. Ken Meyer	Bath Township
Mr. Joe Gearing	ACEO
Mr. Kyle Benroth	Lima Builders
Mr. Mark Blass	Blass Construction
Mr. Greg Bockrath	Bockrath & Assoc.

### **STAFF**

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

### 2. **APPROVAL OF AGENDA**

#### **Motion 36 (8-4-22) DCC**

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

### 3. **APPROVAL OF DCC MINUTES – July 19, 2022**

#### **Motion 37 (8-4-22) DCC**

Kevin Cox made the motion that the DCC minutes of July 19, 2022, be approved. Seconded Doug Post; motion carried.

**4. STAFF RECOMMENDATION: Kenyon Heights Phase 3 and Overall Development Plan**

Adam Haunhorst gave the committee a brief overview of the Kenyon Heights project in American Township. Major comments received were concerning the right of way deficiency, stormwater, and street width. No comments have been received from American Township. Since this is an overall development plan it will be coming before the DCC body when it is in the construction phase. Paul Basinger stated that Vandemark was going to respond and that he would remind him. Greg Bockrath (developer) stated that when plans for this project first began some of the regulations regarding stormwater, etc were not in existence. They are currently working to make phase 3 compliant with stormwater regulations. Mr Haunhorst then gave the a summary of the staff recommendation for conditional approval for by this body.

**Motion 38 (8-4-22) DCC**

Brad Baxter made the motion to accept the staff recommendation. Seconded by Doug Post, motion carried. Basinger and Myers abstain.

**5. LOST CREEK SUBDIVISIONS CONSTRUCTION DRAWING RESUBMISSION**

Adam Haunhorst gave the committee a brief overview of the Lost Creek construction drawing resubmission. All comments have received a response in a satisfactory fashion. No further comments have been received. LACRPC is suggesting approval of the Lost Creek Subdivision drawing resubmission. Haunhorst made note that before going into construction there will need to be a pre-construction meeting with the developer, the date of this meeting is dependant on the construction company's schedule. Haunhorst stated that the County Engineer asked that the developer be reminder of the right of way entry form and storm water permit that need to be filed.

**Motion 39 (8-4-22) DCC**

Paul Basinger made the motion to approve the Lost Creek subdivision drawing. Seconded by Kevin Cox, motion carried. Baxter and Myers abstain.

**6. Other**

Country Aire is looking to break ground for sewer and water soon. More information will be forthcoming.

**6. Adjournment**

**Motion 40 (8-4-22) DCC**

Kevin Cox made the motion adjourn. Seconded by Doug Post; motion carried.