

DEVELOPMENTAL CONTROLS COMMITTEE

September 13, 2022

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, September 13, 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 – August 4, 2022
4. Staff Recommendation- Richland Township Zoning Petition RI-01-22
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. Steve Ewing	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
Mr. Dave Stratton	AEDG

GUESTS

Mr. Mike Zimmerly	Richland Township
Mr. Jeff Laing	Richland Township

STAFF

Mr. Adam Haunhorst	Lima-Allen County Regional Planning Commission
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2. APPROVAL OF AGENDA

Motion 41 (9-13-22) DCC

Doug Post made the motion that the agenda be approved. Seconded by Paul Basinger, motion carried.

3. APPROVAL OF DCC MINUTES – August 4, 2022

Motion 42 (9-13-22) DCC

Beth Seibert made the motion that the DCC minutes of August 4, 2022, be approved. Seconded Jerry Gilden; motion carried.

4. STAFF RECOMMENDATION:Richland Township Zoning Petition RI-01-22

Adam Haunhorst began by giving an overview of Zoning Petition RI-01-22, stating that there is a large swath of land in Richland Township designated as a Protected Agricultural District (PAD) (the only one in the township). There are two small portions of this land they would like to re-zone to Standard Agricultural District. The largest difference between PAD and Standard Ag District is the restrictiveness of the zoning, that is the PAD is more restrictive. It was discussed that two of the reasons these parcels of land were

made PAD were to possibly gain access to agriculture preservations monies and protect against urban encroachment. After much discussion is was decided that LACRPC would recommend approval of the zoning petition based on the fact that it doesn not conflict their 2040 Comprehensive Plan, it is remaining in the agriculture category, and it doesn not vilate any other zoing restrictions, and that these deeds are clean and clear to the best of our knowledge of anything that would prevent a change in zoning.

Motion 43 (9-13-22) DCC

Jerry Gilden made the motion to accept the staff recommendation. Seconded by Steve Ewing, motion carried. Seibert, Gilden, Ewing, Post, Stiles, voted yes. Post voted no. Schierloh and Basinger abstain. (5-1-2)

5. OTHER

Kenyan Heights subdivision received conditional approval to address the ublic comments within 30 days. That deadline has passed. After speaking with the developer the construction may be going a different way. There is nothing at this time to discuss, the matter will come back before the committee when a new or renewed effort is made on the part of the owner/developer.

Camden Ridge Subdivison drawing have been received.

7. ADJOURNMENT

Motion 44 (9-13-22) DCC

Doug Post made the motion adjourn. Seconded by Paul Basinger; motion carried.