

DEVELOPMENTAL CONTROLS COMMITTEE

February 28, 2023

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, February 28, 2023, at 3:00 p.m. in the Conference Room of the Commission office located at 130 West North Street Lima, Ohio.

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. Kevin Cox	Perry Township
Mr. Jerry Gilden	Marion Township
Mr. Chuck Schierloh	City of Lima
Ms. Beth Seibert	Allen County
Ms. Kim Stiles	Allen County
Mr. Dave Stratton	ADGE
Mr. Ron Meyer	Allen County Sanitary Engineer
Mr. Joe Gearing	ACEO

GUESTS

Mr. Brad Core	Core Consulting
Mr. Cody Wischmeyer	Core Consulting

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 (2-28-23) DCC

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

3. APPROVAL OF DCC MINUTES – January 31, 2023

Motion 14 (2-28-23) DCC

Jerry Gilden made the motion that the DCC minutes of January 31, 2023, be approved. Seconded Paul Basinger; motion carried.

4. STAFF RECOMMENDATION: CAMDEN RIDGE PHASE 2 CONSTRUCTION DRAWING RESUBMISSION

Haunhorst gave an overview of the recent actions on these construction drawings and the comments that were made stating that all major comments have been addressed with only a few remaining which will be rectified in the near future during reconstruction meetings. Staff, therefore recommends approval.

Joe Gearing commented that it was mentioned during the review that some of the storm sewer will be put on county maintenance. He stated that that decision lies with the Board of Commisisoners Commissioners to approve that but make note that some of the existing subdivision and detention basin is already on county maintenncance.

Seibert stated that it will have to be petitioned and have a hearing.

Brad Core shared his appreciation and thanks to Joe Gearing and dMark Droll for their help in this project.

Motion 15 (2-28-23) DCC

Paul Basinger made the motion to accept the staff recommendation. Seconded Kevin Cox; motion carried. Seibert abstained.

5. STAFF RECOMMENDATION: AMANDA TOWNSHIP ZONING VARIANCE AM-V01-23

Mr. Haunhorst gave a brief overview of variance petition in Amanda Township stating that LACRPC didn't see a reason to any reason to deny. ODOT has also stated that they are okay with the split. Staff recommends approval for excessive width to depth.

Brad Core spoke as an Amanda Township Trustee voiced his support of the split stating that it made better use of the land.

Gearing stated that in discussions with a potential future owners, there were talks about having one drive for both parcels. Core stated that he spoke with the purchaser and in the end it only makes sense to have one drive access due to the ditch. The hopes is that one shared drive with an easement access will be put in. Haunhorst clarified that they will allow two drives if the land is sold to different parties. However, with the ditch being present one drive will likely be installed. Gearing stated that they have concerns of the properties upstream. Core stated again that the current plan to the best of their knowledge is that one shared driveway will be built.

Haunhorst made a point of clarification that the variance be granted for an excessive width to depth ratio.

Motion 16 (2-28-23) DCC

Dave Stratton made the motion to accept the staff recommendation. Seconded by Doug Post; motion carried. Basinger abstained.

6. OTHER

In regards to the previously approved Lost Creek Subdivision. The sewer for the project is on the south side of the road and sewer traps are approaching installation. They are opposing to open cut the road at each sewer tap. They are looking at a compromise of having one open cut and tie in at one point. Which raises the question: with this being a major change to construction plans, does this need to come back to the DCC for the changes. Haunhorst's initial thought is to send it to the appropriate entities (City, Utilities, and Township) for their approval. Haunhorst finished by saying that he wanted to ensure the committee knew of the changes and had the opportunity to make comment or view any changes. Jerry Gilden voiced that as long as no other changes were being made to the plans, having the involved entities (City, Utilities, and Township) approve the changes suffices in his opinion. Further clarification was made that there will be one open cut and tie in for water and one for sewer and the other lots will tie in there. Committee members acknowledged that this problem's solution will either put financial stress on the township and the quality and repair of their roads or on the developers to change the plans. Additionally, there are concerns of refinery sand under the pavement which may prove problematic with multiple open cuts. Member were in agreement to allow the City of Lima, Utilities, and Township approve these changes.

7. ADJOURNMENT

Motion 17 (2-28-23) DCC

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

