

DEVELOPMENTAL CONTROLS COMMITTEE

August 15, 2023

The Developmental Controls Committee of the Lima/Allen County Regional Planning Commission held a meeting on Tuesday, August 15, 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 a quorum was present, Chuck Schierloh brought the meeting to order at 3:00 pm and proceeded with the agenda.

1. ROLL CALL

Mr. Ron Meyer	ACSEO
Mr. Chuck Schierloh	City of Lima
Mr. Kevin Cox	Perry Township
Ms. Beth Seibert	Allen County
Mr. Jerry Gilden	Marion Township
Mr. Brad Baxter	Bath Township
Mr. Mark Bishop	American Township
Mr. Joe Gearing	Allen County

GUESTS

STAFF

Mr. Adam Haunhorst	Lima/Allen County Regional Planning Commission
Ms. Shaunna Basinger	Lima/Allen County Regional Planning Commission
Ms. Tara Reynolds Bales	Lima/Allen County Regional Planning Commission

2. APPROVAL OF AGENDA

Motion 64 (8-15-23) DCC

Beth Seibert made the motion that the agenda be approved. Seconded by Brad Baxter, the motion carried.

3. APPROVAL OF DCC MINUTES – August 1, 2023

Motion 65 (8-15-23) DCC

Brad Baxter made the motion that the DCC minutes of August 1, 2023, be approved. Seconded by Jerry Gilden; motion carried.

4. STAFF RECOMMENDATION: Monroe Township Variance Petition MO-V02-23

Mr. Haunhorst gave an overview of Monroe Township Variance Petition MO-V02-23 stating that the petitioners are proposing to transfer approximately 0.109 acres of land each from parcel 27-2100-04-001.002 (McDonald Properties) to the parcels directly to the North (PARCEL 27-2100-04-011.00, McKinney) and South (PARCEL 27-2100-04-001.001, McDonald) to expand residential lots to remedy current parcel boundary overages. Staff recommends acceptance of the variance petition as submitted. Due to the shape of the original parcel, creating conforming lots becomes difficult without greatly expanding the amount of frontage needed and dramatically increasing the lot size. These lots currently exist in a state of non-compliance and have had no ill effect on the surrounding area. The proposed land transfer complies with all other requirements, both county and township. This agency also acknowledges that Monroe Township has no zoning and no consistent lot requirements the proposed tract of land is not otherwise out of place with its neighbors.

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It was further explained that this variance approval still needed sign-off from the Allen County Health Department.

Motion 66 (8-15-23) DCC

Brad Baxter made the motion to accept the staff recommendation for Monroe Township Petition MO-V02-23. Seconded by Jerry Gildea; motion carried.

5. OTHER

Mr. Haunhorst shared that the DCC can expect to meet on August 29th regarding Sugarcreek Zoning Amendments.

6. ADJOURNMENT

Motion 67 (8-15-23) DCC

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

The meeting adjourned at 3:11 pm.