

DEVELOPMENTAL CONTROLS COMMITTEE

August 29, 2023

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a meeting on Tuesday, August 29, 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
Ms. Kim Stiles	Allen County
Mr. Steve Ewing	Auglaize Twp
Mr. Dave Stratton	Allen County
Mr. Kent McCleary	Sugar Creek Twp

GUESTS

STAFF

Mr. Adam Haunhorst Lima-Allen County Regional Planning Commission

2. APPROVAL OF AGENDA

Motion 68 (8-29-23) DCC

Kevin Cox made the motion that the agenda be approved. Seconded by Steve Ewing, the motion carried.

3. APPROVAL OF DCC MINUTES – August 15, 2023

Motion 69 (8-29-23) DCC

Kevin Cox made the motion that the DCC minutes of August 15, 2023, be approved. Seconded by Brad Baxter; motion carried.

4. STAFF RECOMMENDATION: LACRPC Comment: Sugar Creek Twp Zoning Amendment

Mr. Haunhorst presented the Sugar Creek Township Zoning Amendment with staff comments for additional review by Sugar Creek Township officials prior to approval:

1. Renewable Energy Systems – Examine document for formatting, spelling, and grammatical usage prior to publishing within the current zoning resolution.
2. 4.05.02 (a) – The resolution references a person of “suitable” age. This agency suggests defining the term suitable as this leaves significant room for interpretation.
3. Please refer to this agency as Lima-Allen County Regional Planning Commission.
4. Examine all documents for consistent use of the oxford comma.
5. 11.03.01, 12.03.01, and 13.03.01 (A) (d) (i) – The document states, “mounted flush to the wall of the structure.” This agency questions if the document needs to specifically reference the primary structure to account for properties with multiple structures.

6. 11.03.01, 12.03.01, and 13.03.01 (A) (d) (vii) – Do paved facilities include stone driveways or is formal paving a requirement?
7. 11.03.01, 12.03.01, and 13.03.01 (B) (a) (iii) – The document states, “mounted flush to the wall of the structure.” This agency questions if the document needs to specifically reference the primary structure to account for properties with multiple structures.
8. 11.03.01, 12.03.01, and 13.03.01 (B) (a) (vii) – Do paved facilities include stone driveways or is formal paving a requirement?
9. Please examine structure of outline format within document, there are multiple sets of lowercase letter that make the document hard to follow at times. This agency suggests the following format (A) - (a.) - (i) or (1) - (a.) - (i)

Motion 70 (8-29-23) DCC

Brad Baxter made the motion to accept the staff comment for Sugar Creek Township Zoning Amendment. Seconded by Jerry Gilden; motion carried.

5. OTHER

Ms. Seibert reiterated the value of reviewing these zoning documents.

Mr. Schierloh reminded the committee of the fall bike and pedestrian counts and the opportunity to volunteer.

6. ADJOURNMENT

Motion 71 (8-29-23) DCC

Steve Ewing made the motion to adjourn. Seconded by Kevin Cox; the motion carried.

The meeting adjourned at 3:15 pm.