

DEVELOPMENTAL CONTROLS COMMITTEE

April 9, 2024

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a regular meeting on Tuesday, April 9, 2024, at 3:00 p.m. in the Conference Room of the Commission office located at 130 West North Street, Lima, Ohio 45801.

For the good of the order, attendance was called and a quorum was present, Chuck Schierloh brought the meeting to order at 3:02 pm and proceeded with the agenda.

1. ROLL CALL

Chuck Schierloh	City of Lima
Brad Baxter	Bath Township
Ron Meyer	Allen County Sanitary Engineer's Office
Kevin Cox	Perry Township
Steve Ewing	Auglaize Township
Joe Gearing	Allen County
Jerry Gilden	Marion Township

GUESTS

Ken Meyer	Bath Township
Scott Campbell	Bath Township
Bruce Black	Auglaize Township

STAFF

Adam Haunhorst	Lima-Allen County Regional Planning Commission
Cody Doyle	Lima-Allen County Regional Planning Commission
Tonya Dye	Lima-Allen County Regional Planning Commission

2. APPROVAL OF AGENDA

Motion 19 (4-09-24) DCC

The motion was brought forth and seconded. The motion carried.

3. APPROVAL OF DCC MINUTES – March 26, 2024

Motion 20 (4-09-24) DCC

Mr. Ewing made the motion that the Minutes from March 26, 2024 be approved as submitted.
Seconded by Mr. Baxter. The motion carried.

4. STAFF RECOMMENDATION: Auglaize Township Zoning Petition – AU-01-24

Mr. Haunhorst introduced the Auglaize Township Zoning Petition AU-01-24. The area affected by this rezoning already has one home-based business and the traffic pattern supports the change. The township supports the change despite it going against the comprehensive plan. The staff recommended acceptance of the petition.

Motion 21 (4-09-24) DCC

Mr. Gilden made the motion that the staff recommendation be accepted. Seconded by Mr. Meyer; the motion then went to discussion and comments.

The Motion then went to a vote, which carried, with all members participating in the vote except for Mr. Ewing who abstained.

5. STAFF RECOMMENDATION: Auglaize Township Zoning Petition – AU-02-24

Mr. Haunhorst introduced the Auglaize Township Zoning Petition AU-02-24 for rezoning several complete and partial parcels from an Agricultural District to an R-1 Residential district, with Mr. Doyle offering supporting commentary. The staff does not object to the reasoning behind the rezoning but the current proposal creates some concerns. The staff recommends denial of the petition as the proposal would create a strip of residential lots that would impact future access management and development decisions. It is suggested that rather than partial zoning of the parcels, the entire parcel be considered to avoid having multiple zones within the same parcel.

Motion 22 (4-09-24) DCC

Mr. Baxter made the motion to accept the staff to deny the rezoning. Seconded by Mr. Cox; the motion then went to discussion and comments.

There was a question regarding sewer and water. Municipal sewer is available in this area. The sewer lines that service the school come out of Lafayette. The split zoning contributes to sprawl and the design would create multiple adjacent property owners who would need to be notified of any changes in the future. Looking at the entire parcel would eliminate some of the difficulties that a split zone such as this would create.

The motion went to a vote, with Mr. Ewing abstaining. The motion carried

6. STAFF RECOMMENDATION: Auglaize Township Zoning Petition – AU-01-24-R

Mr. Haunhorst presented the Auglaize Township Zoning Petition AU-01-24-R. This is to amend the present zoning text in the Township's Zoning Resolutions regarding Renewable Energy Systems. Staff recommends acceptance of the petition, with some minor changes.

Motion 23 (4-09-24) DCC

Mr. Cox made the motion to accept the staff recommendation. Seconded by Mr. Gilden, the motion then went to discussion and comments. With no discussion, the motion went to a vote, with Mr. Ewing abstaining. The motion carried.

7. STAFF RECOMMENDATION: Auglaize Township Zoning Petition – AU-02-24-R

Mr. Haunhorst presented the Auglaize Township Zoning Petition AU-02-24-R. This is to amend the existing Zoning Resolution to reflect the needs of the community by allowing single-family homes in B-1 districts as a conforming use. Staff recommends acceptance of the petition.

Motion 24 (4-09-24) DCC

Mr. Baxter made the motion to accept the staff recommendation. Seconded by Mr. Meyer; the motion then went to discussion and comments. With no discussion, the motion went to a vote, with Mr. Ewing abstaining. The motion carried.

8. STAFF RECOMMENDATION: Bath Township Zoning Petition – BA-01-24

Mr. Haunhorst presented the Bath Township Zoning Petition BA-01-24 regarding rezoning 28.802 acres of lot 37-1604-01-002.000 from R-1 to R-PUD. The rezoning complies with the Township's desire to increase the amount of residential housing. The township's comprehensive plan however has this area remaining as agricultural through 2040, but also acknowledges that the area also supports several residential portions. The staff recommends approval of the zoning petition.

Motion 25 (4-09-24) DCC

Mr. Gearing made the motion to accept the staff recommendation to rezone this parcel. Seconded by Mr. Cox; the motion then went to discussion and comments.

There were questions regarding who would be responsible for the Planned Unit Development regarding issues within the development. The PUD allows for control by the development, with HOA dues covering upkeep. Any changes to the design would need to go back to the township for approval. The development would be for 42 duplex and 46 single-family units. The area road infrastructure would be sufficient to handle the PUD.

The motion then went to a vote, with Mr. Baxter abstaining. The motion passed.

9. STAFF RECOMMENDATION: Bath Township Zoning Petition – BA-02-24

Mr. Haunhorst introduced Bath Township Zoning Petition BA-02-24 regarding rezoning 2.61 acres from Rural to M-1 Manufacturing in order to expand an existing business. The owner wants to add parking and storage. The staff recommends approval of the petition on the condition that an existing dwelling on the vacant parcel be demolished to maintain compliance with the resolution.

Motion 26 (4-09-24) DCC

Mr. Gilden made the motion to accept the staff recommendation of conditional approval of Bath Township Zoning Petition BA-02-24. Seconded by Mr. Meyer; the motion then went to discussion and comments. Without any discussion, the motion then went to a vote, with Mr. Baxter abstaining. The motion passed.

10. OTHER

There was no other business brought forth.

11. ADJOURNMENT

Motion 27 (4-09-24) DCC

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

The meeting adjourned at 3:40 p.m.

The next meeting is scheduled for April 23, 2024 at 3:00 p.m.

Minutes approved on June 18, 2024.



Chuck Schierloh, Chair