

DEVELOPMENTAL CONTROLS COMMITTEE

July 16, 2024

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a regular meeting on Tuesday, July 16, 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 3:00 pm and proceeded with the agenda.

1. ROLL CALL

Chuck Schierloh (chair)	City of Lima
Josh Barhorst	Degen Excavating Company
Brad Baxter	Bath Township
Mark Bishop	American Township
Bruce Black	Auglaize Township
Kevin Cox	Perry Township
Joe Gearing	Allen County
Jerry Gilden	Marion Township
Todd Lause	Shawnee Township
Ron Meyer	Allen County
Doug Post	Amanda Township
Dave Stratton	Allen County

STAFF

Tara Reynolds Bales	Lima-Allen County Regional Planning Commission
Adam Haunhorst	Lima-Allen County Regional Planning Commission
Tonya Dye	Lima-Allen County Regional Planning Commission

After the Roll Call, introductions were made by all present.

2. APPROVAL OF AGENDA

Motion 32 (07-16-24) DCC

Mr. Post made the motion to approve the agenda for July 16, 2024. It was seconded by Mr. Cox. The motion carried.

3. APPROVAL OF DCC MINUTES – June 18, 2024 (Held); July 2, 2024 (Cancelled)

Motion 33 (07-16-24) DCC

Mr. Baxter made the motion that the Minutes from June 18, 2024 be approved as submitted. Seconded by Mr. Stratton. The motion carried.

The meeting for July 2, 2024 had been canceled, so there were no minutes.

4. STAFF RECOMMENDATION: American Township Zoning Amendment – AM-01-24-R

Mr. Haunhorst introduced the American Township Zoning Amendment AM-01-24-R. The amendment involved updating Article 13 (Supplementary District Regulations) to better reflect the current needs of the township and its citizens, specifically in regards to poultry and animal husbandry. The staff recommended acceptance of the petition with the additional comments to examine the document for formatting, spelling, number formatting, and grammatical usage for consistency prior to publication.

Discussion regarding the amendment centered upon conditional use procedure for those families with FFA, 4H, and other educational needs seeking an exemption. It was also mentioned that it would be an annual permitting procedure to allow for changes to the numbers and types of animals, and the situational needs of those animals.

Motion 34 (07-16-24) DCC

Mr. Cox made the motion that the staff recommendation be accepted. Seconded by Mr. Gilden. The motion carried.

5. STAFF RECOMMENDATION: American Township Zoning Amendment – AM-02-24-R

Mr. Haunhorst introduced the American Township Zoning Amendment AM-02-24-R. The amendment involved updating language in Article 15 (Signage and Outdoor Advertising). Staff has recommended acceptance of the amendment, with the following comments: review the document for consistency in regards to number formatting, spelling, grammatical usage, and formatting prior to approval; review the definition of “Copy” in Section 15.1 to ensure that the definition is accurate; and to use “the roadway authority” in Section 15.7.7 rather than “the County Engineer”, as it will cover township controlled roadways as well as those under ODOT Authority, and therefore have more blanket coverage.

It was mentioned that the section had not been addressed in a while and that this was being rectified due to new signage styles and technology.

Motion 35 (07-16-24) DCC

Mr. Black made the motion that the staff recommendation be accepted. Seconded by Mr. Baxter. The motion carried.

6. STAFF RECOMMENDATION: Bath Township Zoning Petition – BA-03-24

Mr. Haunhorst introduced the Bath Township Zoning Petition BA-03-24. The petition to rezone approximately 72.36 acres from Rural to M-1 Manufacturing in the area of the intersection of Stewart Road and Bible Road. The area is currently a mixture of zoning. The township comprehensive plan calls for the area to be rural, and the 2040 Land use projection shows no proposed redevelopment. There are no identified floodplains or wetlands in the area. The area is also not serviced by municipal water or public sewer. While the staff acknowledges that this would extend a well-established industrial area and that the township has expressed support for the project, they recommend DENIAL of the petition for two primary reasons: 1) it contradicts the township’s current comprehensive plan for the area and its projected agricultural land use, and 2) the rezoning leaves a single residential home surrounded by M-1 zoned land.

Motion 36 (07-16-24) DCC

Mr. Gilden made the motion that the staff recommendation for Denial be accepted. Seconded by Mr. Black. Discussion was then undertaken.

It was noted that the Bath Township Comprehensive Plan is one of the more updated plans in the county, and as an impartial body, the LACRPC’s position is to refer to the guidelines of the approved comprehensive plan. Mr. Baxter stated that he did not have enough information to further answer questions regarding the rezoning, and that a public hearing on the topic was taking place on Thursday, July 18th. It was expected to have a fair amount of public participation.

The intent of the rezoning is to expand a mulch processing business that is currently in the area. It was questioned as to whether that would fall under agricultural or manufacturing. No conclusion to that question occurred.

Without the further information, it was also discussed as to whether the committee had enough to make a recommendation. Mr. Haunhorst stated the timeline restrictions that were present, but also mentioned that this does not preclude the petition being reintroduced later as a new petition. However, he did condition that statement with the issue of the comprehensive plan non-conformity.

A vote was called after significant discussion. Mr. Baxter abstained from the vote. The motion carried to accept the staff recommendation for DENIAL of the petition.

7. STAFF RECOMMENDATION: Perry Township Zoning Petition – PE-01-24-R

Mr. Haunhorst introduced the Perry Township Zoning Petition PE-01-24-R. This involves adding the term “data centers” to the I-1 allowable uses and thereby expand the marketability of the land. Staff mentioned that the addition is in line with other allowable uses, and is less intrusive than some. As a ladder-type zoning plan, anything in the I-1 would carry to I-2. The staff recommendation is to allow the addition of “data centers” to the I-1 allowable uses.

Motion 37 (07-16-24) DCC

Mr. Gilden made the motion that the staff recommendation be accepted. Seconded by Mr. Post. Mr. Cox abstained. The motion carried.

5. OTHER

Mr. Schierloh mentioned that he had attended a presentation on form-based zoning and how it appears to be an emerging trend.

6. ADJOURNMENT

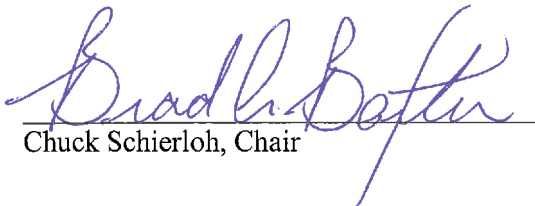
Motion 38 (07-16-24) DCC

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

The meeting adjourned at 3:35 p.m.

The next meeting is scheduled for July 30, 2024 at 3:00 p.m.

Minutes approved on July 30, 2024.


Chuck Schierloh, Chair