

## DEVELOPMENTAL CONTROLS COMMITTEE

August 27, 2024

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a regular meeting on Tuesday, August 27, 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, Beth Seibert as acting chair brought the meeting to order at 3:02 pm and proceeded with the agenda.

### 1. ROLL CALL

|               |                          |
|---------------|--------------------------|
| Josh Barhorst | Degen Excavating Company |
| Bruce Black   | Auglaize Township        |
| Joe Gearing   | Allen County             |
| Zach Gerdeman | Allen County             |
| Todd Lause    | Shawnee Township         |
| Ron Meyer     | Allen County             |
| Rob Nelson    | City of Lima             |
| Beth Seibert  | Allen County             |
| Kim Stiles    | Allen County             |
| Dave Stratton | Allen County             |

### STAFF

|                     |  |
|---------------------|--|
| Tara Reynolds Bales | Lima-Allen County Regional Planning Commission |
| Cody Doyle          | Lima-Allen County Regional Planning Commission |
| Adam Haunhorst      | Lima-Allen County Regional Planning Commission |
| Liwen Kang          | Lima-Allen County Regional Planning Commission |
| Tonya Dye           | Lima-Allen County Regional Planning Commission |

### 2. APPROVAL OF AGENDA

#### **Motion 47 (08-27-24) DCC**

Mr. Black made the motion to approve the agenda for August 27, 2024. It was seconded by Mr. Nelson. The motion carried.

### 3. APPROVAL OF DCC MINUTES – August 13, 2024 (Held)

#### **Motion 48 (08-27-24) DCC**

Mr. Meyer made the motion that the Minutes from August 13, 2024 be approved as submitted. Seconded by Mr. Gerdeman. The motion carried.

### 4. STAFF RECOMMENDATION: County Zoning Variance – AM-V01-24: Width to Depth Ratio

Mr. Haunhorst introduced the County Zoning Variance for the property in American Township. He explained that the usage of “County Zoning Variance” in the title of the Recommendation was due to this occurring as part of a subdivision, and as such would not fall under township jurisdiction, but under the Allen County Subdivision Regulations. It had been standard procedure since his tenure at LACRPC to call it a County Zoning Variance to help direct the public to the correct county office for any issues. Ms. Seibert stated that the County Commissioners do not want these types of requests to be titled as such and felt it more appropriate to be titled as “County Subdivision Variance Request” in the future. It was agreed that in the future it would be titled as such.



The particular variance in question involved a shotgun lot to be added to a subdivision parcel. The Width to Depth Ratio would be out of compliance and thus would require a variance. As the shotgun lot would extend to a waterway; was landlocked; was part of a floodplain and wetland area; and would not create an impediment to the community, it was the staff recommendation that the variance be approved. The section in particular has no useful purpose by itself. This is in line with other variances that have been approved and is the most common variance of the subdivision regulations that have been seen in this office. It was also noted in an email from Mark Bishop that the township was not opposed to the variance. The staff is therefore requesting that the Variance AM-V01-24 be approved by the DCC to allow the LACRPC as administrators of the Allen County Subdivision Regulations to grant permission for the variance.

**Motion 49 (08-27-24) DCC**

Mr. Stratton made the motion that the DCC Accept the Staff Recommendation for Acceptance of the Zoning Variance. Seconded by Mr. Lause. The motion carried.

**5. Bylaws Committee – Member Nomination**

Ms. Reynolds Bales discussed the formation of the temporary Bylaws Committee, which had been approved. Each standing committee was asked to nominate someone to serve on the Bylaws Committee. There was a discussion on whether this should be tabled until the chair could attend, and if anyone would like to volunteer. Mr. Schierloh had been contacted about any nominations that he would care to make. He stated that if someone volunteered he would concur; if needed, he would step in. As no volunteers stepped forward, the nomination was made for Mr. Schierloh.

**Motion 50 (08-13-24) DCC**

Mr. Meyer made the motion to Nominate Mr. Schierloh for the Bylaws Committee. Seconded by Mr. Black; the motion carried.

**6. OTHER**

There was no other business to discuss.

**7. ADJOURNMENT**

**Motion 51 (08-13-24) DCC**

Mr. Meyer made the motion to adjourn. Seconded by Mr. Gearing; the motion carried.

The meeting adjourned at 3:22 p.m.

The next meeting is scheduled for September 10, 2024 at 3:00 p.m.

Minutes approved on October 8, 2024.

  
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Chuck Schierloh, Chair