

DEVELOPMENTAL CONTROLS COMMITTEE

October 22, 2024

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a regular meeting on Tuesday, October 22, 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

Brad Baxter	Bath Township
Mark Bishop	American Township
Kevin Cox	Perry Township
Steve Ewing	Auglaize Township
Joe Gearing	Allen County
Zach Gerdeman	Allen County
Jerry Gilden	Marion Township
Ron Meyer	Allen County
Rob Nelson	City of Lima
Chuck Schierloh	City of Lima
Beth Seibert	Allen County
Kim Stiles	Allen County/Allen Water District

GUESTS

Kurt Neeper

STAFF

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 57 (10-22-24) DCC

Mr. Ewing made the motion to approve the agenda for October 22, 2024. It was seconded by Mr. Nelson. The motion carried.

3. APPROVAL OF DCC MINUTES – October 8, 2024

Two typographical errors were noted prior to the meeting and corrected.

Motion 58 (10-22-24) DCC

Mr. Cox made the motion that the Minutes from October 8, 2024 be approved as corrected. Seconded by Mr. Ewing. The motion carried.

4. STAFF RECOMMENDATION: Spencer Township Zoning Resolution Amendment SP-01-24-R

Mr. Haunhorst brought forth the Spencer Township Zoning Resolution (SP-01-24-R). This is updating their zoning resolution policy and is heavily based on previous work by the County Prosecutor's office and LACRPC. In this case, Spencer Township is omitting Commercial Grade Solar (solar projects for the

sole purpose of reselling back to the power grid). This does not negate individuals from using solar energy to power their homes and/or businesses and sell any remainder to the power grid. Ms. Seibert stated that large scale solar is not permitted in the unincorporated areas of Allen County, and that this looks like Spencer Township is just reiterating that in their policy. The Staff is recommending acceptance with one suggestion to add “repair” to their code for renewable energy devices that have been inoperable for a set amount of time. Currently it reads as the only option is to remove the device after notice of violation.

Motion 59 (10-22-24) DCC

Mr. Gilden made the motion to Accept the Staff Recommendation for approval of Spencer Township Zoning Resolution Amendment (SP-01-24-R). Seconded by Mr. Nelson. The motion carried.

5. LESA Follow-Up

Mr. Doyle reviewed the LESA model projections with the DCC that had been addressed in the last meeting. He wanted to be available to more fully answer any questions with the model as he presented it virtually in the previous meeting. He stated that it would be a useful tool to use in conjunction with the comprehensive plans to guide zoning decisions and explained that he would like the agency to develop the model on both a township and a county level, especially to address parcels that border other townships. He stated that the model would be useful to try to direct development into areas that were not additional cost burdens to the taxpayer by having to build the necessary infrastructure.

6. OTHER

The next meeting of the DCC would be November 5th, 2024, Election Day. It was asked if there would be enough members for a quorum at that meeting as many committee members may be involved with election day activities. It was determined there would be enough members.

There was discussion regarding public participation and feedback on items on the agenda. The staff mentioned that the meetings are open to the public according to the Ohio Sunshine Laws. It was mentioned that LACRPC provides nonbinding recommendations to the DCC, but the townships have the final say as to what they accept. As far as public participation, LACRPC facilitates public comments for some planning activities, and any comments are sent to those political bodies.

7. ADJOURNMENT

Motion 60 (10-22-24) DCC

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

The meeting adjourned at 3:35 p.m.

The next meeting is scheduled for November 5, 2024 at 3:00 p.m.

Minutes approved on December 3, 2024.



Chuck Schierloh, Chair