

DEVELOPMENTAL CONTROLS COMMITTEE

January 28, 2025

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a regular meeting on Tuesday, January 28, 2025, 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

Josh Barhorst	Degen Excavating Company
Mark Bishop	American Township
Kevin Cox	Perry Township
Steve Ewing	Auglaize Township
Joe Gearing	Allen County
Zach Gerdeman	Allen County
Jerry Gilden	Marion Township
Todd Lause	Shawnee Township
Ron Meyer	Allen County
Rob Nelson	City of Lima
Doug Post	Amanda Township
Chuck Schierloh	City of Lima
Kim Stiles	Allen County/Allen Water District
Dave Stratton	Allen County

GUESTS

Brad Core	Core Consulting/LBC Investments LLC
Austin Miller	Shawnee Township Fire Department
Matt Reaman	Shawnee Township Fire Department
Jim Thompson	Shawnee Township
Cody Wischmeyer	Core Consulting/LBC Investments LLC

STAFF

Cody Doyle	Lima-Allen County Regional Planning Commission
Liwen Kang	Lima-Allen County Regional Planning Commission
Rebecca Phillips	Lima-Allen County Regional Planning Commission
Tonya Dye	Lima-Allen County Regional Planning Commission

2. APPROVAL OF AGENDA

Motion 05 (01-28-25) DCC

Mr. Ewing made the motion to approve the agenda for January 28, 2025. It was seconded by Mr. Post. The motion carried.

3. APPROVAL OF DCC MINUTES – January 14, 2025

Motion 06 (01-28-25) DCC

Mr. Cox made the motion that the Minutes from January 14, 2025 be approved. Seconded by Mr. Gilden. The motion carried.

4. STAFF RECOMMENDATION: Shawnee Township Zoning Resolution (SH-01-25-R)

Ms. Dye presented the staff recommendation for the Shawnee Township Zoning Resolution (SH-01-25-R) to the committee. Shawnee Township has been reviewing and updating its zoning resolutions over the last few years. The staff has worked with the township through multiple reiterations during this time. Seven articles of the zoning code were presented for review.

While reviewing the staff recommendations, it was noted that several of the comments had been addressed and would be changed in the latest version. There were the standard comments about grammar and spelling, and also refining or defining terms the zoning code used for clarity. Mr. Thompson with Shawnee Township was present to discuss some of the issues. He confirmed that some of the comments were going to be incorporated. Some of the main discussions revolved around the Sections involving Solar Energy Systems. Section 2202.1 was addressed as to why mobile homes would be restricted. It was answered that the roof capacity may not support the additional load, especially when combined with snow and ice in the winter, the fact that mobile homes are usually placed near one another, with a smaller footprint, may limit installation and could damage other structures if there is a structural issue. There were some comments that the township asked for additional clarification, but overall acknowledged the comments made.

Motion 07 (01-28-25) DCC

Mr. Post made the motion to accept the Staff Recommendation and to Approve the Shawnee Township Zoning Resolution Update (SH-01-25-R). Seconded by Mr. Nelson. Mr. Lause abstained. The motion carried.

5. STAFF DISCUSSION: Hickory Creek Condominium Association Overall Development Plan

Ms. Dye addressed the committee regarding the Hickory Creek Condominium Association Overall Development Plan. She began by stating that this is an abnormal presentation for the committee as it involves a PUD, over which LACRPC does not have any say in changes to the plat, as those must be approved through Shawnee Township. However, the developer, represented by Mr. Core, had asked that we bring it to the DCC because there are two existing stub streets that are being proposed to be turned into 97-foot cul-de-sacs and then publicly dedicated. The agency does sign roadway dedication plats, but they do not necessarily come to the DCC for approval. She stressed that the agency was only providing comment, not a formal recommendation.

She stated that the project had started in the late 1990s/early 2000s and had stalled. It was recently being revived. During the pause, the original secondary ingress/egress point had been sold and was no longer a viable option. The development currently has one ingress/egress point through which six gas pipelines run. Ms. Dye stated that the agency's primary concern involved access, especially for emergency services, at which point she did mention the attendance of the Fire Chief and Fire Inspector. At this point, Mr. Core asked to provide some more history of the project, highlighting the discussions with the township over the last couple of years. He stated that a modification to the PUD had occurred in 2022 that agreed with the different levels of phasing that were currently being pursued. His primary concern was the dedication of the cul-de-sacs. He cautioned that changes in the phasing may cause the project to be abandoned and it would be another twenty years or more before the development could be completed, if at all. There were already several lots sold in the development. He stated that the change to the stub streets to cul-de-sacs as shown in his provided plans, which would be connected by a private drive, would alleviate some of the access concerns that the development currently has as these are dead-end projections at present. Mr. Core asked that the committee accept the 1st and 3rd of the staff comments, but deny the 2nd and 4th, as he felt those were financially burdensome and could jeopardize the project.

At that time, Ms. Dye was able to present the staff comments to the committee.

The staff comments were:

- Staff agrees with all comments provided by other agencies and recommends addressing them to the satisfaction of the commenting agency prior to any additional development on site.
- Staff strongly recommends that the phases of construction be switched to connect Emma Parkway first, then complete the cul-de-sacs and private drive. This would completely alleviate this agency's concerns related to the number of units, access, and Ohio fire code.
- Staff recommends that regardless of phasing the right-of-way for the extension of Emma Parkway be dedicated as soon as possible to ensure proper access in the future regardless of current development plans.
- Staff recommends that Shawnee Township limit the number of units to no more than 30 until access concerns are met.

Discussion regarding the Emma Road portion of the development began among the committee members and those in attendance. The safety concerns of there not being secondary access were stressed by the Fire Department and some members of the committee. If all the lots were sold there would be approximately 58 units with one access point, which contradicts Ohio Fire Code. The private drive connecting the cul-de-sacs however would not be to appropriate width to allow parking on the street, which if ignored, also compromises access to the southern section of the development.

It was asked if there was some type of compromise regarding Emma Road. Mr. Core stated that the current area connecting Emma Parkway and the constructed street in the development, estimated at 625 feet, is grass and could be driven across in case of emergency, at which point some committee members questioned the viability of that during wet seasons, as fire equipment is heavy and could easily get stuck. It was asked if it could be partially stoned or platted while the 2nd phase was occurring and construction equipment was on site. Mr. Core again commented that the phasing was approved in 2022 and that that section of the project was scheduled in the 3rd phase.

Mr. Core did concede that there are reports that are due to the County Engineer, especially concerning drainage issues. There are significant permitting issues still outstanding.

The Chairman asked if there was further discussion, as one committee member had stated that this was regarding comment only and no formal recommendation.

Motion 08 (01-28-25) DCC

Mr. Gilden made the motion to accept the Staff Comment. Seconded by Mr. Post. A roll call vote was taken.

Member	Yay	Nay	Abstain	Not Present
Randy Ackerman				X
Josh Barhorst	X			
Brad Baxter				X
Mark Bishop			X	
Kevin Cox		X		
Steve Ewing	X			
Joe Gearing	X			
Zach Gerdeman	X			
Jerry Gilden	X			
Rick Keller				X
Todd Lause			X	

Kent McCleary				X
Ron Meyer	X			
Rob Nelson	X			
Doug Post			X	
Chuck Schierloh	X			
Beth Seibert				X
Kim Stiles	X			
Dave Stratton		X		
Michael Zimmerly				X
Eric Webb				X

The motion carried. The vote tally was 9 Yays, 2 Nays, 3 Abstaining, and 7 Not Present.

6. OTHER

Ms. Dye shared with the committee that the first draft of the TIP has been submitted to the State and that we are beginning the public comment period. There will be further drafts throughout the quarter. She also stated that the agency will be holding an Open House on April 1st at the RTA building from 2-6 p.m. Members of ODOT, WORPO, and LACRPC will be on hand to discuss the TIP, and future projects throughout the region.

7. ADJOURNMENT

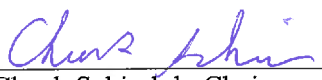
Motion 09 (01-28-2025) DCC

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

The meeting adjourned at 4:22 p.m.

The next meeting is scheduled for February 11, 2025 at 3:00 p.m.

Minutes approved on February 25, 2025.



Chuck Schierloh, Chair