

## DEVELOPMENTAL CONTROLS COMMITTEE

April 8, 2025

The Developmental Controls Committee of the Lima-Allen County Regional Planning Commission held a regular meeting on Tuesday, April 8, 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, Acting Chair Beth Seibert brought the meeting to order at 3:00 pm and proceeded with the agenda.

### 1. ROLL CALL

Josh Barhorst	Degen Excavating Company
Kevin Cox	Perry Township
Steve Ewing	Auglaize Township
Lisa Fillhart	Bath Township
Joe Gearing	Allen County
Zach Gerdeman	Allen County
Jerry Gilden	Marion Township
Todd Lause	Shawnee Township
Allen McMichael	Spencer Township
Ron Meyer	Allen County
Doug Post	Amanda Township
Beth Seibert	Allen County
Kim Stiles	Allen County/Allen Water District
Dave Stratton	Allen County

### GUESTS

Brad Core	Core Consulting, Amanda Township
Rod Goldsberry	Richland Township
Gail Johnson	Amanda Township
Greg Johnson	Amanda Township
Dave Peters	Shawnee Township
Erik Robey	Athens County
Josh Stephens	Core Consulting
Galen Troyer	Amanda Township

### STAFF

Adam Haunhorst	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

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### 2. APPROVAL OF AGENDA

#### **Motion 18 (04-08-25) DCC**

Mr. Ewing made the motion to approve the agenda for April 8, 2025. It was seconded by Mr. Post. The motion carried.

### 3. APPROVAL OF DCC MINUTES – March 11, 2025 (held), March 25, 2025 (cancelled)

#### **Motion 19 (04-08-25) DCC**

Mr. Post made the motion that the Minutes from March 11, 2025 (held), be approved. Seconded by Mr. Cox. The motion carried. The March 25, 2025 meeting minutes are an administrative placeholder.

**4. STAFF RECOMMENDATION: SHAWNEE TOWNSHIP ZONING PETITION (SH-01-25)**

Mr. Haunhorst presented a petition to rezone a 2.14-acre lot from R-IIIH Residential to B-II Business for the purpose of adding additional parking to an adjacent business. The parcel is located at the corner of Dixie Highway and Reed Road. The parcel is in a mixed-use area and therefore the zoning change would not be outside the current uses. This is the second time that the rezoning of this parcel has been seen by staff, with the first review presenting questions regarding pedestrian safety. The new submission has addressed those concerns. The staff recognizes that this parcel is not within the current Shawnee Township Comprehensive Plan as it was part of the Ft. Shawnee dissolution, and recommends that Shawnee Township update their Comprehensive Plan to include the entire township. Staff recommends Approval of the petition.

**Motion 20 (04-08-25) DCC**

Mr. Post made the motion to accept the Staff Recommendation and to Recommend Approval of the Shawnee Township Zoning Petition (SH-01-25). Seconded by Mr. Stratton. Mr. Lause abstained. The motion carried.

**5. STAFF RECOMMENDATION: RICHLAND TOWNSHIP ZONING PETITION (RI-01-25)**

Mr. Haunhorst presented a petition to rezone several parcels within Richland Township from M-2 Manufacturing to Agriculture in order to create a buffer zone for the existing residential homes and the undeveloped PUD. The parcels are located in the triangle formed by Interstate 75, Dixie Highway, and Napoleon Road, and are in a mixed-use area of commercial, industrial, and residential properties. Staff recommends approval of the petition as it preserves agricultural land and corrects the current disagreement between zoning and land use in this area.

**Motion 21 (04-08-25) DCC**

Mr. Gearing made the motion to accept the Staff Recommendation and Recommend Approval of the Richland Township Zoning Petition (RI-01-25). Seconded by Mr. Ewing. The motion carried.

**6. STAFF RECOMMENDATION: AMANDA TOWNSHIP ZONING PETITION (AD-01-25)**

Mr. Haunhorst presented a request to rezone a 9.09-acre parcel from Agriculture to B-1 Local Business for the purpose of providing a facility to care for foster children. The property is currently being used as a residential center, and this would bring the parcel's land use and zoning designation into agreement and compliance with resolutions regarding group homes. The area around the parcel is almost entirely agricultural; however this area is not a prime candidate for farmland preservation and the rezoning is supported by the township. Staff recommends approval of the rezoning petition.

**Motion 22 (04-08-25) DCC**

Mr. Gerdeman made the motion to accept the Staff Recommendation and Recommend Approval for the Amanda Township Zoning Petition (AD-01-25). Seconded by Mr. Lause. Mr. Post abstained. The motion carried.

**7. STAFF RECOMMENDATION: RICHLAND TOWNSHIP ZONING AMENDMENT (RI-01-25-R)**

Mr. Haunhorst presented a request from the Richland Township Zoning Commission to amend their zoning resolution regarding the Regulation of Renewable Energy Systems. This would remove commercial renewable energy systems (solar farms and wind farms) would not be allowed in the township. Staff recommends approval of the amendments.

**Motion 23 (04-08-25) DCC**

Mr. Meyer made the motion to accept the Staff Recommendation and to Recommend Approval of the Richland Township Zoning Amendment (RI-02-25-R). Seconded by Mr. Cox. The motion carried.

**8. STAFF RECOMMENDATION: PERRY TOWNSHIP ZONING AMENDMENT (PE-02-25-R)**

Mr. Haunhorst presented a request from the Perry Township Zoning Commission to amend sections of their zoning resolutions to better represent the needs of their residents and township. The proposed amendments regarding storage containers and boxes, and clarifying some definitions. The changes are administrative in nature. Staff recommends approval of the zoning resolution changes.

**Motion 24 (04-08-25) DCC**

Mr. Post made the motion to accept the Staff Recommendation and to Recommend Approval of the Perry Township Zoning Amendment (PE-02-25-R). Seconded by Mr. Gilden. Mr. Cox abstained. The motion carried.

**9. STAFF RECOMMENDATION: AMANDA TOWNSHIP VARIANCE (EXCESSIVE WIDTH TO DEPTH RATIO)**

Mr. Haunhorst presented to the committee a request for a Variance from the County Subdivision Regulations. The applicants are proposing a land division that would split a 10-acre parcel into a 5-acre parcel and two 2.5-acre parcels. The variance would be for the two 2.5-acre parcels, each of which has a width-to-depth ratio of 1:4.55 instead of the 1:3.1 maximum. The placement of the existing home makes the division of the remaining acreage infeasible to meet the regulations. The two proposed lots meet all other requirements. Strict adherence to the regulations would make further development of this impossible, and the variance has the support of the township. Staff recommends that the variance be issued.

**Motion 25 (04-08-25) DCC**

Mr. Cox made the motion to accept the Staff Recommendation and Approve the Amanda Township Variance (Excessive Width to Depth Ratio). Seconded by Mr. Stratton. Mr. Post abstained. The motion carried. The Regional Planning Commission will issue the variance.

**10. OTHER**

Mr. Haunhorst said a subdivision review should be presented soon to LACRPC to bring before the DCC. Ms. Dye reminded the attendees of the current Public Comment Period for the Transportation Improvement Plan available on our website and of the upcoming Annual Meeting after the April EC meeting.

**11. ADJOURNMENT**

**Motion 26 (04-08-2025) DCC**

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

The meeting adjourned at 3:32 p.m.

The next meeting is scheduled for April 22, 2025 at 3:00 p.m.

DCC – April 8, 2025

JUNE 17, 2025

Minutes approved on ~~April 22, 2025~~:



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Chuck Schierloh, Chair

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