



CITY OF LIMA
CITY PLANNING COMMISSION
Minutes – May 13, 2020

Commission Members: Chuck Schierloh
Rob Nelson
Mayor David Berger

City Staff: Sophia Fisher
Tony DiPietro
Susan Crotty

Petitioners: Krik Niemeyer, City of Lima Engineer
Cynthia Leis, Allen Economic Development Group
Maria Sanko, Port Authority Allen County

Chuck Schierloh called the meeting to order at 4:00 pm

ROLL CALL showed the following members present: Berger, Nelson, Schierloh,

Mayor Berger motioned to make Chuck Schierloh acting chair, 2nd, motion carried 3-0

Rob Nelson asked a question regarding the minutes from the previous meeting. He asked if the designs for the islands to be built had been submitted to the city to help with the crosswalk. Kirk Niemeyer responded that it is a design that they are preparing and it is being funded by Ohio Public Works Commission and ODOT job funds. The state of Ohio has put a hold on Ohio Public Works funding. Normally, the project would start in July. Right now it is a matter of when the funding becomes available.

No motion was taken to approve the minutes of the December 11, 2019 meeting.

Matters Previously Considered but Not Disposed Of: None

New Items for Consideration

- Case #20-01 **Lot Split**
 3047 McClain Road
 Part of Parcel No. 47-1800-02-010.000

- 0 McClain Road**
 Part of Parcel No. 47-1800-02-011.000

Sophia Fisher presented the staff report. She stated the two parcels are non-withdrawn annexation land from Perry Township. The zoning remains with Perry Township. They are currently and remain zoned Industrial 2. The lot split takes about 6 acres from one of the parcels and about 9 acres from the other and consolidates them into a new 15.5 acre parcel. While the remaining two parcels end up being over 30 acres after the split. There was no response from the Building Dept. The City Engineer commented that it is preferred that access to the lots on Commerce Parkway versus McClain once development takes place. Ms. Fisher noted that there was an error in the Staff Report. The proposed parcel will have road access off Commerce Pkwy as opposed to McClain Rd as stated in the Staff Report with 556' of street frontage. Because none of the members had an issue with the split, it is recommended for approval. Mayor Berger asked if the lot split is being done in anticipation of a specific development. Sophia Fisher responded that there is an economic development project planned. She is not aware of the details. Susan Crotty asked if Cynthia Leis could respond. Ms. Leis stated that the Allen Economic Development Group is the administrator of the Allen County Port Authority. She continued that there is a development underway for the parcel. The Port Authority has a purchase agreement in place for the 15.5 acres with an existing company. At this time it is planned to have an 80,000 sq ft facility on that parcel. The project is approximately an 8-9 million dollar investment in our community. It is proposed that 80 employees will be retained with 4-5 new employees once they are in the building. Nothing has been documented. There is a conceptual drawing from the company for the 15.5 acres. Its in the sector of service, sales, and warehousing. Maria Sanko added that this isn't the only development they hope to have in the area. There is property where they would be able to bring in two smaller companies into the area or combining the remaining parcels to accommodate a larger company. Ms. Leis added that the purchase agreement indicates there are some things that the Port Authority needs to do. For example, there is a large billboard on the property that needs to be removed. There are also some power poles that need to be rerouted for the company. There are also oil wells on the property. They are capped and abandoned however the company is not interested in having a site with those. Rob Nelson motioned to approve the lot split of the properties as requested by the Petitioner on McClain Rd.; 2nd by Mayor Berger, motion carried 3-0.

Case #20-02 **ROW**

Bellefontaine Ave & Elm Street

Ms. Susan Crotty stated that the City Engineer asked that the request be withdrawn. Mr. Neimeyer stated that this is the dedicators plat for the Elm St. grade separation and the roundabout area that is coming to closure at the end of this month. He stated that the plat was prepared by a surveyor that works for the firm that designed the project. They asked the City Engineer to review the plat and there were a few errors that were found that need to be corrected. He stated that he wasn't sure if the commission would be concerned with some formatting errors but it can proceed with the understanding that the plat has to go to the County Tax Map office to be approved before it goes to City Council. He explained that the project is wrapping up after a little over 2 years and what this is for is to dedicate the road right of way for public use for the realignment of the different roadways and the need to acquire right of way from private property owners to construct the project. The project is open to the motoring public. Typically this is something that we do at the end of the project or right before we open it up to the public. Mayor Berger motioned to approve the lot split of the properties as requested by the Petitioner on McClain Rd.; 2nd by Mayor Berger, motion that the plat be approved with the corrections to be made to the format, 2nd by Rob Nelson, motion carried 3-0.

Special Report of Members or City Officials

There being no further business, Rob Nelson motioned to adjourned, 2nd by Mayor Berger; motion carried 3-0.

Chuck Schierloh
Acting Chair

Susan E. Crotty
Director Community Development