



CITY OF LIMA
CITY PLANNING COMMISSION
Minutes – September 9, 2020

Commission Members: Rob Nelson
Chuck Schierloh
Suzanne Plumb
Mayor Berger

City Staff: Sophia Fisher
Anthony DiPietro
Susan Crotty

Petitioners: Lima Memorial Hospital
Michael Swick, President
Derek A. Younkman
Rich Sanchez

Edward Pedlow, IV

Mayor Berger called the meeting to order at 4:01 pm

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

Chuck Schierloh motioned to approve the minutes of the August 26, 2020 meeting 2nd by Rob Nelson; motion carried 4-0.

Matters Previously Considered but Not Disposed Of: None

New Items for Consideration

**Case #20-07 Roadway Vacations
Dewey Ave & Hill St.**

A representative from Lima Memorial Hospital was on the call. Mr. Derek Younkman explained the hospital's petition for roadway vacations. He stated they are seeking the vacation of the 200 and 300 block of Dewey Avenue south of East Elm Street, and the 1400 block of Hill Street that is between Dewey Avenue and Dana Avenue. It's all parking lots directly adjacent to those streets that are sought to be vacated. Five owners of surrounding properties were notified. They are not directly adjacent, they're across the street or catty corner. The hospital is the only property owner directly adjacent to these streets that they seek to get vacated. The hospital wants to call it the Lima Memorial Campus. They're trying to increase the safety for their patients, their visitors, and their staff. It is their intent to install traffic control devices and close off the streets and put in speed bumps to secure the campus and make it safer for everyone that visits the hospital, the patients and the staff. He continued that they don't believe that it would be detrimental to the public interest if the street vacations were to be approved. It is believed that it's going to make the Lima Memorial campus more efficient and safer for everyone which serves the community. Mr. Younkman stated that he was contacted by one of the surrounding owners that notification letters were sent to and that was Vision Three Investments, Tracy Fisher. Ms. Fisher wanted to confirm that the Dewey Avenue vacation was not going to extend north of Elm Street because her property is on the northeast corner of East Elm and Dewey. Mr. Rick Sanchez from Lima Memorial Hospital stated that the hospital is trying to slow traffic down. The hospital police officers are doing some traffic control to help people get across the roads in certain circumstances. He expressed that the hospital is seeing a lot of high-speed traffic and stop sign violations. This is putting visitors to the hospital and also the staff in danger.

Ms. Sophia Fisher presented the staff report. She explained the findings and comments received from the utility companies as well as some of the city services. The Lima Police Dept had no objections. The Lima Utilities Dept. would like to maintain easement rights for water and sewer lines. There's a lot of utilities, water, sewer lines, overhead lines, gas lines, and cables. They expressed that as long as those easements are worked into the agreement, there would be no issue. Dominion indicated that they had an objection. She contacted them and explained the plan was to keep it as a road, just a private road. They don't want it vacated and have a building built on the road and lose access to their utilities. The Lima Fire Department expressed concern that the roadways are maintained to allow for fire and emergency vehicle access to the hospital. A review of the traffic flow reports does not indicate additional congestion on the side streets with the loss of this access route. She stated that she received a letter from a resident regarding concerns of the traffic moving onto the first block of Linden and what the city would be doing to alleviate possible congestion.

Mr. Kirk Neimeyer, City of Lima Engineer stated that this is a combined sewer area and the storm water does flow into it and it is maintained by the city's utility department. There are 10 curb inlets that are maintained by the City of Lima Public Works Dept. The city would prefer that those be maintained by the hospital with the approval of the variance. They are all in good condition. The mainline pipe system would continue to be maintained by the city. An additional concern involved the city of Lima Street Department and their ability to snowplow with the vacations. He stated the Law Dept.

it needs to have enough detail that planning commission members as well as those that are considering the impacts of the request are provided enough detail. There needs to be some kind of standard as far as what is submitted. It's nice to have all the details up front, we're talking about vacation of streets versus potentially a single alley which is a little more clear cut without that platt. Rob Nelson commented that he liked the idea of having something ahead of time. Speaking from his own experience, the survey is expensive but does need to be done. It could be the gold standard however, if anyone is going to take out a loan to build on a parcel, the bank is going to require one to make sure they are not loaning someone money to build on a property that doesn't belong to them. Mayor Berger stated that their needs to be further discussion between the Engineering Dept and the Planning Dept. regarding this. The commission is open to hearing more about this.

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

Mayor David Berger
Chair

Susan E. Crotty
Director Community Development