

Shawnee Township Zoning Commission

2530 Fort Amanda Road Lima, Ohio 45804 (419) 991-8706

Board Members: *Ottis Newland, Mildred Stewart, Brenda Kattman, Lewis Neff, John Mason*

Meeting of March 9, 2011

Chairman Ottis Newland called the meeting to order at 1:00 PM.

Members present:

Brenda Kattman
Ottis Newland
Mildred Stewart
John Mason

Also present: Dan Mathias, Pat Huber for Allen County Refuse (ACR)

Ottis Newland noted that the purpose of the hearing was to review proposed changes to the Shawnee Township Zoning Resolution for recommendation to the Board of Trustees.

Zoning Inspector, John Gosnell, read the following Update for the Zoning Commission:

The Shawnee Township Zoning Commission met on February 9 and approved the attached changes to the Zoning Resolution. These were sent to the Lima-Allen County Regional Planning Commission (LACRPC) for review by the Developmental Controls Committee (DCC).

RP0204.05-02	RP204.7-02	RP0205-02	RP0302AUTO-02
RP0302BUIL-02	RP0302COMO-02	RP0302COMU-03	RP0302FLOO-04
RP0302LOTS-03	RP0302NIGH-02	RP0302OUTD-02	RP0302PERF-05
RP0302PLAN-07	RP0302PODS-02	RP0302PROF-02	RP0302RECR-05
RP0302REST-03	RP0302SETB-03	RP0302THOR-03	RP0302ZONE-07
RP1202-07	RP7000A01-01	RP7000A02-01	RP7000A03-01
RP7000B03-01			

1. Four of the above items have some new wording added by the Zoning Commission at their February 9 meeting. They are:

RP0302PERF-05 RP0302PLAN-07 RP0302REST-03 RP0302ZONE-07

The Zoning Commission may wish to review these before recommending them to the Trustees.

2. One item, RP0302PLAN-07, had a typo. The revised RP0302PLAN-08 should be reviewed by the Zoning Commission before recommending it to the Trustees.

3. The Developmental Controls Committee (DCC) recommends approval of the petition for all of the above with two caveats which involve changes to Sections 204.7 and 412 of the Zoning Resolution. See RP204.7-03 and RP412-01 for review by the Zoning Commission before recommending them to the Trustees.

4. With the above three items reviewed, the Zoning Commission may be ready to recommend all of the above Zoning Resolution changes to the Shawnee Township Trustees.

(One of these items, RP1202-07, involves wording to be added to the Zoning Resolution to permit a Refuse Transfer Station as a Conditional Use in an Industrial District.)

The floor was opened for comments from Allen County Refuse.

Pat Huber stated that he was consulting for Aaron Wright of ACR. He noted that the ACR attorney had told them they did not need to go through this process (of getting a Conditional Use Permit) and that some of the (Conditional Use) requirements were exclusionary rather than inclusionary.

John Mason questioned if the problem was with the acreage.

Mr. Huber said that setback and acreage were problems. (The probable Conditional Use requirements are for 100' setback and 5 acres. With their existing building, ACR has less than 100' and only 3-1/2 acres.)

Mr. Mason stated that what we do should not be for a particular customer. What we do should be for general use. We are not writing a document for any particular situation but for the long term, what we can live with down the road.

John Gosnell noted that ACR could apply for a Variance from the setback and acreage requirements. Mr. Gosnell noted that the success of their Variance application might be likely but was not guaranteed.

The Zoning Commissioners reviewed the other RP documents noted above. Each was discussed in turn. The Commissioners liked the second choice definition of Stormwater Management & Sediment Control Regulations in RP0302PLAN-08.

A motion was made by Brenda Kattman to recommend the changes to the Zoning Resolution represented by these RP documents. Mildred Stewart seconded. Vote was unanimous.

Mildred Stewart made a motion to adjourn. It was seconded by John Mason. Vote was unanimous. Time: 3:08 PM

Respectfully submitted,
John R. Gosnell
Zoning Inspector
Shawnee Township

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