



CITY OF LIMA
CITY PLANNING COMMISSION
Minutes – March 27, 2019

Commission Members: Chuck Schierloh
Susanne Plumb

City Staff: Aloka Roy
Tony DiPietro
Mayor David Berger
Susan Crotty

Petitioners: Steven Welert
Hull & Associates
Shawnee Lakes Apartments LLC

Chuck Schierloh motioned to approve the minutes of February 13, 2019 with the 2 grammatical changes; 2nd; carried 3-0.

Matters Previously Considered but Not Disposed Of

New Items for Consideration

Case #19-06 Lot Split
Part of Parcel No. 36-2703-01-004.004

The petitioner was present, Mr. Steven Welert of Shawnee Lakes Apartments, LLC. He stated that the purpose for the request is to split the completed portion (Phase I) of the project from the uncompleted portion (Phase II) so that a permanent mortgage can be placed on it. This will occur when the market is ready to accept it. Mayor Berger asked how far along is the first portion (Phase I). Mr. Welert responded that the first portion is complete with the exception of some minor site work. They have received their occupancy permits. It has been leased out pretty well with only a few units available. Mr. Schierloh asked how many units were in Phase I. Mr. Welert responded that there were 148 units. There is a potential for approximately 90 more. Mayor Berger asked what the range in rent is. Mr. Welert stated they range from \$800/month to \$1600/month. The rentals for \$1600/month are 2 bedrooms with a den. They are marketed as 3 bedrooms with a laundry room and a garage with direct access. Mr. Schierloh asked if there were any homeowner fees. Mr. Welert stated that there are no such fees adding that there is a clubhouse and a pool with the possible addition of a gazebo. Mayor Berger asked when Phase II would occur. Mr. Welert stated that it would depend on the market not only for rentals but also the market for subcontractors. It's pretty difficult to get the subcontracts up from Columbus and Lima's contractor market isn't quite big enough to handle the volume of work.

Ms. Aloka Roy presented the Staff Report. She reported that this project was originally approved with one parcel development that included 2 Phases. Phase I included the 148 unit development. Phase II would include an additional 90 units. She stated that the Engineering Department wants to ensure that no additional curb cuts will be requested in the future when Phase II will be developed. It was requested by the city that even though there are two separate parcels that the entrance and exit be from the existing curb cut. Ms. Roy continued stating that this is a large parcel and is being presented to the Commission because it is greater than what can be done in-house.

Susanne Plumb motioned to recommend to City Council the Lot Split for Part of Parcel No. 36-2703-01-004.004 for the Phase II development 2nd; motion carried 3-0.

There being no further business, Susanne Plumb motioned to adjourn, 2nd; motion carried 3-0.

Mayor David Berger
Chair

Susan E. Crotty
Director Community Development