



CITY OF LIMA
CITY PLANNING COMMISSION
Minutes – May 8, 2019

Commission Members: Chuck Schierloh
Suzanne Plumb

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

Petitioners: D. Roche Simmons, President
3 Zero Properties
505 W Market Street
Lima, Ohio 45801

Tim Stanford, President
The Rotary Club of Lima
P.O. Box 1111
Lima, Ohio 45802

Kirk Niemeyer, City Engineer
City of Lima

Chuck Schierloh motioned to approve the minutes of March 27, 2019; 2nd; carried 3-0.

Matters Previously Considered but Not Disposed Of

New Items for Consideration

Case #19-10 Alley Vacation
Alley behind 505 W Market St. and 511-515 W Market St

Mr. Roche, the petitioner stated they requested the alley vacation for the purposes of expanding its current business, Custom Staffing. Custom Staffing is located at 505 W. Market St., Lima, Ohio. The properties affected by the alley vacation are owned by the petitioner.

Ms. Aloka Roy presented the Staff Report. She reported that the subject alley extends from W. Market Street to an unnamed alley running east-west, between 505 W. Market Street and 511-515 W. Market Street. The requested portion to be vacated provides access to the two adjoining properties and directly serves no other properties in the area. The requested alleyway is about 200' and leaves the east-west vehicle access open from the McDonel Street side unchanged. This vacation will not create any dead ends. The petitioner does own the abutting properties as well as the property to the south across the alley. There is a pharmacy directly across the street. They were notified and staff received no comments. In addition, AEP, Dominion Energy, Century Link, Lima Police Dept., Lima Utilities Dept., Lima City Engineer, and the Lima Fire Dept. indicated no objection to the request. No easement rights were requested.

Suzanne Plumb motioned to recommend to City Council for approval the alley vacation as requested behind 505 W. Market St and 511-515 W Market St.; 2nd; motion carried 3-0.

Case #19-11 Alley Vacation
Fish Alley – Alley between Union Street and Walnut Alleyway

Mr. Stanford, the petitioner stated they requested the alley vacation to assist in the development of an amphitheater park at the site. The plan includes building over the vacated portion of the alley. It is believed that the vacation of the alley will not affect traffic or the abutting owners' access to the rear of their property.

Ms. Aloka Roy presented the Staff Report. She reported the subject alley extends from Union Street to Walnut Alley running east-west, between properties owned by the Lima Rotary Club. This alley directly serves no other properties in the area. The abutting properties are owned by the petitioner and all of the smaller lots and the vacated alley will be combined into a large parcel for the development of an amphitheater park. Dominion Energy, Lima Police Dept., and Lima Fire Dept. indicated no objection to the request. City Engineering indicated that easements for storm collection system

maintenance will be required. The Utilities Department requested maintenance easement for the existing 8" combined sewer that extends down this portion of the alley from Union Street be considered. Century Link has an underground duct and aerial cable in the rear and requests easement rights to be retained. AEP comments are as follows:

Please be advised that AEP Ohio has existing double circuit facilities running east and west through the alley between Walnut Alley and S. Union St. (see attached map). AEP Ohio will require truck access to maintain these facilities and request no barriers or permanent structures inhibit access to the existing facilities.

Suzanne Plumb motioned to elevate the alley vacation of Fish Alley – Alley between Union Street and Walnut Alleyway to City Council for approval with the above mentioned conditions to satisfy the easement requests from multiple utility providers; 2nd; motion carried 3-0.

Case # 19-12 Dedication of ROW
 W Fourth St. & McClain Road

The petitioner, City Engineer (Kirk Niemeyer) requested the Dedication of right-of way for W. Fourth Street & McClain Road. The property was acquired to provide better sight distance and turning radius for vehicles stopping on the south approach to the intersection. The intersection experiences heavy truck turning movements due to the industrial land use in the area. No improvements have been made other than removal of vegetation for sight distance and no significant improvements are planned in the near term.

Suzanne Plumb motioned that the request for the dedication of ROW at W. Fourth St & McClain Road be elevated to City Council for approval; 2nd; motion carried 3-0.

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



Mayor David Berger
Chair



Susan E. Crotty
Director Community Development