



CITY OF LIMA
CITY PLANNING COMMISSION
Minutes – July 24, 2019

Commission Members: Mark, Mullenhour
Suzanne Plumb

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

Petitioners: Aaron Wright, Three A's Inc

Chairman, Mayor David Berger called the meeting to order at 4:00 pm

ROLL CALL showed the following members present: Plumb, Mullenhour, Berger

Dionne Dickey, Secretary stated that due to technical issues with her computer, information from the last meeting was lost. Therefore, she had to recreate the minutes from memory and the Staff Report. She asked that the members review the minutes carefully and note any changes that needed to be made in ensure its accuracy.

After careful review, Suzanne Plumb motioned to approve the minutes of May 8, 2019 with the corrections noted; 2nd; carried 3-0.

Matters Previously Considered but Not Disposed Of: None

New Items for Consideration

Case #19-18 Lot Split for creation of two separate Industrial lots
1601 E. 4th Street

The petitioner, Mr. Aaron Wright was present. Mr. Edward Pedlow, IV, the attorney for the petitioner was also present and spoke on behalf of the petitioner. Mr. Pedlow stated that at the previous council meeting, July 22, 2019, it was discussed and approved by the City of Lima to assign Wright Refuse's garbage and refuse hauler contract to Rumpke Waste & Recycling, Inc. Rumpke Waste & Recycling, Inc. is based out of Cincinnati, Ohio. They are purchasing a portion of the parcel located at 1601 E. 4th Street. In order to complete that purchase, the owner requests a lot split for creating two separate industrial lots of record. Mr. Pedlow made reference to the Survey done by Binkley Land Surveying indicating which portion of the parcel is to be purchased. He stated that the portion to be purchased is on the east side of the parcel. Wright Refuse will retain ownership of the west side of the parcel. He further noted there will be no need for further curb cuts because there are curb cuts already in place for truck and car traffic on the east side of the parcel. Mr. Pedlow stated that there is a typographical error on the deed he drafted indicating that on the first page there is reference made to "Easement "C"". That should say "Easement "A".

Ms. Aloka Roy presented the Staff Report. She reported that this request is for a lot split and it is approximately 25 acres. The ORC requires a formal meeting for anything over 5 acres. In addition, because there are easements on the property, the request must be presented to the commission for approval. The zoning on the property is 1st Industrial therefore there are no setback requirements. Ms. Roy sent requests to the Engineering Department and the Building Department for comments. The Engineering Department stated they wanted to view the structures prior to commenting and ensure no additional curb cuts would be required. After review they had no further comments. No response was received from the Building Department.

Suzanne Plumb motioned to approve the requested lot split of 1601 E 4th Street creating 2 separate industrial lots of record; 2nd; motion carried 3-0.

Special Report of Members or City Officials

Mayor Berger stated that there is a need to add a member to the Design Review Board. He asked if there were any volunteers from the Commission that would be interested in joining the Board. Ms. Plumb asked how often does the Board meet. The Mayor responded that they meet normally once a month. Mark Mullenhour volunteered to join the Design Review Board.

Suzanne Plumb motioned to approve the appointment of Mark Mullenhour to the Design Review Board; 2nd; motion carried 3-0.

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



Mayor David Berger
Chair



Susan E. Crotty
Director Community Development