



CITY OF LIMA
CITY PLANNING COMMISSION
Minutes – December 11, 2019

Commission Members: Chuck Schierloh
Suzanne Plumb
Rob Nelson

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

Petitioners: Andy Stechschulte
St. Rita's Medical Center

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

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

Suzanne Plumb motioned to approve the minutes of August 28, 2019 with the correction to Suzanne Plumb's name; 2nd; carried 3-0.

Matters Previously Considered but Not Disposed Of: None

New Items for Consideration

**Case #19-29 Lot Consolidation for creation of one large parcel
751 W. Market St.
Parcel Nos. 36-3608-06-001.000 thru 36-3608-06-033.000**

The petitioner was not present. Ms. Crotty presented the staff report. She stated that St. Rita's is constructing an educational center at this location and have demolished an existing house that was there. There were about 33 different lots and they are requesting that those be combined for the purpose of constructing this new facility and having parking there and there will still be a couple of existing structures on the east side of the property. There are no objections to this and would recommend approval. This lot combination cannot be done in house due to the size and the number of parcels involved. That would be why it would have to come before the planning commission. Mayor Berger asked if there was a need to go before council or that this just needs to have the approval of the Planning Commission that consolidation happens. Ms. Crotty responded that is correct. Ms. Crotty stated that Engineering has been consulted and the Building Dept. as well. The only comment received was from the Engineering Dept regarding assigning multiple addresses. They checked with the county and resolved that issue. Mr. Schierloh asked if there were any questions regarding easement, utilities. Ms. Crotty responded there were no issues. Mr. Rob Nelson asked about the current building on the southeast side being owned by Mercy if there were any issues. Ms. Plumb stated they owned the whole block. Rob Nelson motioned to approve the consolidation of all the properties as requested by the Petitioner on Market St.; 2nd; motion carried 3-0.

Mr. Schierloh commented that while driving down Market Street in the early morning hours, he has noticed that the reflectors on the concrete dividers have diminished in reflecting over the years. He is familiar with the area but for someone not familiar with the area driving down Market Street this could be a hazard. The Mayor clarified that he was referring to the reflectors on the concrete structures. Mayor Berger stated that there will be new ones installed at the location previously discussed in the petition on Market St. There is a design that has just been put together at St. Rita's request because the employees have to dash to cross at all points along there. There is no enforcing that. The engineers have come up with a design of some islands that will make it safer to cross. There will be even more pedestrians with the school being on the corner. There will also be some pedestrian improvements at Lima Memorial Hospital. He stated that he believed both of the projects are scheduled for next year.

Special Report of Members or City Officials

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