



**CITY OF LIMA  
CITY PLANNING COMMISSION  
Minutes – April 6, 2022**

Commission Members: Ricardo Duncan  
Rob Nelson  
Chuck Schierloh  
Suzanne Plumb  
Mayor Sharetta Smith

City Staff: Sophia Fisher  
Susan Crotty  
  
Petitioner: North Park Community Church  
J. Grant Neal  
Huffman, Kelley Brock, LLC  
  
Creating Comfort Rentals  
Mike Blass  
  
City of Lima Public Works  
Kirk Niemeyer

ROLL CALL showed the following members present: Smith, Plumb, Duncan, and Schierloh

Chuck Schierloh motioned to approve the minutes of the February 23, 2022 meeting; 2<sup>nd</sup> by Suzanne Plumb; motion carried 4-0.

The petitioners were present for all cases.

Mayor Smith stated that the first case being heard had been previously considered. It was tabled until the Allen Metropolitan Housing Board could meet and discuss the matter.

**Case #22-01 Dewey and Perry Alley Vacation  
North Point Community Church**

Mr. Neil, attorney for the petitioner, North Park Community Church was present. He stated that AMHA had met and had no objection to their request to vacate the alley in the 100 block of S. Dewey Ave and S. Perry St. He added that he discussed with his client the issue of the 48” sewer line and they agreed that they would not be building across that area and agreed to an easement.

Ms. Sophia Fisher presented the Staff Report. She stated that the staff recommends approval of this alley vacation request with the following conditions: 1) the creation of an easement for utility access and 2) with the creation of a shared-use driveway agreement for the 4 property owners to the West.

Suzanne Plumb motioned to approve the alley vacation in the 100 block of S. Dewey Ave and S. Perry St; 2<sup>nd</sup> by Ricardo Duncan; motion carried 4-0

Mayor Smith explained to the petitioner that this matter will go before City Council and they would be notified of that date.

**Case #22-07 Calumet & Eureka Re-Zoning (Class I Res. – Class III Res.)  
Creating Comfort Rentals**

Mike Blass, the petitioner was present. He explained that he is requesting the zoning be changed for four (4) parcels on the corner of Eureka and Calumet from Class I Residential to Class II residential. They are the current owners of the parcels. Mr. Blass explained that he and Councilman Dixon met with members of the surrounding area on March 17 to discuss their concerns if any regarding the project. Mr. Freuh, a participant of that meeting was also present. He expressed his support for the project. Their only objection was the location of the parking in the rear of the structure. Mr. Blass stated that as a result of the concerns, they have adjusted the site plan to reflect the parking to be in front of the building. He noted that this may not be aesthetically pleasing but he thought it was safer. He added that he was contacted recently by the owner of 1007 E. Eureka St. who agreed to sell his property to the petitioner.

Ms. Fisher presented the staff report. She stated that the petitioner is requesting the zoning change for the purposes of building a 24-unit apartment complex. She explained that 3 of the parcels originally had homes on them that were demolished by the city and were purchased by the petitioner from the city land bank. A final parcel was purchased by the petitioner in 2021 from a private owner. The petitioner sent out notices to the abutting property owners and as of this report no comments or objections have been received.

Chuck Schierloh asked if this project was going to be cohesive to the area. He is concerned if this 24-unit complex would stand out. Ms. Fisher stated that the parcels are surrounded by a mix of land uses including, single family homes, a large complex, commercial buildings, an elementary school as well as a railroad. It is also across the street from a similar use. She does not feel that it will have a significant impact on the character of the neighborhood.

Ms. Fisher asked if the petitioner would have to come back before the board to request a zoning change on the additional property that he is in the process of acquiring. Ms. Crotty responded that he would not. Mayor Smith stated that the city can request that change.

Ricardo Duncan motioned to approve the re-zoning of 4 parcels at the corner of Eureka and Calumet from Class I Residential to Class III residential and elevate it to city council for consideration; 2<sup>nd</sup> by Suzanne Plumb; motion carried 4-0. Mayor asked that the petitioner stay in contact with the city regarding the purchase of the additional property. He will be notified when this matter is to go before city council.

#### **Case #22-08 Lima Stadium Alley Vacation**

Ms. Fisher presented the staff report for the alley vacation requested by the City of Lima Public Works dept. She stated that the purpose of the request is to resolve some clean-up issues identified by the City of Lima Engineering Dept. The alley is located between Grove Ave and the Indiana & Ohio Railroad, South of E. Market St.

Suzanne Plumb motioned to approve the request for the vacation of the alley located between Grove Ave and the Indiana & Ohio Railroad, South of E. Market St.; 2<sup>nd</sup> by Ricardo Duncan; motion carried 4-0.

#### **Case #22-09 Lima Stadium ROW Dedication**

Ms. Fisher presented the staff report for the Dedication of ROW along E. Market St. She stated that the purpose of the request is to resolve some clean-up issues identified by the City of Lima Engineering Dept. The Right of Way is along E. Market St.

Chuck Schierloh motioned to approve the request for the dedication of Right-of-Way along E. Market St.; 2<sup>nd</sup> by Ricardo Duncan; motion carried 4-0.

A Special Report of Members or City officials was presented. Mayor Smith, at the request of Lima-Allen County Regional Planning Commission has made appointments to the commission. Ms. Crotty presented the list of delegates appointed along with alternates. Suzanne Plumb motioned to approve the list of appointees and alternates; 2<sup>nd</sup> by Ricardo Duncan; motion carried 3-0. Chuck Schierloh abstained.

There being no further business, Chuck Schierloh motioned to adjourn; 2<sup>nd</sup> by Ricardo Duncan; motion carried 4-0.

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**Mayor Sharetta Smith**  
Chair

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**Susan E. Crotty**  
Director Community Development