



CITY OF LIMA
CITY PLANNING COMMISSION
Minutes – January 11, 2023

Commission Members:	Rob Nelson Chuck Schierloh Suzanne Plumb Mayor Sharetta Smith	City Staff:	Sophia Fisher Andria Perkins
		Petitioner:	SAR 512 Cable LLC (GI Physicians)

ROLL CALL showed the following members present: Nelson, Schierloh, and Mayor Smith

Rob Nelson motioned to approve the minutes from the December 14, 2022 meeting; 2nd by Chuck Schierloh; motion carried 3-0.

Matters Previously Considered but not disposed of: None

Case #23-01 Re-Zoning
509 Columbia Dr.

The petitioner was not present.

Ms. Sophia Fisher presented the staff report. She explained that the petitioner is requesting to change the zoning designation of one parcel, 509 Columbia Dr. from Class I Residential to Office District. The parcel and the one adjacent to it to the west are both owned by the petitioner. The petitioner is interested in changing the zoning designation of the parcel and combining it with their parcel that fronts on Cable Rd. to expand the practice and the available parking. She explained that the proposed parcel currently has a single-family home located on it. It was purchased by the Petitioner in December 2022. It will be demolished to make room for expansion. The parcel to the west has been owned and operated by the petitioner as a doctor’s office since 2018.

The petitioner sent out notices to the abutting property owners and as of this meeting no comments or objections have been received. In addition, the petitioner held a community meeting with the neighbors to address any concerns or questions regarding the proposed development.

The petitioner sent out notices to the abutting property owners and as of this report no comments or objections have been received.

Given that the proposed area is surrounded by a mixed-use area and the re-zoning of this parcel will not have a significant impact, the staff recommends that the applicants request for the area to be rezoned from Class I Residential to Office District and elevate to City Council for consideration.

Rob Nelson asked if the commission could stipulate that the business entrance and exit be from the current entrance and exit off of Cable Rd and not on Columbia Dr. Mayor Smith stated that stipulation is possible. Ms. Fisher stated that the petitioner will have to be granted permission by the Engineering Dept to expand the current curb cut off Columbia Dr. Mayor Smith asked what the timeline is for the project. Ms. Fisher responded that the petitioner did not share that information, however they do seem to want to move forward quickly with their expansion.

Chuck Schierloh commented that while he is in favor of this development, he does not like to see single family homes disappear and believes they are important.

Rob Nelson motioned to elevate the petition to re-zone the parcel at 509 Columbia Dr. with the condition that egress and ingress be off of Cable Rd and not off of Columbia Drive to City Council for consideration; 2nd by Chuck Schierloh; motion carried 3-0

Rob Nelson motioned to adjourn; 2nd by Chuck Schierloh; motion carried 3-0.

Mayor Sharetta Smith
Chair

Andria Perkins
Director, Housing and Neighborhoods