

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
APRIL 10, 2012 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

6:00 P.M. – Chairman Spoltman called the meeting to order. Mr. Spoltman noted for the record the hearing of each item would be conducted according to a modified Roberts Rules of Order, more specifically as follows:

- A. Clerk to State the Agenda Item
- B. Staff Comments
- C. Applicant/Agent Comments
- D. Other Affected Parties Comments
- E. Board Member Comments and Questions
- F. Board To Take Action On The Item

ROLL CALL

Members Present: Jim Oda, Mark Spoltman, Jean Franz, and Mike Taylor
Members Absent: Brad Bubp
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Chris & Angie Smith, Mydalis Codner,

Moved by Mrs. Franz, seconded by Mr. Taylor, to excuse Mr. Bubp from the April 10, 2012 Piqua Planning Commission Meeting. Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. Motion carried unanimously to excuse Mr. Bubp from the April 10, 2012 Piqua Planning Commission Meeting.

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the March 13, 2012 meeting minutes as submitted. Mr. Taylor seconded the motion. Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. A roll call vote resulted in a 4-0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-11-12

A Resolution authorizing a private dance school special use of 1129 Park Avenue

City Planner Chris Schmiesing stated this is a request by Mydalis Codner to authorize a Personal Service (Photography and Ballroom Dance Lessons) use as a change and continuance of a nonconforming retail sales and service use to be located at 1129 Park Avenue. This property is located in a district zoned R-1 (One-Family Residential) and is asking for a change and continuance of a nonconforming use. The previous use of the property was a photography studio, and Ms. Codner plans on continuing the photography studio and adding Ballroom Dance Lessons.

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Mydalis Codner, 155 N. High St., Covington, applicant came forward and gave a brief overview of her plans for the dance studio. Ms. Codner stated the dance classes would be limited to 6 people at one time, and would also be giving private lessons as requested. There is limited parking at this time thus the reason for the smaller classes, stated Ms. Codner.

There was discussion concerning the size of the space for the dance lessons and the photography studio being in the same area, when the classes would be held, and when the photography studio would be open. Ms. Codner stated the dance lessons would be given mostly in the evenings, and the photography would also be done mostly in the evening and on the weekends.

Public Comment

No one came forward to speak for or against PC 11-12.

Motion was made by Mr. Oda, seconded by Mr. Taylor to approve PC 11-12. Roll Call Vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. A roll call vote resulted in a 4-0 vote.

2. PC-12-12

A Resolution authorizing an outdoor commercial entertainment use of Smitty's Bike Shop at 1032 Covington Avenue

City Planner Chris Schmiesing stated, Chris Smith, owner of Smitty's Bike Shop located in a district zoned B (General Business) has submitted a request to authorize an Outdoor Commercial Entertainment Use (bike path connection) to be located at 1032 Covington Avenue. An Outdoor Commercial Entertainment Use is a special use in the B Business District zoning.

Mr. Schmiesing stated the applicant would like to enhance the property by creating a bike trail connection from the back of the building to the Bike Path, with future plans to create a BMX Track. This would be a welcome addition to the Bike Trail System.

Chris Smith, 183 Brown Rd., Sidney, came forward and gave a brief overview and provided a model of his plan to create the bike trail connection. Mr. Smith stated the bike trail connection would be gravel at this time with plans to pave it in the future. There are about 14-16 kids that have no local place to practice with the closest BMX Track being located in Kettering, Ohio. Our plans are to add the BMX Track in the future to accommodate these young riders, stated Mr. Smith.

There was discussion of the amount of land available for the connection and the BMX Track, where would the parking be located, would the BMX Track be open to the public, would a fence be installed, where spectators would be seated, and if the races would be sanctioned.

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Mr. Smith answered all the questions, and gave a brief explanation on what a BMX Track would be comprised of. We have spoken to the neighbors and they are interested in what we are doing, stated Mr. Smith.

Mr. Schmiesing stated after approval by the Planning Commission for the use of the connection to the Bike Path it would also have to meet the Zoning Code requirements. When the plans for the BMX Track are brought forward we will come back to the Planning Commission again and then forward it on to the City Commission for approval, stated Mr. Schmiesing. This would be an appropriate use for this location as it relates to the Bike Trail.

After a brief discussion on the proposed plans and the area, it was moved by Mr. Oda, seconded by Mrs. Franz to amend the first section, in the fourth line, to insert after the (bike path connection **and Bicycle Recreation Facility**. Voice vote, Aye: Mr. Oda, Mr. Taylor, Mr. Spoltman, and Mrs. Franz. Motion carried unanimously to amend PC 12-12 as stated.

Public Comment

No one came forward to speak for or against PC 12-12.

Motion was made by Mr. Oda, seconded by Mr. Taylor to approve Resolution PC-12-12, as amended. Roll call vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 4-0 vote to approve Resolution PC 12-12, as amended.

OTHER BUSINESS

Wayne Street Streetscape Project

A public hearing to present information and solicit public comment concerning the design characteristics of the referenced project.

Mr. Schmiesing passed out a copy of the conceptual rendering of the Streetscape Plan for Wayne Street and gave a brief explanation on the plans stating they were able to obtain a \$50,000 grant to help with the expenses. The area in question is Wayne Street and Market Street, and Wayne Street and High Street intersections with plans to enhance pedestrian safety. There are plans for physical enhancements to the intersections with curb extensions at the crosswalks, stated Mr. Schmiesing.

City Engineer Amy Havenar gave a brief overview of the plans for stating it would match what has been done previously on the west side of the street. Ms. Havenar stated the City's ADOPT Plan is being encouraged to help maintain the areas.

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There was a brief discussion of several of the areas, and how they relate and fit into the Streetscape, the type of trees and plants that would be used in the area, brick or cement for the crosswalks, and the effects on the parking in the area with the changes.

After discussion of the Streetscape Plans, all board members in attendance were in agreement with the project as presented.

Committees

Remembering the 1913 Flood

Mr. Schmiesing stated a group from the Dayton Region, mainly the Miami Conservancy District are planning a 100-Year Anniversary of the 1913 Flood in 2013. Mr. Schmiesing stated he along with Jim Oda, Andy Hite, and Gary Meek attended a meeting with other communities up and down the Great Miami River Corridor to see what they might be planning to commemorate the event.

Mr. Oda stated some of the local events include a presentation on the 1913 Flood, A Walking Tour of the area involved in the flood, possibly signage coming into town to commemorate the lives lost.

Monthly Reports

Mr. Schmiesing stated monthly reports are in the Planning Commission packets for review.

River Summit

Mr. Schmiesing stated he attended the Annual River Summit held at the University of Dayton, and gave a brief overview of the activities. This was a very informative event, and local businessman Jim Hartzell was one of the presenters. The featured speaker was from Chattanooga, Tenn. and spoke on how once they were an industrial boomtown and very proud of it. That sort of faded away and they took on the image of being known as a "dirty river town" and were confronted with the challenge of how to turn that around. They were able to turn things around developing an attractive riverfront area, and are now one of the more desirable places to be. This is living and breathing example on what can be done, and is an inspiration for the City of Piqua to utilize the riverfront area we have.

Downtown Riverfront Redevelopment Area

Mr. Schmiesing attended the Downtown Riverfront Development Meeting and provided an update on the plans they are working on for our riverfront area. This offers a unique opportunity to do something really exciting in the community, and will have a significant impact for the image of our community and vitality of our downtown, stated Mr. Schmiesing.

Mr. Oda stated for the record, Mr. Schmiesing put on a very positive professional meeting (Downtown Riverfront Redevelopment), and he was very impressed with it.

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There was discussion of the Power Plant and the Low Dam area. Mr. Schmiesing gave a brief explanation on the plans for both in the future.

Being A Bicycle Friendly Community

Mr. Schmiesing gave a brief explanation on what being a Bicycle Friendly Community is and what it would mean to the City. With the help of Jim Hemmert and the support of the Planning Commission Mr. Schmiesing would like to move forward to form a committee to make Piqua a Bicycle Friendly Community.

Mr. Oda asked if it would be possible to come back at the next meeting and pass a resolution to present to the City Commission the recommendation of the Planning Commission to move forward with becoming a Bicycle Friendly Community? Mr. Schmiesing stated absolutely, that would be a good starting point as we move in to the comprehensive plan.

Mr. Schmiesing stated the Comfort Inn Management has stated to the City Manager after the landscape improvements were completed at the I-75 & Rt. 36 area their business has increased. This is the type of positive impression we are looking for and is a good attractor for economic development, stated Mr. Schmiesing.

Adjournment

With no further business to conduct it was moved and seconded that the regular meeting be adjourned. With all those present in favor the regular meeting was adjourned at 7:15 P.M.