

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
JULY 24, 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, Jean Franz, Brad Bubp, and Mike Taylor
Members Absent: Mark Spoltman
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Paul Lee

Moved by Mrs. Franz, seconded by Mr. Taylor, to excuse Mr. Spoltman from the July 24, 2012 Piqua Planning Commission Meeting. Voice vote: Mr. Bubp, Aye; Mrs. Franz, Aye; Mr. Taylor, Aye; and Mr. Oda, Aye. Nay: None.

MEETING MINUTES

Vice Chairman Oda asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mr. Bubp made a motion to approve the May 8, 2012 meeting minutes as submitted. Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mr. Taylor, Aye: Mrs. Franz, 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

PC-13-12

A Resolution to authorize the specialty retail special use of 1410 Edge Street

City Planner Chris Schmiesing stated the business is located at 1410 Edge Street, in the alley off of Edge Street and was the former location of Smitty's Bike Shop. Smitty's has recently moved to a new location and vacated the building. The applicant, Paul Lee would like to operate a specialty retail shop in the former location of the bike shop. This is a comic book sales type business, and the use would be no more or no less restrictive than the use category that the former nonconforming use fell under. As an R-1 One-Family Residential Zoning designation the use that was there previously and this use would be a nonconforming use, therefore this is authorizing the continuation of the special use designation, explained Mr. Schmiesing.

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Paul Lee, the applicant came forward and gave a brief overview of the plans he has for the use of the property at this time. Several questions were raised concerning the number of patrons at one time in the store, the mode of transportation they might use to get there, and hours of operation. Mr. Lee stated probably about four-six people would be in the store at one time, and being in a neighborhood area most of the traffic would be either bicycles or walking with some automobile traffic. The hours of operation would be Tuesday – Saturday from 1:00-7:00 and they are closed on Sunday and Monday. Mr. Lee further stated he has spoken with most of the neighbors and has gotten a very good response from them on the new business in the neighborhood.

Public Comment

No one came forward to speak for or against PC 13-12 at this time.

Motion was made by Mr. Bubb, seconded by Mr. Taylor, to approve PC 13-12. Roll Call Vote: Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye; and Mrs. Franz, Aye. A roll call vote resulted in a 4-0 vote.

PC 14-12

A Resolution to consider a request to vacate a portion of the Fountain Blvd. and Lake Street public right-of-way

City Planner Chris Schmiesing explained the request relates to two properties. Don Rank, the petitioner, resides at 1202 Fountain Blvd., and the other property is adjacent to Mr. Rank's property just around the corner at 1105 Lake Street. The piece of right of way property in question is a pie shaped piece of land at the intersection of Fountain Blvd. and Lake Street in the northwest corner of the intersection. Pavement improvements have been made in the area, and the large grassy area at the intersection has the right of way line physically located well beyond the pavement improvements. Mr. Rank is requesting the right of way be vacated up to a point that is closer to the actual improvements so that the area he maintains is his front lawn. The request has been reviewed and found there was no use for the right of way any longer. The item was then forwarded to the City Commission who declared their intent to consider the request on June 5th, 2012, and referred the item back to the Planning Commission for recommendation. If approved it will be referred back to the City Commission for action at their August 7, 2012 meeting in the form of an Ordinance and will have three readings before approval.

Public Comment

No one came forward to speak for or against PC 14-12 at this time.

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Motion was made by Mr. Bubp, seconded by Mr. Taylor, to approve PC 14-12. Roll Call Vote: Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. A roll call vote resulted in a 4-0 vote.

Monthly Reports

Downtown Riverfront Redevelopment Area Bike-Run-Ped Advisory Council

City Planner Chris Schmiesing explained the Downtown Riverfront Development Area. Mr. Schmiesing stated a second public meeting was held on July 19th, 2012. This relates to potential redevelopment of the Riverfront area at the south end of the downtown area along the riverfront from the East Main Street Bridge to the Lock 9 Park extending a block to the north and to the west of the area. A grant has been received from the Ohio Department of Development for this project. Three different scenarios were presented from the information that was gathered at the first meeting. The pros and cons were discussed and thoughts were collected. Improvements and treatments were presented with discussions on the various ideas to enhance the area. One of items discussed was the bridge treatment for the bike path bridge over the river in light of the recent fire. Use of a different treatment instead of railroad ties was discussed, and the possibility of making it more of a landmark feature by adding some accent lighting. This was very well received, along with the possibility of adding a pedestrian/bicycle elevator to satisfy ADA requirements. Hopefully by September we will be able to come back to the Planning Commission for Public Hearing of the redevelopment plan for the Riverfront Area, said Mr. Schmiesing.

Mr. Oda noted that he had just received notification that the AmeriCorps Program through the Ohio Historical Society Ohio Preservation Office has approved Piqua for an Intern to do Ohio Historic Inventory and National Registry Districting.

City Planner Chris Schmiesing also gave a brief update on the Bike-Run-Ped Advisory Council. They have met and have networked with each other on various events taking place on the bike trails. Mr. Schmiesing stated this has been very well received, and he hopes to tap into their expertise and their insight about the bike trails to use with the Complete Street Polices and the development of a Bike-Ped Plan for the community. This body meets the fourth Thursday of each month at 4:00 P.M. at the Municipal Government Complex and is open to the public.

US RT 36 Beautification Project

Public Hearing to present information and solicit public comment concerning the design characteristics of the referenced project.

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City Planner Chris Schmiesing stated this is a comprehensive vision for the City of Piqua and have the City has secured a \$437,000 in grant money to complete the project. Mr. Schmiesing introduced John Edsall of Edsall and Associates who was chosen for the project. Mr. Schmiesing passed out a Project Schedule.

John Edsall gave a brief update on the MIA36-11.55,PID 88222 US 36 Beautification Project reviewing the proposed project showing all of the suggested enhancements and improvements. Mr. Edsall stated they took a close look at the Plan It Piqua document and were very impressed with the emphasis the community had put on such things as traffic counting, Complete Streets, and corridor enhancements. Mr. Edsall stated this is putting forth an image that states "you have arrived in Piqua, and we are very proud of our community". Mr. Edsall also explained that this whole project cannot all be done within the current budget, but can be done in phases. Mr. Edsall went on to explain the various enhancements and improvements they have suggested for the Rt. 36 Corridor.

There was discussion on the various ideas presented, including pedestrian crossings at various locations, removal of chain link fencing, using "pinch points" of the traffic in various areas, installing new rain garden or retention medians, using raised curb/island pedestrian crossings, new plantings, and directional signage. Story boards were used to illustrate the various ideas and were left for review.

Mr. Schmiesing stated Mr. Edsall and his team has listened very carefully to what the community wants and asked for, and have presented the City with what they requested. Mr. Schmiesing further stated he is very impressed with the concept that was presented. Comment sheets were available for attendees to fill out with their comments on the various presentations.

Ruth Koon, Park Avenue, came forward asked several questions regarding the "pinched" areas around the Piqua Lumber area, inquired about accent lighting on the trees, the type of stone that would be used, and the small island coming off of the I-75 ramp onto Rt 36. Mr. Edsall answered all of Ms. Koon's questions.

Mr. Schmiesing stated this was a very productive meeting with a lot of good ideas being presented and discussed. Mr. Schmiesing thanked Mr. Edsall for his very informative presentation, and invited attendees to stay around to look at the various boards with the proposed plans.

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.