

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY,  
AUGUST 14, 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, Mark Spoltman, and Mike Taylor  
Members Absent: None  
Staff Members: Chris Schmiesing, Becky Cool  
Attendees: Scott Kaster, Viola Ault, Dauna Hellyer, Deborah Petty, Deb Kenworthy, Terri Osterdree

**MEETING MINUTES**

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mrs. Franz made a motion to approve the July 24, 2012 meeting minutes as submitted. Mr. Bubp seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mr. Taylor, Aye: Mrs. Franz, Aye: Mr. Spoltman, Aye: Nay: None. A roll call vote resulted in a 5-0 vote in supporting the motion to approve the meeting minutes as submitted.

**NEW BUSINESS**

**PC-15-12**

A Resolution to recommend an amendment to the zoning code to include a Commercial Recreation Facilities, Indoor use as a Special Use in the B General Business, I-1 Light Industrial, and I-2 heavy Industrial zoning district.

Mr. Schmiesing gave a brief overview of the request for the change in the zoning code at this time. There was discussion on the information presented by Mr. Schmiesing regarding a special use being required on an individual basis as to the activity being requested at that time.

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**Public Comment**

Dauna Hellyer, 2921 Rudy Rd. Tipp City, Ohio, applicant came forward and gave a brief overview of what her plans are if the code is changed. She plans on moving into a building located on Country Club Road that was formally the Takita facility. Plans include teaching gymnastics and cheerleading. At this time Ms. Hellyer is currently working out of a few rooms at a school in Tipp City, and would like to expand her business in the Piqua area at this time.

Ms. Hellyer, answered questions regarding the type of activities that would be taking place in the new facility along with the number of students, and the hours of operation for her business.

After a brief discussion a motion was made by Mr. Oda, seconded by Mr. Bupp, to amend PC 15-12. To add under Special uses in Code Sections B General Business, I-1 Light Industrial, and I2 Heavy Industrial "*commercial entertainment facilities, indoor*" Roll Call Vote: Mr. Oda, Aye; Mr. Bupp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote.

Motion was made by Mr. Bupp, seconded by Mr. Taylor, to approve amended PC 15-12 as stated. Roll Call Vote: Mr. Oda, Aye; Mr. Bupp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote.

**PC-16-12**

A Resolution to consider a request to vacate a portion of the public alley right of way adjacent to Inlots 3084-3088

Mr. Schmiesing gave a brief overview of the properties being discussed, showing a drawing of the area and explaining the location of the alley right of way. All parties involved are in agreement to the vacation of the portion of the public alley right of way at this time, said Mr. Schmiesing.

**Public Comment**

Deborah Petty, 623 Linden Avenue, came forward stating she is a little confused where the public alley right of way is located. Ms. Petty asked how much footage each property owner would receive when the alley is vacated. Mr. Schmiesing explained where the alley is located is grass now and not an alley as you would expect to see.

Terri Osterdree, 620 Brice Avenue, voiced her opinion concerning the vacation of the right of way alley at this time.

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Motion was made by Mr. Taylor, seconded by Ms. Franz, to approve PC 16-12. Roll Call Vote: Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye, Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote.

Mr. Schmiesing explained the next step in the process is the Planning Commission recommendation will be forward to the City Commission for their review at the August 21, 2012 meeting, and will go through three readings.

**Monthly Reports - Projects**

Mr. Schmiesing gave an overview of the progress on the Rt. 36 Beautification Project stating the City Commission has scheduled a Commission Work Session for September 13, 2012 for further discussion and review of the project.

Mr. Schmiesing also gave a progress update on the E. Ash Street Project stating a proposed completion date is set for November, 2012, but could possibly to done sometime in October.

**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 6:35 P.M.