

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 11, 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, Mike Taylor
Members Absent: Brad Bulp
Staff Members: Chris Schmiesing, Becky Cool,
Attendees: Georgia Armstrong, Shirley Rhoades, Sharon & John Newsom, Martha Wright, Ron Cool, Lonnie Starrett, Michele Starrett, Tracy Gover, Mike Gutmann

Moved by Mr. Oda, seconded by Mrs. Franz to excuse Mr. Bulp from the December 11, 2012 Piqua Planning Commission Meeting. Voice vote, Mr. Taylor, Aye: Mr. Oda, Aye: Mrs. Franz, Mr. Spoltman, Aye. Nay, None.

MEETING MINUTES

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

OLD BUSINESS

Moved by Mr. Oda, seconded by Mrs. Franz to bring PC 22-12 back to the table. Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None.

PC-22-12 (Tabled at the 11-13-2012 Meeting)

A Resolution to authorize a bed and breakfast special use at 1220 Park Avenue

City Planner Chris Schmiesing gave a brief overview of the request by Dr. & Georgia Armstrong to have a bed and breakfast in their home located at 1220 Park Avenue. Mr. Schmiesing presented a timeline of the various steps that have been taken, and of the meetings that have taken place in the past regarding this property. Mr. Schmiesing went over each of the requirements regarding the Special Use zoning in the R-1AA, and the definition of a Bed and

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Breakfast along with the requirements that must be met. A Zoning Permit would be required, and Mr. Schmiesing explained that the Special Use designation goes with the property not the property owner if the Armstrong's should move.

Georgia Armstrong, applicant, came forward and gave a brief overview of their plans for the use of their property including the number of guests they expect to serve and how the parking will be utilized. Mrs. Armstrong explained they were not going to do anything to jeopardize our neighbors or to lower property values in the neighborhood, Mrs. Armstrong further stated they love their home and enjoy being able to share it with guests and believes it will bring good people to the community to enjoy the many amenities Piqua has to offer.

There was discussion regarding the number of guests allowed to stay there at one time, the parking area, on-site meals and preparation, and if the residents had to be on the premise at all times when guests are present. There was also concern about the status of the property if the applicant should choose not to continue the bed and breakfast after a period of time, and if the property was currently on the market for sale. Mrs. Armstrong gave a brief explanation on the question concerning the property being on the market for sale at this time. Mr. Schmiesing was asked to explain what would happen if the structure were not to be used as a bed and breakfast for a period of time. Mr. Schmiesing explained.

PUBLIC COMMENT

Martha Wright, Franklin Street came forward stating she has worked for Mr. & Mrs. Armstrong for seven years and expressed her opinion on permitting the Bed & Breakfast at the Armstrong property. The Armstrong's have spent time, patience, and money to keep the home restored, and they take great pride in their home. This Bed & Breakfast will be a wonderful asset to the Piqua community, stated Ms. Wright.

Michele Starrett, Park Avenue came forward and voiced her concern about her property and the liability and the safety and security of their home.

Mrs. Franz stated this is a small community and voiced her concern about others voicing disapproval of this Bed & Breakfast not in attendance at any of the other four public open meetings before this meeting. Mrs. Armstrong replied she was not notified of any of the previous meetings and does not work in Piqua.

Mr. Taylor inquired about the nightly room fees. Mrs., Armstrong stated they have not set the fees yet, but are looking to set them in the range of about \$250-\$400 per night, and will not trust just anyone in their home.

Chairman Spoltman inquired as to how the liability on the property is being covered. Mrs. Armstrong explained.

There was discussion on the number of other Bed & Breakfasts currently in the community, and how they fit within the neighborhoods including the traffic and parking of the guests.

Mrs. Armstrong stated the Piqua community has a lot to offer, and they want to share their beautiful home with others and offer them a place to stay when visiting Piqua.

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Moved by Mr. Oda, seconded by Mr. Taylor, to adopt PC 22-12. Roll call vote, Mr. Oda, Aye: Mr. Taylor, Aye: Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

NEW BUSINESS

PC 23-12

A Resolution to consider the vacation of a portion of public right of way known as S. Downing Street

City Planner Chris Schmiesing gave a brief overview on the reason for the request of the vacation of a portion of public right of way by Hartzell Fan Inc. at this time. This property is a platted portion of Downing Street right of way located south of Meteor Street and is not essential to public transportation. This is part of an improvement project by Hartzell Fan Inc. as this parcel no longer serves public purpose. All steps in the Vacation process have been followed, and the public was notified of the intent to vacate this portion of S. Downing Street. The next step in the process is to go to the City Commission for approval, stated Mr. Schmiesing.

Mr. Taylor stated he is employed by Hartzell Fan, Inc. and stated he would abstain from voting on this and left the room during discussion and voting on Resolution PC 23-12.

Moved by Mr. Oda, seconded by Mrs., Franz to recuse Mr. Taylor at this time. Voice vote, Aye: Franz, Oda, Spoltman. Nay, None.

Moved by Mr. Oda, seconded by Mr. Taylor, PC 22-12. Roll call vote, Mr. Oda, Aye: Mr. Taylor, Aye: Mr. Spoltman, Aye. Motion carried on a 3-0 vote.

Mr. Taylor joined the meeting again after PC 22-12 was adopted.

OTHER BUSINESS

Monthly Reports - Projects

City Planner Chris Schmiesing stated the board members received an email with the monthly permit activity report, and asked if there were any questions regarding the report at this time.

Complete Streets Policy

A public hearing to present information and solicit public comment concerning the proposed City of Piqua Complete Streets Policy

Mr. Schmiesing stated he passed out a draft copy of the Complete Streets Policy to the Board Members at the last Planning Commission Meeting for their review. The document was also posted on the web site and a press release was sent out to notify citizens it was available on the web site. The Complete Streets Policy will be presented at the City Commission Work Session on December 13 for review and discussion. Andy Williamson former Program Director at Five Rivers Metro Parks will be in attendance to present the benefits of biking in the community and the benefit of adopting the Complete Streets Policy for the community. The Complete Streets Policy will be forward to the City Commission either in late December or early January 2013, stated City Planner Schmiesing.

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Chairman Spoltman asked what happens after the City Commission reviews the Complete Streets Policy. Mr. Schmiesing gave a brief overview of the next steps that will take place in adopting the Complete Streets Policy.

Mr. Oda commented that the Complete Streets Policy supplements the Comprehensive Plan and the use of bicycle access, but does not put any mandate on what the city does. Mr. Schmiesing explained the specific process stating this allows input to the goals of the community. Allows for bicycles and pedestrians to flow together on the city streets.

Public Comment

Mike Gutmann, Marymont Drive came forward and commended the Planning Commission on the approval of the Bed & Breakfast.

Mr. Gutmann stated he is in favor of the Complete Streets Policy as the City has been doing many new things, with the downtown area being a great example of this. To continue working forward with connecting the Bike Path to the Piqua High School, Edison Community College, and Upper Valley Career Center as this will be a plus for the community in the future, stated Mr. Gutmann.

Moved by Mr. Oda, seconded by Mr. Taylor, that the Planning Commission strongly recommends the adoption of the Complete Streets Policy by the City Commission. Voice vote, Mr. Spoltman, Aye; Mr. Taylor, Aye; Mr. Oda, Aye; and Mrs., Franz, Aye. Nay: None. Motion carried unanimously 4-0.

Mr. Schmiesing passed out a copy of Mrs. Franz letter of resignation as of the December 31, 2012 from the City of Piqua Planning Commission. All board members expressed their appreciation of Mrs. Franz knowledge and dedication to the Planning Commission in her years of service. Mrs. Franz thanked everyone for their comments stating she enjoyed her many years of service to the Piqua community.

Mr. Oda made a motion, seconded by Mr. Taylor, that the Planning Commission extends their appreciation to Mrs. Franz for all of her hard work, dedication and time working spent working through the Piqua Planning Commission, and the City as a whole. Voice vote, Mr. Spoltman, Aye; Mr. Taylor, Aye; and Mr. Oda, Aye. Nay: None.

Mr. Schmiesing also expressed appreciation on behalf of the City to Mrs. Franz for her service to the Planning Commission and to her continued involvement in the community.

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 7:20 P.M.