

**MINUTES  
JOINT MEETING WITH PIQUA CITY COMMISSION AND  
PIQUA PLANNING COMMISSION  
WORK SESSION  
COMMISSION CHAMBERS  
February 9, 2009  
5:00 P.M.  
201 WEST WATER STREET  
PIQUA, OHIO 45356**

Piqua City Commission and members of the Piqua Planning Commission met in a Joint Special Work Session in the City Commission Chambers in the Municipal Government Complex, 201 W. Water Street for a work session. Mayor Hudson called the meeting to order at 5:00 P.M. Also present were Commissioner's Martin, Terry, and Vogt. Absent: Fess. Planning Commission members present were Spoltman, Franz, and Bubp. Absent Oda and Taylor. Also in attendance: City Planner Chris Schmiesing, City Manager Fred Enderle, and Law Director Stacy Wall.

Purpose of the Joint Work Session is to discuss the Community Land Use Standards - Chris Schmiesing.

Mr. Schmiesing gave an overview of the completed study with the recommendations that were discussed.

Everything in the city's comprehensive plan centers around land use, it is the foundation of the plan, said Mr. Schmiesing. The last land use standards update was thirteen years ago, and the community has shared through various public meetings that it is time to move forward. In order to make this happen Mr. Schmiesing stated, we need to focus on the goals and objectives outlined in the land use, redevelopment, housing, utilities, transportation, economic development, natural environment, and community services and facilities chapters of the comprehensive plan. Mr. Schmiesing noted that code update will be written in plain easy to read and understand English, and that the underlying philosophy behind the update initiative will be to remove obstacles, create incentives, and enact standards, in that order.

Commissioner Martin stated he liked the idea of using plain English to make the Zoning Code easier to read. Planning Commissioner Bubp stated the Planning Commission was adamant about keeping the updates easy to read and understand. Mr. Bubp offered an observation stating, most people usually aren't affected by the changes until they use them, which he believes is one of the reasons for the low numbers at the public meetings to discuss such initiatives. Planning Commissioner Spoltman stated that updating the standards will make them more effective, ultimately reducing the need for the City Commission and the Planning Commission to act on land use matters. Mr. Schmiesing cited that the code is out of date and that the band-aid approach over the last 13 years has created inconsistencies in the code language and is no longer the solution.

Mr. Schmiesing stated the update process will focus on engaging stakeholders and exploring the best possible solutions, with the anticipated outcome being recommendations that work well for the whole community. The goal is to update the adopted community standards so that they support the land use principles and context

zone concepts outlined in the Plan It Piqua 2007 Comprehensive Plan update. Mr. Schmiesing noted that the only way for this to happen is if the Commissioners support moving forward with the process.

The Planning and City Commissioners discussed the strengths and weaknesses of the existing code and the pros and cons of moving forward with the update initiative. Mr. Schmiesing posed the following questions to those in attendance and received the responses that follow.

*What specific items-standards or processes- must be improved?*

- *The code must have built in flexibility*
- *Remove obstacles*
- *Community participation*
- *Fewer shall not, more thou may*
- *All inclusive parameters for approval*

*What are the best features of the current Zoning Code, and is it important to hold on to what works?*

- *The recently adopted private garage provisions.*
- *The sign code.*
- *In general, the more recent amendments to the code.*

Mr. Schmiesing stated the next step will be to begin engaging the community stakeholders. Commissioner Martin suggested that a webpage be set up on the City's website that would allow citizens to submit comments on-line. Mr. Schmiesing stated he would check to see what it would take to set up such a forum.

Mayor Hudson asked if all members were in agreement to go forth with the updates as submitted, all stated they were in agreement. Mr. Schmiesing stated he would continue to keep them informed and thanked them all for coming.

Moved by Commissioner Martin, seconded by Commissioner Vogt, to adjourn from the Joint Meeting with the Piqua City Commission and the Piqua Planning Commission Work Session at 6:10 P.M. Voice vote, Aye: Martin, Terry, Fess, Hudson, Vogt, Bulp, Spoltman, and Franz. Nay: None. Motion carried unanimously.

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THOMAS D. HUDSON, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

REBECCA J. COOL  
CLERK OF COMMISSION