

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 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, Jean Franz, Mark Spoltman, and Mike Taylor
Members Absent: Brad Bubp (Arrived at 6:15 P.M)
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Dr. Norman Armstrong, Georgia Armstrong, Mike Shoemaker

Moved by Mrs. Franz, seconded by Mr. Taylor to excuse Mr. Bubp from the September 11, 2012 Planning Commission Meeting. Voice vote, Mr. Taylor, Aye: Mrs. Franz, Aye; Mr. Oda, Aye: and Mr. Spoltman, Aye. Nay, None. All were in favor of excusing Mr. Bubp.

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 August 14, 2012 meeting minutes as submitted. Mrs. Franz. 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 in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

PC-17-12

A Resolution to recommend an amendment to the zoning code to include a Bed and Breakfast use as a special use in the R-1AA One Family Residential and R-1A one Family Residential zoning districts

Mr. Schmiesing stated there is a letter included in the Zoning Commission Packet from Dr. Norman & Georgia Armstrong requesting to amend the Zoning Code to provide an opportunity for them to operate a Bed & Breakfast at their residence at 1220 Park Avenue.

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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.

This is contrary to the original proposal previously presented when the property was proposed for rezoning and the request was denied. Mr. Schmiesing suggested amending the zoning code to include a Bed and Breakfast as a special use in the R-1AA and R-1A zoning designation. Under the Special Use category each request would come before the Planning Commission to be considered on an individual basis. Mr. Oda asked if there is any particular difference having a Bed & Breakfast as a Special Use. Mr. Schmiesing explained the Bed & Breakfast standards, and the permissible use in the R-1AA & R-1A districts. This is related to an amendment to the Zoning code and not related to any particular property at this time.

Georgia Armstrong, 1220 Park Avenue, applicant came forward stating Piqua is so lucky to have a City Manager and City Planner wanting to improve the City of Piqua. Our home was built in 1887 and is over 12,000 square feet, said Ms. Armstrong. At this time they would like to have a Bed and Breakfast in their home located at 1220 Park Avenue. The home is very large, to much for just two people. Their plans are to utilize three of the bedrooms for guests. Parking will not be an issue as we have a very large parking area, stated Ms. Armstrong. Dr. Norman Armstrong, applicant came forward and commented on the number of deer that cross their property daily, and asked if the city could possibly help with controlling them in some way.

Mr. Oda asked if the applicants understood the difference between this request for an amendment to the Zoning Code versus their past request for the rezoning of their property.

Mr. Schmiesing stated the nature of the use would be a Special Use in the R-1AA and R-1A One-Family Residential zoning district. Mr. Schmiesing further explained the special use requirements.

Mrs. Armstrong commented fund raisers have been held at their home, and they had some very famous entertainers stay with them also. All of them have stated the home should be a Bed and Breakfast due to the size and location of the residence.

Chairman Spoltman stated he believes this is something that will benefit the community and feels this is a better fit than rezoning the property.

Ms. Franz stated she has stayed in several Bed & Breakfasts and enjoyed them very much. Parking will not be an issue with the Armstrong's large parking area they have available, which is a plus for this type of business..

Mr. Taylor stated he is in favor of the amendment to allow the Bed & Breakfast in the R-AA and R-1A One-Family Residential zoning district as a Special Use.

Chairman Spoltman stated after approval by the Planning Commission this will go to the City Commission for their review. Mr. Schmiesing explained the next step in the process in making the amendment to the zoning code.

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Public Comment

No one came forward to speak for or against PC 17-12.

After a brief discussion a motion was made by Mr. Oda, seconded by Mrs. Franz. to approve PC 17-12. Roll Call Vote: Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote.

PC-18-12

A Resolution to approve a Contractor Office and Shop use of an accessory structure located in a B General Business zoning district at 321 S. Roosevelt

Mr. Schmiesing gave a brief overview of the request explaining the applicant would like to conduct a business at the 321 S. Roosevelt location, which is Zoned B Business at this time. The proposed business will be located in the garage behind 321 S. Roosevelt. Access to the business will be off of the alley with several parking places for customers coming to the business. Mr. Schmiesing state we received one comment from an adjoining property owner of the restaurant, Mr. Bill Caserta, who voiced his concern over the this request due to the applicant constructing a deck over the front porch of the home recently, and questioning whether the proper permits had been secured first. Also additional improvements have been made in the garage without the proper permits, and he has had issues with parking in the parking lot in the rear of the business and his restaurant.

Mr. Shoemaker, applicant came forward and gave a brief explanation of the type of business he would be operating out of the garage, along with number of customers he anticipates, and the number of vehicles being there at one time. Mr. Shoemaker further stated he will be parking his vehicles in the garage area, and plans on improving the gravel parking area by adding asphalt. Mr. Shoemaker further stated he was not aware he needed to get a permit for the previous improvements he made. Mr. Schmiesing explained for future reference whenever there are any changes or alterations to a commercial structure a permit is required.

Mr. Oda asked what the office would consist of. Mr. Shoemaker indicated there would be two desks and chairs and a cabinet. Mr. Spoltman asked if all of the vehicles and trailer Mr. Shoemaker has that were work related would fit on his property. Mr. Shoemaker stated yes, and explained where he would be parking the vehicles and trailer. Mrs. Franz stated she was aware of the location of the property and thought the improvements were very nice. Mr. Spoltman asked what type of work Mr. Shoemaker did. Most of the work is installing siding and roofing stated Mr. Shoemaker. There was discussion concerning the use of the house as a dwelling, and the number of vehicles beside the work vehicles that would be located at the 321 S. Roosevelt address. Mr. Shoemaker explained. Mr. Schmiesing commented on the 7' width on the side of the garage being the concrete slab covered by gravel as it is considered a nonstandard condition, and if altered would need to brought up to standards and explained what would need to be done.

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Mr. Oda explained when moving in to a different zoning classification there are different restrictions that apply. Mr. Shoemaker stated he was a little confused on what is required of him at this time, and that he was only trying to improve the property.

Mr. Spoltman stated he has driven by and it is a nice looking property.

Public Comment

No one came forward to speak for or against PC 18-12.

Motion was made by Mr. Bubp, seconded by Mrs. Franz to approve PC 18-12. Roll Call Vote: Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye, Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote.

Monthly Reports - Projects

Mr. Schmiesing stated the E. Ash Street Project is wrapping up nicely and should be open sometime in the near future ahead of the proposed scheduled date.

Mr. Schmiesing also commented we are waiting to hear back from the Ohio Department of Development on the draft plans for the Redevelopment Strategy for the Riverfront Project. And will keep the Board updated.

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 6:40 P.M.