

**PLANNING COMMISSION AGENDA  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, SEPTEMBER 14, 2010  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS - 201 W. WATER STREET**

CALL TO ORDER

- |                   |                      |
|-------------------|----------------------|
| 1. Chair Comments | Opening Remarks      |
| 2. Roll Call      | Clerk Calls the Roll |

OLD BUSINESS

- |                    |   |
|--------------------|---|
| 3. Meeting Minutes | Adoption of July 13, 2010 Meeting Minutes |
|--------------------|---|

NEW BUSINESS

- |                        |  |
|------------------------|--|
| 4. Resolution PC 16-10 | A request to allow a private garage (not accessory to a principal structure) special use of Inlot 1630, a vacant lot located west of the alley west of Gordon Street and north of Covington Avenue |
|------------------------|--|

OTHER BUSINESS

- |                                       |  |
|---------------------------------------|--|
| 5. Community Challenge Planning Grant | Information on CCPG application to fund Land Use code update project |
| 6. DFIRM                              | Information on FEMA update to Flood Insurance Rate Maps              |
| 7. Monthly Report                     | General Information, Legislative Update, Special Projects, Permits   |

ADJOURNMENT

- |                |                         |
|----------------|-------------------------|
| 8. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JULY 13, 2010 - 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

Moved by Mr. Bubp, seconded by Mr. Oda, to excuse Mrs. Franz from the July 13, 2010 Piqua Planning Commission Meeting. Voice vote, Mr. Spoltman, Aye: Mr. Oda. Aye: Mr. Taylor, Aye: and Mr. Bubp, Aye. Nay: None.

**ROLL CALL**

Members Present: Jim Oda, Mike Taylor, Mark Spoltman, and Brad Bubp  
Members Absent: Jean Franz  
Staff Members: Chris Schmiesing, Becky Cool  
Attendees:

**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 June 9, 2010 Meeting minutes as submitted. Mr. Bubp seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: and Mr. Spoltman, Aye. A roll call vote resulted in a 3 -0 vote in supporting the motion to approve the meeting minutes as submitted. Mr. Taylor abstained stating he was not in attendance at the June 8 meeting.

**NEW BUSINESS**

**1. PC-15-10**

A resolution to consider the vacation of a portion of River Street

Mr. Schmiesing stated this relates to an existing private garage that encroaches into the platted River Street right of way located at the rear of the property known as 218 –218 ½ E. North Street. The platted right of way width is approximately 40 feet and is identified as River Street. The improvements to this right of way are more typical of an alley not a street. The alley improvements favor the northern half of the right of way and the accessory structure encroachment is on the southern half of the right of way and does not interfere with the alley improvements.

The proposed vacation would result in the vacating of the southern half of the subject right of way adjacent to the rear of 218-218 ½ E. North Street. This would allow for the vacated right of way being joined with the subject parcel and will eliminate the encroachment condition.

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There was discussion on how far back the property dated, with the estimated time of that part of the community being somewhere between 1820 and 1830.

Mr. Oda stated for the record, to the best of his knowledge River Street ceased being an active street when the Conservancy District built the levy after the 1913 flood.

**Public Comment**

No one came forward to speak for or against PC-15-10.

Motion was made by Mr. Oda to approve the request, seconded by Mr. Bubp. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye, and Mr. Spoltman, Aye. Nay, None. A voice vote resulted in a 4-0 vote to approve the request.

Mr. Schmiesing stated he would forward this to the City Commission for their approval at their next meeting.

**OTHER BUSINESS**

**DFIRM Map Updates**

Mr. Schmiesing handed out the "Map Update Process" memo and gave a brief explanation on the new DFIRM Map updates, stating this is a map modernization with the current maps dating to circa 1970. The new maps will be published soon and will be available in the Development Office.

**Monthly Reports**

Monthly Reports were presented and accepted.

**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 6:14 P.M.

**Zoning Code Amendments – Post Meeting Work Session**

Mr. Schmiesing stated the purpose of the work session is to review the Zoning Code to determine proposed amendments.

RESOLUTION No. PC 16-10

WHEREAS, Jan Bondurant, owner of the subject parcel located in the City of Piqua, being in a district zoned R-1 (One-family Residential), has submitted a request to authorize a private garage special use of Inlot 1630, said Inlot also known as parcel N44-024480; and,

WHEREAS, a private garage not accessory to a principal structure is a special use in the R-1 One-family Residential zoning designation in which the property is located; and,

WHEREAS, section 154.066 of the City of Piqua Code of Ordinances provides the procedure for authorizing the special use of a premises by approval of a special use permit request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member \_\_\_\_\_ hereby moves to \_\_\_\_\_ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member \_\_\_\_\_, and the voting record on this motion is herby recorded as follows.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date: \_\_\_\_\_

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Jan Bondurant Phone 473-5792  
Applicant's Address 8550 Covington - Brad.
- 2. Owner's Name Jan Bondurant Phone 473-5992  
Owner's Address same
- 3. Type of legal interest held by applicant personal
- 4. Location of Special Use Permit request Lot 1630  
A. Legal description (Inlot No. or attach legal description) \_\_\_\_\_  
B. Address Lot 1630
- 5. Existing zoning \_\_\_\_\_
- 6. Existing usage vacated lot
- 7. Proposed usage private garage
- 8. Proposed special usage \_\_\_\_\_
- 9. No. of plot plans submitted (16 required UNLESS waived) \_\_\_\_\_

10. Describe the reason for the requested special use:  
Build 24x30 garage for classic  
Cars

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant Jan Bondurant Date 8/6/10

Signature of Owner Jan Bondurant Date 8/6/10

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

\*\*\*\*\* OFFICE USE ONLY \*\*\*\*\*

\$100.00 Fee Paid 800.00 | Date Fee Paid 8-6-10

Receipt No. 194886 P.C. Res. No. 16-10



DEVELOPMENT OFFICE

201 West Water Street • Piqua, Ohio 45356
Phone (937) 778-2049 • Fax (937) 778-0809

ZONING PERMIT APPLICATION

APPLICANT INFORMATION
Primary Contact
Billing Contact
Company/Organization Name:
Contact Person First Last Name: Jan Bondurant
Street Address: 106 Blackwell City: Piqua State: Oh Zip: 45356
Email Address: Home Phone: 473-5792
Cell Phone: 418-9773 Work Phone: Fax:

LOCATION INFORMATION
No Existing Address Assignment / Address Assignment Requested
Street Address: 106 Blackwell Lot 1630 Garden
Owner Name: Jan Bondurant
Parcel ID: N44 -
Subdivision/Neighborhood Name:

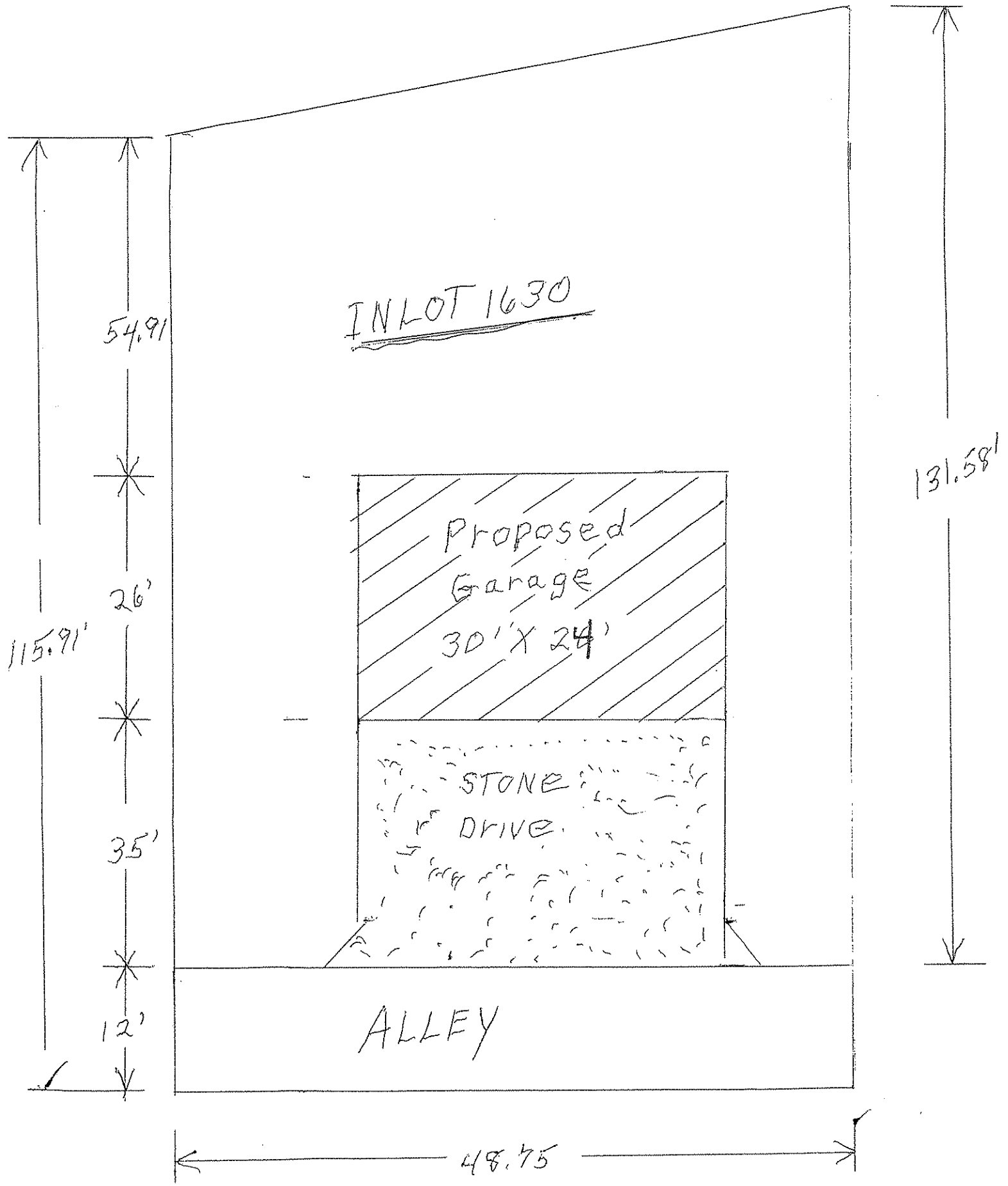
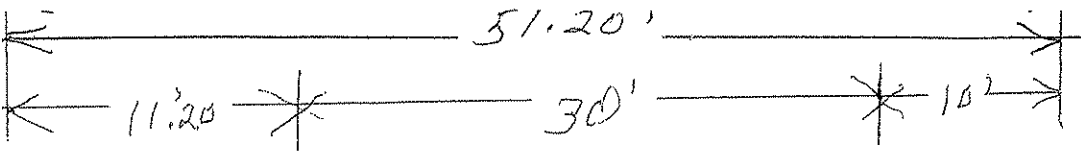
PERMIT INFORMATION
Residential Construction \$50
Commercial Construction \$100
Change of Use/Occupancy \$25
Sign Installation \$25
Temporary Use \$0
Demolition \$25

DETAIL INFORMATION
Use Type: Residential
Use Class: Accessory
Work Class: New Construction
Work Scope: Building Structure
Use Type: Existing: vacant lot Proposed: private Garage
Work Valuation: \$15,000 Start Date: Sept 20 - 2010 End Date: Dec

CONSTRUCTION DOCUMENTS SUBMITTED
Table with columns: Document Date, File/Drawing Set Name, Description
Build a 24x30 Garage for personal use.

APPLICANT'S ACKNOWLEDGEMENT
I hereby request review of this application and the submittals provided incidental and necessary thereto, and hereby request certification that the application and submittals provided conform to the applicable provisions of the City of Piqua Code of Ordinances, and request the approval and issuance of the requested Zoning Permit for this project, purpose of said permit request being to authorize the planned use and work incidental to the subject property and to authorize the release of any other permits required for the work necessary to complete this project.
Applicant's Signature: Jan Bondurant Date: 8/6/10

OWNER'S CONSENT
I, the owner of record of the subject property, hereby acknowledge with full consent the application and submittals presented, and understand and acknowledge that receipt of certification that the application and submittals provided conform to the applicable provisions of the City of Piqua Code of Ordinances, and or the approval and issuance of the Zoning Permit requested in no way waives or dismisses any applicable local, state, or federal standards or laws, or the obligation of the property owner to comply with the same. Further, I the owner of record of the subject property, hereby grant permission to the enforcing official to enter upon the subject property for the purpose of inspecting the use or work incidental and pursuant to this application request.
Owner's Signature: Date:



IN LOT 1630

Proposed  
Garage  
30' X 24'

STONE  
DRIVE

ALLEY

54.91'

26'

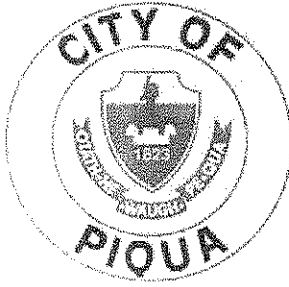
35'

12'

115.91'

131.58'


48.75'



## PLANNING AND ZONING

Christopher W. Schmiesing – City Planner  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2049 • FAX (937) 778-0809  
E-Mail: cschmiesing@piquaoh.org

### STAFF REPORT

Date: August 24, 2010  
To: Planning Commission   
From: Chris Schmiesing, City Planner  
Subject: Inlot 1630 – Private Garage Special Use

### GENERAL INFORMATION

Applicant: Jan Bondurant  
Owner: Jan Bondurant  
Location: Inlot 1630  
Zoning: R-1 (One-Family Residential)  
Land Use  
Existing: Vacant Lot  
Proposed: Private Garage  
Request: Authorization of private garage special use to permit the private garage not accessory to a principal structure at this location.

### DISCUSSION/FINDINGS

This request is to authorize the construction of a private garage on a vacant lot without a principal structure. The 24 foot x 30 foot building would be located 35 feet toward the interior of the lot away from the adjacent alley and accessed by a gravel driveway improvement.

### COMPREHENSIVE PLAN

The goals, principles, objectives and strategies described in the Comprehensive Plan are supportive of permitting property uses that contribute positively to the neighborhood concerned and the community in general.

### CONCLUSION

The proposed private garage special use of the vacant lot without the use being accessory to a principal structure is consistent and compatible with the uses found within the immediate neighborhood. A private garage use does not permit auto repair work that is above and beyond what is typical for a private residence, nor does it permit any other commercial use of the proposed structure.

### RECOMMENDATION

Staff recommends that the Planning Commission **approve** the requested special use.



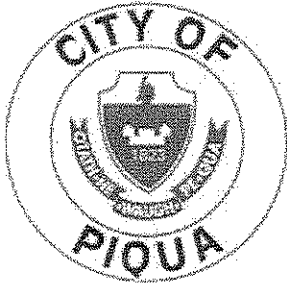
**STAFF REPORT**

Date: August 24, 2010  
Subject: Inlot 1630 – Private Garage Special Use

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**VICINITY MAP**





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**DEVELOPMENT OFFICE**

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Christopher W. Schmiesing – City Planner  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2049 • FAX (937) 778-5165  
E-Mail: [cschmiesing@piquaoh.org](mailto:cschmiesing@piquaoh.org)

August 27, 2010

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**\*\*\* MEETING NOTICE \*\*\***

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Please be advised that the City of Piqua Planning Commission will conduct a meeting at the time and location stated below.

TIME: **6:00PM**  
DATE: **Tuesday, September 14, 2010**  
LOCATION: **Commission Chambers – 2<sup>nd</sup> Floor  
Municipal Government Complex  
201 W. Water Street**

This letter serves to notify those persons who may have an interest in an agenda item to be discussed at this meeting. View the Planning Commission packet in its entirety online at [http://www.piquaoh.org/agenda\\_plan\\_comm.htm](http://www.piquaoh.org/agenda_plan_comm.htm) or by visiting the Development Office.

This is your opportunity to speak in favor of, or object to, an item to be considered. If you desire to state your opinion concerning this matter and will be unable to attend the meeting, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

Please contact this office if you have any questions pertaining to this notice.

A handwritten signature in black ink, appearing to read "Chris Schmiesing".

Christopher W. Schmiesing  
City Planner

Enc.

# PLANNING COMMISSION

## SEPTEMBER 14, 2010

### MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
PC 16-10	JAN BONDURANT	8550 COVINGTON-BRADFORD RD	COVINGTON, OH 45318
PC 16-10	ARNETT LARRY R & DAWN M	803 COVINGTON AVE	PIQUA, OH 45356
PC 16-10	JAMES HENDERSON	1707 E PARKWAY DR	PIQUA, OH 45356
PC 16-10	MEYERS JAMES W	3580 ZEIGLER RD	PIQUA, OH 45356
PC 16-10	D S SMITH PROPERTIES LLC	1307 GARBRY RD	PIQUA, OH 45356
PC 16-10	COPPOCK MELISSA L	300 GORDON ST	PIQUA, OH 45356
ENTIRE PACKET TO:			
	FRED ENDERLE	INTER-OFFICE MAIL	
	CHRIS SCHMIESING	INTER-OFFICE MAIL	
	PLANNING COMMISSION	REGULAR MAIL	
E-MEETING NOTICE TO:			
	AMY WELKER	EMAIL	
	CHRIS BOEKE	EMAIL	
	CITY COMMISSION	EMAIL	
	DEAN BURCH	EMAIL	
	DEBBIE STEIN	EMAIL	
	FRED ENDERLE	EMAIL	
	BILL MURPHY	EMAIL	
	LORNA SWISHER	EMAIL	
	MARTIN KIM	EMAIL	
	STACY WALL	EMAIL	
	AMY HAVENAR	EMAIL	
	BRUCE JAMISON	EMAIL	
	PIQUA DAILY CALL	EMAIL	
	DAYTON DAILY NEWS	EMAIL	
	WPTW	EMAIL	
	PIQUA CHANNEL 5	EMAIL	
	MIAMI COUNTY HOME BUILDERS ASSOCIAT	EMAIL	