CALL TO ORDER

1. Chair Comments
   Opening Remarks

2. Roll Call
   Clerk Calls the Roll

OLD BUSINESS

3. Meeting Minutes
   Adoption of October 12, 2010 Meeting Minutes

NEW BUSINESS

4. Resolution PC 19-10
   A resolution requesting authorization of an accessory building special use of a lot contiguous to 447 Young Street

5. Resolution PC 20-10
   A resolution requesting authorization of a vehicle sales and service special use at 405 S. Main Street

OTHER BUSINESS

6. Planning Grant
   Community Challenge Planning Grant

7. Monthly Report
   General Information, Legislative Update, Special Projects, Permits

ADJOURNMENT

8. Adjournment
   Adjourn Regular Session
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, Mike Taylor, Mark Spoltman, Jean Franz, and Brad Bubp
Members Absent:  Jean Franz
Staff Members:  Chris Schmiesing,
Attendees:  Catherine Yant, Scott Johnson, Jesse Chapa

Moved by Mr. Oda, seconded by Mr. Bubp to excuse Jean Franz from the October 12, 2010 Piqua Planning Commission Meeting. A roll call vote resulted in a 4-0 vote to excuse Mrs. Franz from the October 12, 2010 Planning Commission Meeting.

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. Bubp made a motion to approve the September 14, 2010 Meeting minutes as submitted. Mr. Taylor seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mr. Taylor, Aye: and Mr. Spoltman, Aye. A roll call vote resulted in a 4-0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS
1. PC-17-10
A resolution requesting authorization of an animal grooming special use at 124 S. Wayne Street

Mr. Schmiesing stated this request is for authorization of an animal grooming special use of the existing building located at 124 S. Wayne Street. The proposed improvements include modest interior alterations, with a new sign and awning on the front of the building. The subject property is adjacent to residential dwelling units to the south and southwest, and the rear backs up to a church parking lot, a community banquet hall is on the north side, and across the street to the east is more parking area on the community social service facility. The existing off street parking area in the rear will remain as is and provide off street parking for the employees of the business.
Mr. Schmiesing further stated staff recommends the following conditions for approval of the Special Use Permit.

1. The business hours shall be limited to between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday.
2. There shall be no boarding or keeping of animals on the premises outside of normal business hours.
3. There shall be no business related activities conducted outdoors.

Public Comment

Catherine Yant, 9320 US RT 36, Bradford, applicant came forward and stated her goal is to open a Dog Grooming Business with business hours from 9:00 a.m. to 5:00 p.m. Monday thru Friday, and there would not be any boarding of any animals except during normal business hours, and no outdoor activity.

Mr. Oda inquired as to the former use of the building at 124 S. Wayne Street. Mr. Schmiesing stated the last use of the building was a Specialty Retail Shop, S & J Collectables.

Chairman Spoltman reviewed the criteria for considering a Special Use Permit.

A motion was made by Mr. Oda to approve the request with the conditions recommend by staff and the motion was 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 with the recommendations as stated.

Mr. Schmiesing stated the Zoning Permit has already been filled out and will be processed and the applicant will be notified when completed.

2. A Resolution requesting authorization of a child day care special use at 8527 N. County Road 25-A

Mr. Schmiesing stated this resolution would authorize a child day care special use of the existing building located at 8527 N. County Road 25-A. The proposed improvements include modest exterior and interior alterations to accommodate the day care. The property is located on an arterial route and has ample off-street parking and drop-off/pick up area with a fenced exterior playground area. The operation of the child day care center will be in accordance with State of Ohio requirements for such a facility and allows the proposed special use of the premises to coexist and be compatible with the surrounding light industrial and residential uses.
CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
OCTOBER 12, 2010 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Public Comment

Jesse Chapa of TMC, applicant came forward and stated they plan to open a seasonal day care center normally operating from May through November. This is a federally funded Head Start Program and will be serving agriculture workers’ children from six weeks to five years of age. Two buses will be provided for transportation of the children to and from the facility and there would be no additional traffic by parents coming to the facility. Mr. Chapa further stated they currently have a two-year lease with the Church.

Board member questions included the number of children and staff at the location daily, would the staff be local, and is this a partial occupancy of the building. Mr. Chapa stated there would be approximately 45 children and 21 staff daily, with most of the staff being local, and they would only be occupying the back portion of the building, which is the former day care section of the church use of this facility.

Chairman Spoltman reviewed the criteria for considering a Special Use.

Mr. Oda stated he sees no conflict with the surrounding uses and feels it would fit in the area.

A motion was made by Mr. Bubp to approve the request, seconded by Mr. Taylor. 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.

OTHER BUSINESS

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 6:30 P.M.
RESOLUTION No. PC 19-10

WHEREAS, Clifford Smith, 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 utility shed accessory building special use of Inlot 3900.

WHEREAS, a utility shed accessory building 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 with the following conditions: 1) The subject lot and lot known as 447 Young Street shall continue to maintain a common owner; 2) The shed use shall be accessory to the principal use found at 447 Young Street 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 hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: Clifford Smith  Phone: 937-778-8153
   Applicant's Address: 447 Young St.

2. Owner's Name: Clifford Smith  Phone: 937-778-8153
   Owner's Address: 447 Young St.

3. Type of legal interest held by applicant: Construction Tool Shed

4. Location of Special Use Permit request
   A. Legal description (Lot No. or attach legal description)
   B. Address: Lot #3900

5. Existing zoning: Residential

6. Existing usage: Residential

7. Proposed usage: No change, Construction Tool Shed

8. Proposed special usage: No change, Construction Tool Shed

9. No. of plot plans submitted (16 required UNLESS waived)

10. Describe the reason for the requested special use:
    Tool Shed

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: Clifford Smith  Date: 10-17-10
Signature of Owner: Clifford Smith  Date: 10-17-10

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  10-18-10  Date Fee Paid  Dec. 18 2010
Receipt No. 194924  P.C. Res. No. 19-10
STAFF REPORT

Date: October 25, 2010
To: Planning Commission
From: Chris Schmiesing, City Planner
Subject: Inlot 3900 – Accessory Building Special Use

GENERAL INFORMATION
Applicant: Clifford Smith
Owner: Clifford Smith
Location: Inlot 3900 (Orr Street)
Zoning: R-1 (One-Family Residential)

Land Use
Existing: Vacant Lot
Proposed: Utility Shed – Accessory Building

Request: Authorization of an accessory building special use to permit a utility
shed not accessory to a principal structure at this location.

DISCUSSION/FINDINGS
This request is to authorize the construction of a private utility shed on a vacant lot without a
principal structure. The 12 foot x 12 foot building would be located 65 feet toward the
interior of the lot away from the adjacent street frontage. The shed use will be incidental to
use/occupancy of the single family residence located at 447 Young Street.

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

CONCLUSION
The subject lot is contiguous to the lot occupied by the principal use to which the shed will
be “accessory.” The intended use and location of the shed will be consistent and
compatible with other structures found within the neighborhood.
STAFF REPORT

Date: October 25, 2010
Subject: Inlot 3900 – Accessory Building Special Use

RECOMMENDATION

Staff recommends that the Planning Commission approve the requested special use with the following condition:

1. The subject lot and the lot known as 447 Young Street shall continue to maintain a common owner.
2. The shed use shall be accessory to the principal use found at 447 Young Street.

VICINITY MAP
RESOLUTION No. PC 20-10

WHEREAS, Bob L. Garbig, on behalf of Brad Ulbrich owner of the subject parcel located in the City of Piqua, being in a district zoned B (General Business), has submitted a request to authorize an vehicle sales and service use special use at 405 S. Main Street; and,

WHEREAS, a vehicle sales and service use is a special use in the B General Business 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 with the following conditions: 1) The hours of business shall be limited to 8:00 A.M. to 8:00 P.M. Monday through Saturday, and 11:00 A.M. to 6:00 P.M. on Sunday; 2) The number of vehicles displayed on the pavement at any given time be limited to 6 vehicles; 3) A minimum of two off street parking spaces and room to turn around an automobile shall be maintained on the gravel area to the rear of the building at all times; 4) A maneuvering lane with a minimum width of 24 feet, extending from the drive opening to the gravel off street parking in the rear of the building, shall be maintained at all times; 5) At no time will there be inoperable or damaged vehicles parked, stored, or otherwise kept on the premises, 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 hereby recorded as follows.
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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: BLG Auto Sales  Phone: 418-4792
   Applicant's Address: 405 S. Main St. Piqua Ohio 45356

2. Owner's Name: Bob L. Garling  Phone: 418-4792
   Owner's Address: 811 McKinley Ave. Piqua, OH 45356

3. Type of legal interest held by applicant: Auto Sales

4. Location of Special Use Permit request
   A. Legal description (in lot No. or attach legal description): 
   B. Address: 405 S. Main St. Piqua OH 45356

5. Existing zoning: B

6. Existing usage: Vacant

7. Proposed usage: Auto Sales

8. Proposed special usage: Auto Sales

9. No. of plot plans submitted (16 required UNLESS waived): 

10. Describe the reason for the requested special use:

    Used Car Lot, For Use of Auto and Truck Sales

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: Bob L. Garling  Date: 10/19/2010

* Signature of Business: Bob L. Garling  Date: 10/19/2010

* Signature of Owner: Bob L. Garling  Date: 10/19/2010

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: 100.00  Date Fee Paid: 10-21-10

Receipt No. 194926  P.C. Res. No.
STAFF REPORT

Date: October 25, 2010
To: Planning Commission
From: Chris Schmiesing, City Planner
Subject: 405 S. Main Street – Vehicle Sales and Service

GENERAL INFORMATION
Applicant: BLG Auto Sales
Owner: Ulbrich’s Inc.
Location: 405 S. Main Street
Zoning: B (General Business)

Land Use
Existing: Machine Shop
Proposed: Vehicle sales and service

Request: Authorization of vehicle sales and service special use at this location.

DISCUSSION/FINDINGS
This request is to authorize the vehicle sales and service use of the existing building and pavement found at this location. The proposed improvements include cleaning up the existing site amenities. The subject property is located on an arterial route and includes +/- 2,200 square feet of pavement surface with approximately 50 feet of street frontage which includes the drive entrance from the Main Street public right of way. The building provides a service bay that will accommodate one or two vehicles at a time, and also includes a small office space. To the rear of the building is an existing gravel area and to the south of the existing lot is an existing bush row. Across the street and next door to the north is more commercial property use activity. Across the street and further north along Main Street, and immediately south of this property, are residential use types.

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

CONCLUSION
The operation of a vehicle sales and service use at this location will be subject to State of Ohio requirements for such a facility. With the pavement area street frontage including the drive opening to this lot, limited pavement surface area and street frontage remains for the display of vehicles. The existing pavement lacks boundary control. The neighborhood in which the proposed use will be situated is struggling to avoid further decline.
RECOMMENDATION

Staff recommends that the Planning Commission approve the requested special use with the following conditions:

1. The hours of business be limited to 8Am to 8PM Monday through Saturday and 11AM to 6PM on Sunday.

2. The number of vehicles displayed on the pavement at any given time be limited to 6 vehicles.

3. A minimum of two off street parking spaces and room to turn around an automobile shall be maintained on the gravel area to the rear of the building at all times.

4. A maneuvering lane with a minimum width of 24 feet, extending from the drive opening to the gravel off street parking in the rear of the building, shall be maintained at all times.

5. At no time will there be inoperable or damaged vehicles parked, stored, or otherwise kept on the premises.

VICINITY MAP
October 29, 2010

*** MEETING NOTICE ***

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, November 9, 2010
LOCATION: Commission Chambers – 2nd Floor Municipal Government Complex 201 W. Water Street

To view the Planning Commission packet in its entirety, visit http://www.piquaoh.org/agenda_plan_comm.htm, or stop by the Development Office.

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

Chris Schmiesing
Christopher W. Schmiesing
City Planner
## PLANNING COMMISSION
### SEPTEMBER 14, 2010
### MAILING LIST

<table>
<thead>
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<td>PC 19-10</td>
<td>BOB GARBIG BLG AUTO SALES</td>
<td>611 MCKINLEY AVENUE</td>
<td>PIQUA, OH 45356</td>
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<td>BRAD ULRICH</td>
<td>P. O. BOX 154</td>
<td>PIQUA, OH 45356</td>
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<td>JAMES KRUSE</td>
<td>8638 N PIQUA LOCKINGTON RD.</td>
<td>PIQUA, OH 45356</td>
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<td>ALFRED &amp; ROASLIE COOPER</td>
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<td>SULLENBERGER RENTALS</td>
<td>9827 SPIKER ROAD</td>
<td>PIQUA, OH 45356</td>
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<td>PC 20-10</td>
<td>JIM VETTER(SOUTHVIEW NEIGHBORHOOD)</td>
<td>714 S. DOWNING STREET</td>
<td>PIQUA, OH 45356</td>
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### ENTIRE PACKET TO:
- FRED ENDELL
- INTER-OFFICE MAIL
- CHRIST 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 ENDELL
- 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
- WPITW
- EMAIL
- PIQUA CHANNEL 5
- EMAIL
- MIAMI COUNTY HOME BUILDERS ASSOCIATION
- EMAIL