

PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, MARCH 8, 2011
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 | February 8, 2011 Meeting Minutes |
|--------------------|----------------------------------|

NEW BUSINESS

- | | |
|-----------------------|--|
| 4. Resolution PC 4-11 | A Resolution to consider a special use of a Bed and Breakfast located at 621 Caldwell Street |
|-----------------------|--|

OTHER BUSINESS

- | |
|--------------------|
| 5. Project Updates |
|--------------------|

ADJOURNMENT

- | | |
|----------------|-------------------------|
| 6. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
FEBRUARY 8, 2011 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, Jean Franz, Mike Taylor, and Brad Bubp
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Dave Mitchell, Tim Baker

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 December 14, 2010 meeting minutes as submitted. Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mrs. Franz, Aye: Mr. Taylor, Aye, and Mr. Spoltman, Aye. A roll call vote resulted in a 5 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-1-11

A Resolution nominating and electing the Planning Commission Chairperson and Vice Chairperson for the 2011 calendar year

Mr. Schmiesing state the purpose of this resolution is to nominate a Chairperson and a Vice Chairperson to the Planning Commission for the year 2011 and asked for nominations. Mr. Schmiesing further stated there is a proper procedure to follow for the nominations and explained the procedure.

Chairman Spoltman asked the Clerk to call a roll call of the Board Members, and asked that they state yes or no to declare their interest in being nominated for Chairman or Vice Chairman of the Planning Commission for the year 2011.

Mrs. Franz nominated Mark Spoltman as Chairman and Jim Oda as Vice Chairman. Mr. Bubp seconded the nominations. Nominations were closed.

Motion was made by Mrs. Franz, seconded by Mr. Bubp, to approve the nominations of Mark Spoltman as Chairman and Jim Oda as Vice Chairman of the Piqua Planning Commission for the year 2011.

A motion was made by Mr. Spoltman to approve the nominations, and Mr. Oda seconded the motion. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 5-0 vote to approve the nominations.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
FEBRUARY 8, 2011 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

2. PC-02-11

A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2011 calendar year.

Chairman Spoltman asked the Clerk to call a roll call of the Board Members, and asked that they state yes or no to declare their interest in being nominated as the Planning Commission representative to the Board of Zoning Appeals for the year 2011.

Mr. Oda nominated Mr. Taylor as the Planning Commission representative to the Board of Zoning Appeals for the year 2011. Mr. Spoltman seconded the nomination. Nominations were closed.

Motion was made by Mr. Oda to insert the name of Mike Taylor in the blank to serve as the representative on the Board of Zoning Appeals and to adopt the resolution, seconded by Mr. Spoltman. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A voice vote resulted in a 5-0 vote to approve the nomination of Mr. Taylor to serve as representative on the Board of Zoning Appeals, and to approve the resolution.

3. PC-03-11

A Resolution requesting authorization for the reconstruction of a convenience store special use at 226 West Water Street

Mr. Schmiesing stated this is a request to authorize the reconstruction of the existing building structure found at 226 W. Water Street. The proposed construction will replace the existing building with a larger building that provides additional retail floor space. The new construction will replace the existing convenience store use of the premises. The proposed use is compatible with the stated CBD Zoning District. Note – A variance request concerning the off street parking allowance will be forwarded to the Board of Zoning Appeals for their approval. The YMCA adjacent to the existing building was contacted and is very supportive of the new improvements.

Mr. Schmiesing stated staff is also recommending additional landscaping on the Downing Street side by adding a planter bordered by a concrete barrier three feet back from the public sidewalk.

Dave Mitchell, applicant representing Schafer Oil Company, came forward and presented several drawings of the planned improvements and gave a brief history of the property. Mr. Mitchell stated he feels they will be unable to comply with the additional landscape request due to the restrictions of the fuel lanes. It would cause serious impact to the function of the site noted there are already three specified landscape areas in the plan, said Mr. Mitchell.

There was discussion of the various curb cut locations and the impact of the planned landscape sites in conjunction with the fuel lanes and traffic coming in and out of both sides of the lot. It was noted there is a lot of walking traffic coming in and out of the area at this particular location. Mr. Oda inquired as to the type of products being sold in the convenience store. Mr. Mitchell explained the usual items such as bread, milk, pop, candy, salted snacks, and money orders. In fact this particular location has exceeded all of the rest of Mr. Schafer's locations in the sale of money orders, stated Mr. Mitchell.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
FEBRUARY 8, 2011 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mr. Taylor inquired as to the size of the current building compared to the size of the proposed new building. Mr. Mitchell explained the current building is approximately 600 square feet, and the proposed building is 1590 square feet.

Mr. Schmiesing noted that he still suggests the three-foot width area, and understands Mr. Mitchell's concerns, but the new design standards require the separation at this time.

After a lengthy discussion of the landscape designs and the locations it was stated that the resolution be approved as requested without the proposed additional landscaping.

Mr. Oda, made a motion to approve the request, and Mrs. Franz seconded the motion. Roll call vote, Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A roll call vote resulted in a 5-0 vote to approve the special use request.

OTHER BUSINESS

Concept Plan – Water Street Streetscaping Plan

Mr. Schmiesing stated the Ohio Department of Transportation (ODOT) will be paving State Route 36 in 2011 and has requested new curbing be installed at the same time. CDBG funds are being utilized along with local dollars for this project. Mr. Schmiesing presented and explained the three options for streetscaping along Water Street between Main and Wayne Streets. The options included: curb bump outs on several corners, brick pavers, removal of the parking spaces on the north side of Water Street, and adding additional parking in a lot on the corner of Main and Water Streets.

There was discussion concerning the need for additional parking for the businesses along Water Street.

Mr. Schmiesing stated he was looking for input from the Planning Commission on the three options.

Public Comment

Tim Baker, owner of the large building on the corner of Water & Wayne Streets, came forward and gave a brief overview of his plans for his building. Mr. Baker stated he likes to see green space but voiced concern over losing parking spaces and the lack of parking in the area.

Mr. Spoltman asked how many businesses and apartments were in his building, what he occupancy rate is, and where do they park. Mr. Baker stated he has eight storefronts, six apartments with 50% occupancy on the second floor, and the parking is on the street.

Mr. Baker said he can see both sides of the problem and asked if it would be possible to reduce the size of the sidewalk along the north side of the street? Mr. Schmiesing said that is something they could look at.

There was discussion on the type of trees that are proposed and the purpose of the bio-retention area in the streetscape plan.

After a lengthy discussion on the various options, the Planning Commissions recommendation is to look at the parking in the area between Main and Wayne Streets and try to find more parking for the businesses before moving forward.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
FEBRUARY 8, 2011 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Monthly Reports

Mr. Schmiesing stated monthly reports will be emailed in the future to the Planning Board Members.

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 7:30 P.M.

RESOLUTION No. PC 4-11

WHEREAS, Stacy Stang, owner, of the subject location in the city of Piqua, Ohio, being in a district zoned R-2 (Two-Family Residential District), has submitted a request to authorize a Bed and Breakfast special use to be located at 621 Caldwell; and,

WHEREAS, a Bed and Breakfast is a special use in the R-2 Two-Family Residential designation in which the property is located; and

WHEREAS, section 154.023 (D) 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 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 hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bulp	<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"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Stacy Stang Phone 419-509-6868
Applicant's Address 3465 Cheltenham, Toledo, OH 43606
- 2. Owner's Name _____ Phone _____
Owner's Address _____
- 3. Type of legal interest held by applicant prospective purchaser of property
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) _____
B. Address 621 Caldwell
- 5. Existing zoning R 2
- 6. Existing usage single family residence
- 7. Proposed usage primary residence
- 8. Proposed special usage bed and breakfast and tearoom
- 9. No. of plot plans submitted (16 required UNLESS waived) _____
- 10. Describe the reason for the requested special use:
see attached

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 Stacy Stang Date 2/25/2011

Signature of Owner _____ Date _____

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 _____ | Date Fee Paid _____

Receipt No. _____ P.C. Res No. _____

To: Members of the Piqua Planning Commission

From: Stacy Stang and Debra Ruemmele

Regarding: Request for variance on the property at 621 Caldwell

Deb and I are very excited about soon making our home in Piqua, Ohio. It has been a long time dream of ours to run a bed and breakfast, and Piqua seems the perfect place to realize that dream.

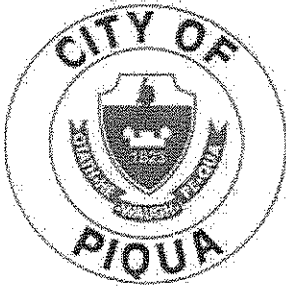
Our knowledge of the property at 621 Caldwell is that it has been the home of Mrs. Reed for many years. It was a single family dwelling that has been vacant now for approximately six months.

We are requesting a variance to the R2 zoning of 621 Caldwell. Our intentions for the property are as follows:

1. We have no plans to make any significant changes to the exterior of the home. We would like to place a small, tasteful sign in the front yard identifying us as a bed and breakfast.
2. We plan to live in the home 100% of the time as our primary residence.
3. Eventually we will have 4 guest rooms available, 3 upstairs and 1 on the main floor. If all the guest rooms are occupied, we would anticipate a maximum of 6-8 guests at any one time.
4. At the back of the house there is room for 6 vehicles. We would park our cars in the garage and there are 4 additional parking spaces. There are also 3 parking spaces available on the street.
5. Bed and breakfasts are usually busiest on weekends and during times of good weather. We would anticipate approximately 20% use during the week and would hope for 80% use on the weekends.
6. We would also like to make the home available for small gatherings (6-20 persons) such as showers, card parties, teas, etc. (Tearoom)

Our goal is to make the bed and breakfast a place of hospitality and beauty. We want the city to be proud to acknowledge and support us, and we want to contribute to making Piqua a great place to live and to visit.

Thank you for your time and consideration of this request.



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: February 25, 2011
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: 621 Caldwell Street Special Use

GENERAL INFORMATION

Applicant: Stacy Stang
Owner: Stacy Stang
Location: 621 Caldwell Street
Zoning: Existing – R-2 Two-Family Residential
Land Use
Existing: Single Family Dwelling Unit
Proposed: Single family Dwelling Unit + Bed and Breakfast
Request: Authorization of special use to permit the proposed Bed and Breakfast

DISCUSSION/FINDINGS

This request is to authorize a Bed and Breakfast use of the existing building found at this location. The premise was most recently used as a single family dwelling unit. In addition to their occupancy of the structure, the applicant plans to eventually have four (4) guest rooms available, 3 upstairs and 1 on the main floor. They anticipate a maximum of 6-8 guests at any one time if all quest rooms are occupied. There is parking in the rear of the property for six vehicles, two in the garage and four others, plus three additional parking spaces out in front on the street. There are no proposed improvements to the exterior of the home. The property is surrounded by residential uses, including single family and multi-family use types.

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. The Plan recognizes the significant impact the built environment has on the aesthetics of the community and the overall community image.

CONCLUSION

The proposed Bed and Breakfast special use of this premise will be consistent and compatible with the land use types surrounding this property. The submittals provided satisfy the applicable development standards for this use type.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** this request.

**PLANNING COMMISSION
DECEMBER 14, 2010
MAILING LIST**

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
PC-4-11	Stacy Stang	3465 Cheltenham	Toledo, Ohio 43606
	Adele Penrod	617 Caldwell	Piqua, Ohio 45356
	Angela Speelman	620 Caldwell	Piqua, Ohio 45356
	Dorothy Hampshire	629 Caldwell	Piqua, Ohio 45356
	Occupant	626 Caldwell	Piqua, Ohio 45356
	Dan French	1127 N. Sunset	Piqua, Ohio 45356
	Jennifer Steinke	321 Boone Street	Piqua, Ohio 45356
	Edelyne & James Henrice	650 N. Downing Street	Piqua, Ohio 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 COMISSION	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	