

PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, JUNE 14, 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 | May 10, 2011 Meeting Minutes |
| 4. Resolution PC 9-11 | A resolution requesting authorization of an automobile service and repair special use of 1241 E. Ash Street |
| 5. Resolution PC 10-11 | A resolution of support for the SRTS School Travel Plan document. |

OTHER BUSINESS

- | | |
|--------------------|--|
| 6. Project Updates | |
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ADJOURNMENT

- | | |
|----------------|-------------------------|
| 7. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
MAY 10, 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, Brad Bulp, and Mike Taylor
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Dan Poast, Rob Brown, Tim Echemann

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 April 12, 2011 meeting minutes as submitted. Mrs. Franz seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A voice vote resulted in a 5 -0 vote in supporting the motion to approve the meeting minutes as submitted.

OLD BUSINESS

Moved by Mr. Oda, seconded by Mrs. Franz to bring Resolution PC-6-11 back to the table for consideration. Voice vote, Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Motion carried on a 5-0 vote to bring Resolution PC-6-11 back to the table.

1. PC-6-11

A Resolution to amend the zoning chapter of the codified ordinance to modify code provisions pertaining to the Floodplain District

Chris Schmiesing gave a brief summary of the modified code provisions stating this was a project completed by FEMA. Realtors and Insurance Agencies use the Flood Insurance Rate Map to prepare information for property owners living in the Floodplain areas. Public information was requested through a press release, the City of Piqua website, with no comments being received, said Mr. Schmiesing. The final draft of the Letter of Completion was submitted to the City of Piqua on February 2, 2011, and we have six months to adopt the plan. After the Planning Commission adopts this it will be presented to the Piqua City Commission at their May 17, 2011 meeting for a first reading.

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Public Comment

No one came forward to speak for or against PC-6-11

Mr. Schmiesing further stated there is a mistake on the first page of the Exhibit under Section (A), the next to the last line. The date is listed as September 2, 2011, and should read August 2, 2011 which is six months from the date received.

A motion was made by Mr. Oda to approve Resolution PC-6-11, with the change in the Exhibit, on the first page under Section (A), the next to the last line, to amend the date from September 2, 2011 to read August 2, 2011, Mr. Bubb seconded the motion as stated. 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 Resolution PC-6-11 as stated.

NEW BUSINESS

2. PC-7-11

A Resolution requesting authorization of an auto repair and sales special use of parcel N44-100160, said parcel also known as 1936 Covington Avenue

Mr. Schmiesing stated this is a request to authorize an auto repair and vehicle sales use of the premises. The auto repair use of the property existed previously at this location and will continue. The proposed vehicle sales will be in addition to the current use of the property. No physical improvements or alterations to the site are indicated in the materials submitted with this request. The proposed special use of this premise will be consistent and compatible with the most recent past use of the property and the land use types surrounding this property, staff recommends approval of this request.

Board members asked several questions regarding the type of services that would be provided at the location, if training would be provided for the individuals doing the work, the hours of operation, and if there would be any new signage.

Public Comment

Dan Poast, 8136 N. RT 48. Covington, owner of the property located at 1936 Covington Avenue, came forward to answer questions regarding the usage of the property by the NOVA Center. Mr. Poast stated only minor repairs and clean up of vehicles would be done at the location, and their hours would be normal business hours. A certified technician will be on staff to help the individuals work on the vehicles. The plan is for a new sign to be installed in the future, said Mr. Poast.

Mr. Spoltman stated he felt the use was compatible with the current zoning and asked for a motion to approve the Resolution.

A motion was made by Mr. Taylor to approve Resolution PC-6-11 and Mr. Bubb seconded the motion. Roll Call, Mr. Oda, Aye; Mr. Bubb, 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 request.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
MAY 10, 2011 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS

3. PC-8-11

A resolution requesting authorization of an automobile repair, painting and body shop special use of parcel N44-073800, said parcel also known as 8708 N. Co. Rd. 25A

Mr. Schmiesing stated this is a request to authorize an Automobile Painting and Body Shop use of the premise. In the past the property has been used primarily for light industrial use types. No physical improvements or alterations to the site are indicated in the materials submitted with the request. The proposed special use of this premise will be consistent and compatible with the most recent past use of the property and the land use types surrounding this property, therefore staff recommends approval of the request, stated Mr. Schmiesing.

Board members asked several questions regarding the request for the special use including the reason for moving from their current location, the type of interior finish of the new facility, if there are any physical improvements planned for the building, where the storage area would be located for storage of vehicles while being repaired. It was also noted the gravel parking lot is a non-standard use at this time, are there plans for paving the parking lot in the future, and if there are plans for signage in front of the building.

Public Comment

Rob Brown, 919 Washington Avenue, applicant came forward and gave a brief explanation for the special use request, and answered questions from the board members. Mr. Brown stated his current location is up for Sheriff Sale and he is not sure if he would be allowed to continue his business with the new owner, at this time there are no plans for any physical improvements to the new building, all of the vehicles will be stored inside the facility while being repaired, and a fence will be installed in the back to shield any vehicles from public view that are waiting to be repaired if they have to be outside. Paving the parking lot is not in my budget at this time since I am only leasing the property, but I can speak with the landlord about it, said Mr. Brown. As far as signage Mr. Brown stated he plans to install a new sign with landscaping in the front of the business.

Tim Echemann, representing the property owner, came forward and stated that Mr. Brown is very professional and is hoping to grow with the plans to move into the location. Mr. Schmiesing stated he could attest to Mr. Brown's work as he did an excellent job on his personal vehicle after a little accident.

Mr. Spoltman stated he felt this would be a good use of the property and would be a good fit for the area.

A motion was made by Mrs. Franz to approve the request, and Mr. Oda seconded the motion. Roll call, Mr. Oda, Aye; Mr. Bubb, 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 request

4. OTHER BUSINESS

Project Updates – Chris Schmiesing

Chris Schmiesing, City Planner, stated the April Monthly Report was sent out electronically again this month highlighting the Planning Commission and Board of Zoning Appeals activity for April. Also included the April Planning Projects and Permit Activities, and Community activities.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
MAY 10, 2011 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mr. Oda noted on the Monthly Reports a remodeling project located at 501 Caldwell, and said he has been watching them work on the house, and is glad to see the progress they are making. It is a nice improvement to the neighborhood said Mr. Oda. Mr. Schmiesing stated the plans are to return the home from a two-family residence back to a single-family residence, and are restoring the old porch.

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 6:45 P.M.

RESOLUTION No. PC 9-11

WHEREAS, Matt Chambers, on behalf of the owner, Gary Brar, of the subject parcel located in the City of Piqua, Ohio, being in a district zoned B (General Business) has submitted a request to authorize a automobile service and repair special use at 1241 E. Ash Street; and,

WHEREAS, an automobile service and repair is a special use in the B General Business zoning designation in which the property is located; and

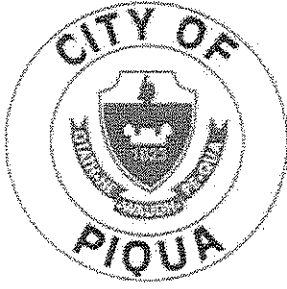
WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a special use request; and,

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 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"/>



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: May 27, 2011
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: 1241 E. Ash Street Special Use

GENERAL INFORMATION

Applicant: Matt Chambers
Owner: Gary Brar
Location: 1241 E. Ash Street
Zoning: Existing – B General Business
Land Use
Existing: Automobile Repair Shop
Proposed: Automobile Service and Repair
Request: Authorization of special use to permit an Automobile Service and Repair use of the property.

DISCUSSION/FINDINGS

This request is to authorize an Automobile Service and Repair use of the premises, including minor auto repairs and retail sales of automobile tires and accessories. In the past the property has been used for this same use activity although more recently the primary use of the property has been oriented more towards auto repair and body shop type activity. The site plan sketch submitted indicates numerous physical improvements and alterations are planned to enhance the appearance of the property. No other details were provided.

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 special use of this premise will be consistent and compatible with the most recent past use of the property and the land use types surrounding this property provided certain improvements are included to mitigate visual and noise concerns from this property that might otherwise be detrimental to the well being of the adjacent retail sales and restaurant type businesses.

STAFF REPORT

Date: May 27, 2011

Subject: 1241 E. Ash Street Special Use

Page 2

RECOMMENDATION

The applicant will be required to secure the appropriate building and zoning permits prior to occupancy. Therefore, staff recommends that the Planning Commission **approve** this request with any special conditions deemed necessary to protect the surrounding land uses.

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Matt Chambers Phone 937-778-9052
- Applicant's Address PO BOX 1782 PIQUA, OH 45356
- 2. Owner's Name GARY BRAR Phone 559-395-4566
- Owner's Address 1016 W. YOSEMITE MADERA CA 95367
- 3. Type of legal interest held by applicant PROSPECTIVE BUYER
- 4. Location of Special Use Permit request
 - A. Legal description (Inlot No. or attach legal description) INLOT 6908
 - B. Address 1241 E ASH PIQUA, OH 45356
- 5. Existing zoning (B) GENERAL BUSINESS
- 6. Existing usage VACANT - AUTO REPAIR
- 7. Proposed usage AUTO REPAIR, RETAIL SALES, MINOR REPAIR
- 8. Proposed special usage SAME
- 9. No. of plot plans submitted (16 required UNLESS waived) (1)
- 10. Describe the reason for the requested special use:
TIRES, ALIGNMENTS, BRAKES, AUTO ACCESSORIES
NO MAJOR ENGINE REPAIR - NO BODY WORK

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 Matt Chambers Date MAY 19, 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 100.00 | Date Fee Paid 5-19-2011

Receipt No. 201021 | P.C. Res. No. 9-11

Paint Bay

Compressor Room

Boats - Room

Service Bays

Truck Garage

Break Room
Women
Men

Hallway

Manager's Office

Lobby

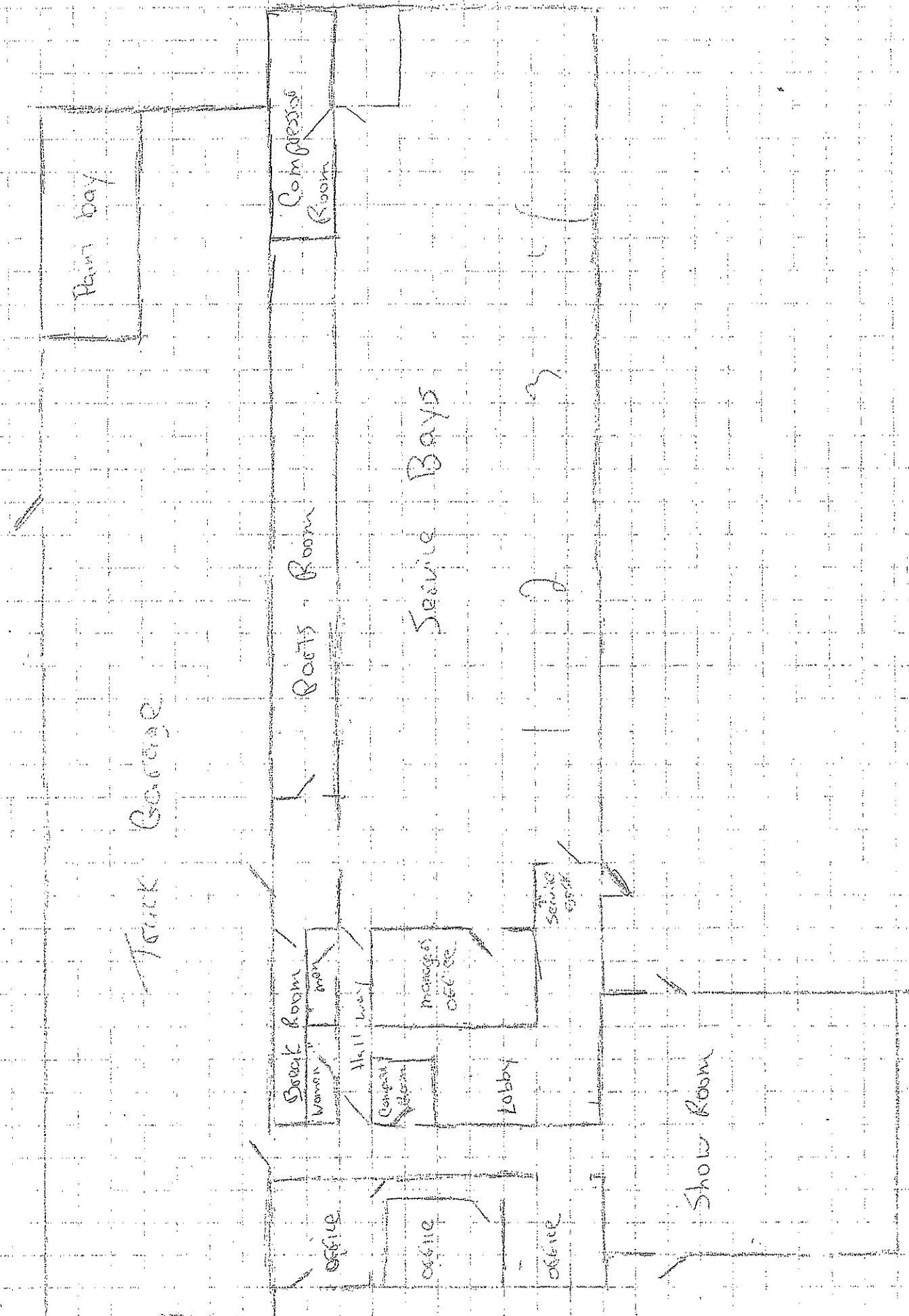
Service Desk

Office

Office

Office

Show Room



RESOLUTION No. PC 10-11

WHEREAS, the City of Piqua, Piqua City Schools, Piqua Catholic Schools, and the Ohio Department of Transportation joined to form a Piqua Safe Routes to Schools steering committee and prepare a School Travel Plan document in accordance with the State of Ohio Safe Routes to Schools program requirements; and,

Whereas, the planning process solicited input from the citizens of Piqua and other community stakeholders, and received technical input from a transportation engineer hired by ODOT; and,

WHEREAS, the Piqua SRTS steering committee analyzed the data collected and examined existing conditions in the community and developed solutions to barriers creating obstacles to children safely walking or biking to school; and,

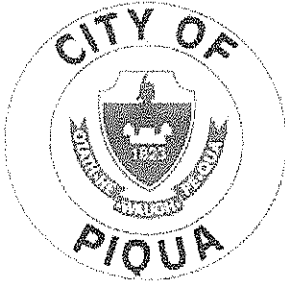
WHEREAS, the School Travel Plan (STP) document targets two mile radii around four separate school buildings serving 4-8 grade levels and the combined area of the radii covers most of the corporation limits of Piqua; and,

WHEREAS, the action items identified in the STP if implemented will make the city of Piqua a more walkable and bikeable friendly community; and,

WHEREAS, there are numerous community health benefits derived from increasing the number of walkers and bikers in a community;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to support the SRTS School Travel Plan document, as described by this resolution, the testimony provided, and the documents attached hereto, and 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 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"/>



DEVELOPMENT OFFICE

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201 West Water Street • Piqua, Ohio 45356
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E-Mail: cschmiesing@piquaoh.org

June 3, 2011

***** 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, June 14, 2011
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

MAY 10, 2011

MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
PC-9-11	MATT CHAMBERS	P. O. BOX 1782	PIQUA, OHIO 45356
PC-9-11	BRAR GURSEWAK	3061 EASY COURT	MADERA, CA 93637
PC-9-11	RLG PIQUA LTD	8163 OLD YNAKEE STE B RD	DAYTON, OHIO 45458
PC-9-11	1243 LLC	1243 E. ASH STREET	PIQUA, OHIO 45356
PC-9-11	HSISNG WEN CHUN	1239 E. ASH STREET	PIQUA, OHIO 45356
PC-9-11	KMSI INVESTMENTS -ARBYS	1230 E. ASH 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 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	