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

ADJOURNMENT
7. 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, Mark Spoltman, Jean Franz, Brad Bubp, 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. Bubp, 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. Bubp, 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.
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. Bubp seconded the motion as stated. Roll call vote, Mr. Oda, Aye; Mr. Bubp, 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. Bubp seconded the motion. Roll Call, 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 request.
3. PC-8-11
A resolution requesting authorization of an automobile repair, painting and body shop special us of parcel N44-073800, said parcel also know 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. Buby, 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.
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.

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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.
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 937-778-4052
   Applicant's Address: PO Box 1782 Piqua, OH 45356

2. Owner's Name: GARY BRAG Phone 559-395-4566
   Owner's Address: 1016 W. Yosemite Madera CA 93637

3. Type of legal interest held by applicant: PROSPECTIVE BUYER

4. Location of Special Use Permit request:
   A. Legal description (lot No. or attach legal description) INLOT 6908
   B. Address: 1241 E Ash Piqua, OH 45356

5. Existing zoning: 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.

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OFFICE USE ONLY

$100.00 Fee Paid: 100.00 Date Paid: 5-19-2011

Receipt No. 201021 P.C. Res. No. 9-11
E6 Lighted Sight Precast
want to use for ties sight
35 ft from corner single pole
indicate sight

E7 Customer Parking 12 spots
using painted yellow blocks
indicate blocks

E8 Front Greenery
A Horse Shoe landscape
with yearly plants, shrubbery
to hide electric box and shrubwork
to hide pole and phone box
using landscape blocks to build
horse shoe

E81 Asphalt drive so you don't enter traffic to go to our side

to next

Look of Building
1- Paint inside and outside, sidewalk, parking
coop, windows, carpet, tile, lights, sign
fixtures and

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.

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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

<table>
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<tr>
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<tr>
<td>PC-9-11</td>
<td>MATT CHAMBERS</td>
<td>P. O. BOX 1782</td>
<td>PIQUA, OHIO 45356</td>
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<td>PC-9-11</td>
<td>BRAR GURSEWAK</td>
<td>3061 EASY COURT</td>
<td>MADEIRA, CA 93637</td>
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<td>PC-9-11</td>
<td>RLG PIQUA LTD</td>
<td>8163 OLD YNAAKEE STE B RD</td>
<td>DAYTON, OHIO 45458</td>
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<td>1243 E. ASH STREET</td>
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**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 COMISON  
  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
- WPTN  
  EMAIL
- PIQUA CHANNEL 5  
  EMAIL
- MIAMI COUNTY HOME BUILDERS ASSOCIAT  
  EMAIL