

**PLANNING COMMISSION AGENDA  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, APRIL 10, 2012  
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 | March 13, 2012 Meeting Minutes |
|--------------------|--------------------------------|

NEW BUSINESS

- |                        |   |
|------------------------|---|
| 4. Resolution PC 11-12 | A Resolution authorizing a private dance school special use of 1129 Park Avenue                                 |
| 5. Resolution PC 12-12 | A Resolution authorizing an outdoor commercial entertainment use of Smitty's Bike Shop at 1032 Covington Avenue |

OTHER BUSINESS

- |                                     |  |
|-------------------------------------|--|
| 6. Wayne Street Streetscape Project | A public hearing to present information and solicit public comment concerning the design characteristics of the referenced project |
| 7. Committees                       | Remembering the 1913 Flood   |
| 8. Monthly Reports                  | River Summit<br>Downtown Riverfront Redevelopment Area   |

ADJOURNMENT

- |                |                         |
|----------------|-------------------------|
| 9. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY,  
MARCH 13, 2012 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, and Mike Taylor  
Members Absent: Brad Bupb  
Staff Members: Chris Schmiesing, Becky Cool  
Attendees:

Moved by Mrs. Franz, seconded by Mr. Taylor to excuse Mr. Bupb from the March 13, 2012 Piqua Planning Commission Meeting. Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. Motion carried unanimously to excuse Mr. Bupb from the March 13, 2012 Piqua 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. Oda made a motion to approve the February 13, 2012 meeting minutes as submitted. Mrs. Franz seconded the motion. Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. 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-9-12**

A Resolution recommending the Planning Commission appointment to the Housing Council for the 2012 calendar year

Moved by Mr. Spoltman, seconded by Mrs. Franz, to nominate Jim Oda as the Planning Commission representative to the Housing Council. Roll call vote, Mr. Taylor, Aye; Mrs. Franz, Aye; Mr. Spoltman, Aye. Nay: None. Mr. Oda abstained. Motion carried on a 3-0 vote.

**Public Comment**

No one came forward to speak for or against PC 9-12.

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Motion was made by Mr. Spoltman, seconded by Mrs. Franz, to approve PC 9-12. Roll Call Vote, Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. Mr. Oda abstained. A roll call vote resulted in a 3-0 vote.

## 2. PC-10-12

A Resolution amending the zoning code to modify permit, general, and display period requirements for temporary attached and detached sign types

City Planner Chris Schmiesing stated this was brought up by staff noting there is no permit required at this time for a Temporary Sign. Although there is a restriction on the duration of how long the sign can stay up. The City received a complaint concerning a banner at a local business being up for a long period of time. The business was approached concerning the banner and asked how long the banner had been up. The business stated the banner had been up for a couple of years now. The City Manager shared with the City Commission why this was problematic, and at the time it was previously passed the Commission did not feel there was a need for a permit for Temporary Signs. However, the City Commission has now stated they would be supportive of a simplified permit for a Temporary Sign available on line with no fee involved.

The second part of the amendment involves Temporary Banner Signs Attached and Detached. This is a little confusing, as there is no such way a banner can be "detached", as it must be attached to something, a sign structure or a building. It was suggested that the detached provisions be removed all together at this time. In Section 154.098 Permit Required; Exceptions. In Section (B) Exceptions in (2) (a) Temporary ***off/on premise*** signs; ***noncommercial message*** signs. Also to further clean up the Banner Sign Attached need to remove the provision for the maximum height restriction.

The last amendment relates to the display period for the Banner Sign. The current provision states; "On-premise commercial message signs may be displayed for a period of time not to exceed 90 consecutive days nor more than three times in any 12-month period, provided 90 days has lapsed since the most recent past display of a temporary on-premise commercial message sign at the same location for any message displayed." The amendment reads as: on-premise commercial message signs may be displayed for a period of time not to exceed 90 consecutive days not more than three times in any 12-month period, provided ***a period time equal to the*** most recent past display of a temporary on-premises commercial message sign at the same location ***has lapsed; or, if the location of the temporary on-premise commercial message sign is adjacent to a street right of way closure the temporary on-premises commercial message sign may be displayed for a period of time equal to the duration of the street right of way closure.***

The City has heard from several businesses that this is not always practical for their needs, especially during the construction of East Ash Street. The local business would like to be able

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to display a banner for a longer period of time. This Resolution will loosen up the standards for the business to display banners for the duration of the construction project.

There was discussion on the definition of a Banner and how it is defined in the Sign Code, and was noted these amendments were made to make the Sign Code more user friendly.

### **Public Comment**

No one came forward to speak for or against PC 10-12.

Mr. Schmiesing stated there is a typo that needs to be corrected under Section 154.100 Temporary: Attached and Detached Signs, in Section D (4) (c) the word "of" was left out in the amendment after the word period of time equal to etc. and needs to be inserted.

Mr. Schmiesing gave a brief overview of the Alternate Business Access Program. This program will provide the affected businesses the opportunity to include the business name and logo on the temporary traffic control signage located in the public right of way. The signage will help guide patrons and delivery vehicles along the alternate routes to the business locations. The signage will be fabricated, installed, and maintained by the City of Piqua at no cost to the business, said Mr. Schmiesing.

There was discussion on the length of the time a banner can be up and it was decided to leave the 90-day limit in the Sign Code as it reads with no changes at this time.

Motion was made by Mr. Oda, to include the amendments as previously stated, seconded by Mr. Taylor to approve Resolution PC-10-12. Roll call vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 4-0 vote to approve Resolution PC 10-12.

### **Monthly Reports**

Mr. Schmiesing stated monthly reports are in the Planning Commission packets for review.

Mr. Schmiesing gave a brief overview of the new Transportation Committee and the purpose of the Committee. The Transportation Committee is made up of several City Departments including the Police Chief, Fire Chief, Engineering, Planning & Zoning, and the Street Department. The Transportation Committee's purpose is to review comments from citizens regarding the streets, speed limits, traffic signals, and stop signs within the City. A request has been received to remove the left turn lane on North Street turning onto N. Main Street with the increased flow of traffic due to the construction on E. Ash Street. Once the weather breaks both approaches of the left turn lane on to N. Main Street from North Street will be removed. The Committee will continue to monitor the situation with the removal of the left turn lanes on North Street, and if any problems should arise they will address them.

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Mr. Schmiesing provided a map showing the left turn lanes on North Street and stated he just wanted to share this information with the Planning Commission, but the Planning Commission does not have to vote on any of the changes being made.

Mr. Schmiesing also provided a picture showing a banner stuck in some power lines, stating this is what happens when banner sign is not properly tethered. This particular banner was in Piqua and caused a large power outage in the area.

**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 11-12

WHEREAS, Mydalis Codner, on behalf of the owner, Cheryl Brown, of the subject location in the City of Piqua, Ohio, being in a district zoned R-1 (One Family Residential), has submitted a request to authorize a Personal Service (Photography and Ballroom Dance Lessons) use as a change and continuance of a nonconforming retail sales and service use to be located at 1129 Park Avenue; and,

WHEREAS, section 154.060 of the City of Piqua Code of Ordinances provides the procedure for authorizing the change and continuance of a nonconforming use; 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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	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"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Mydalis Codner Phone 937-214-4028  
 Applicant's Address 155 N. High St. Covington, OH 45318
- 2. Owner's Name Brown Phone \_\_\_\_\_  
 Owner's Address \_\_\_\_\_
- 3. Type of legal interest held by applicant Tenant
- 4. Location of Special Use Permit request 1129 PARK AVE Piqua, OH  
 A. Legal description (Inlot No. or attach legal description) N44-025230  
 B. Address "
- 5. Existing zoning R1
- 6. Existing usage Photography
- 7. Proposed usage Photography + Ballroom Dance Lessons
- 8. Proposed special usage " "
- 9. No. of plot plans submitted (16 required UNLESS waived) \_\_\_\_\_

10. Describe the reason for the requested special use:

I want to teach private ballroom dance lessons  
couple nights/days a week, maybe a small  
wedding group here and there. (5 to 6 people)

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 Mydalis Codner Date 28 MAR 2012  
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 3-27  
Receipt No. 201162 P.C. Res. No. 11-12

RESOLUTION No. PC 12-12

WHEREAS, Chris Smith, owner of the subject location in the City of Piqua, Ohio, being in a district zoned B (General Business), has submitted a request to authorize a Outdoor Commercial Entertainment Use (bike path connection) to be located at 1032 Covington Avenue; and,

WHEREAS, an outdoor commercial entertainment use is a special use in the B Business District zoning designation in which the property is located; and

WHEREAS, section 154.025 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.

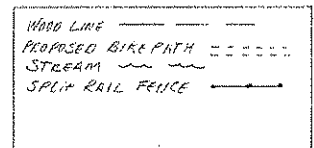
NOW THEREFORE BE IT RESOLVED, board member \_\_\_\_\_ hereby moves to \_\_\_\_\_ the request made, as described and amended by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member \_\_\_\_\_, and the voting record on this motion is hereby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

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	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"/>



- \* 621' PROPOSED BIKE PATH ACCESS TO SMITT'S BIKE SHOP
- \* 40'x60' PROPOSED COLD STORAGE BUILDING



45' FROM BIKE TO PROPERTY LINE

BIKE PATH

146' WOOD LINE TO PROPERTY LINE

THIS WILL BE PAVED 6' WIDE FROM BIKE PATH TO WOOD LINE

430' CORNER PARKING LOT TO WOOD LINE

430' TO WOOD LINE ESTABLISHED DRIVE WILL HAVE PACKED GRAVEL FOR FINISH

PT. OUTLOT 224 1.41 AC LOT 12-14

SMITH LOT OF 189-253

SMITH LOT

PT. OUTLOT 226 1.118 LOT 60, 15, 24, 191

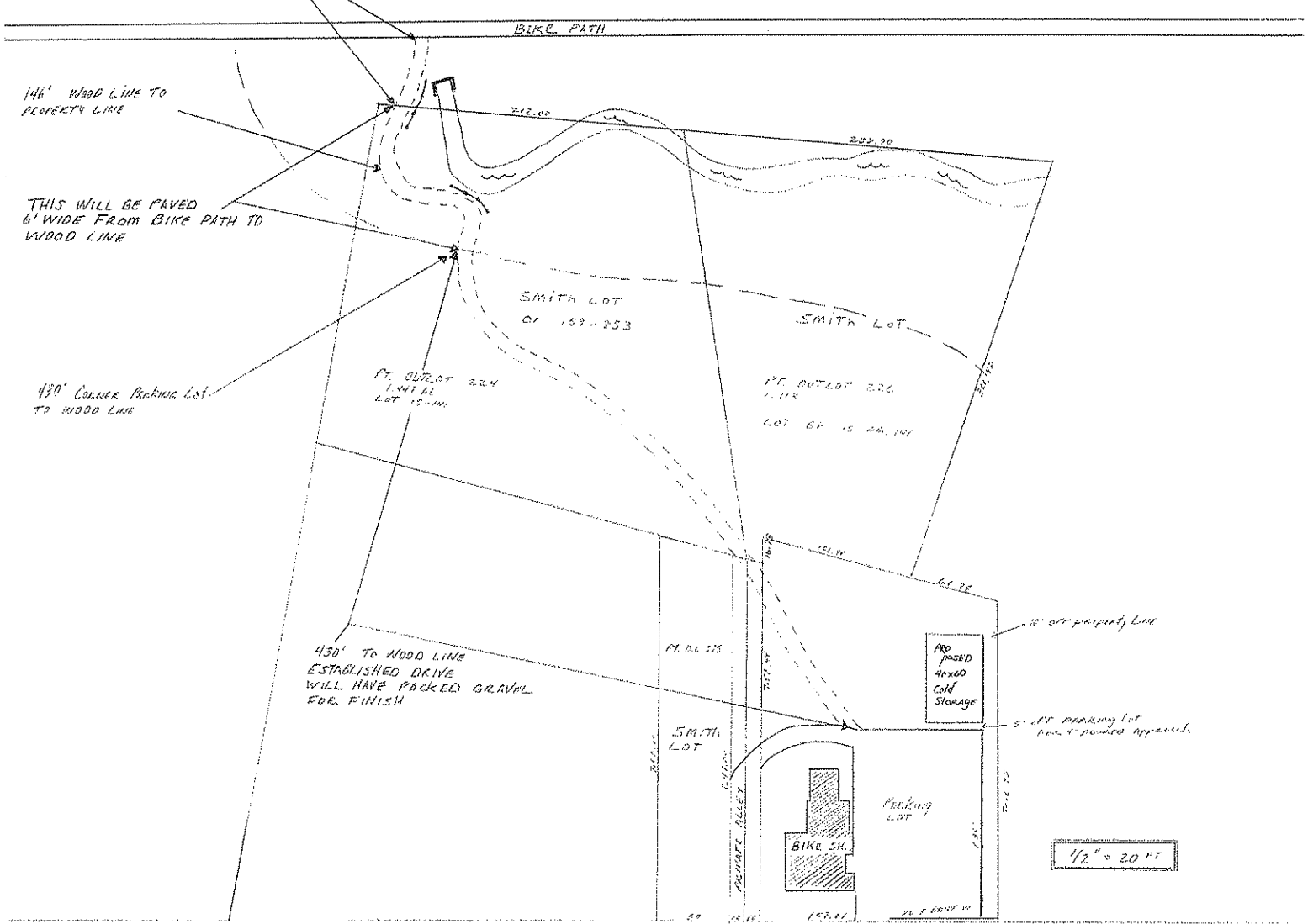
PROPOSED 40x60 COLD STORAGE

10' OFF PROPERTY LINE

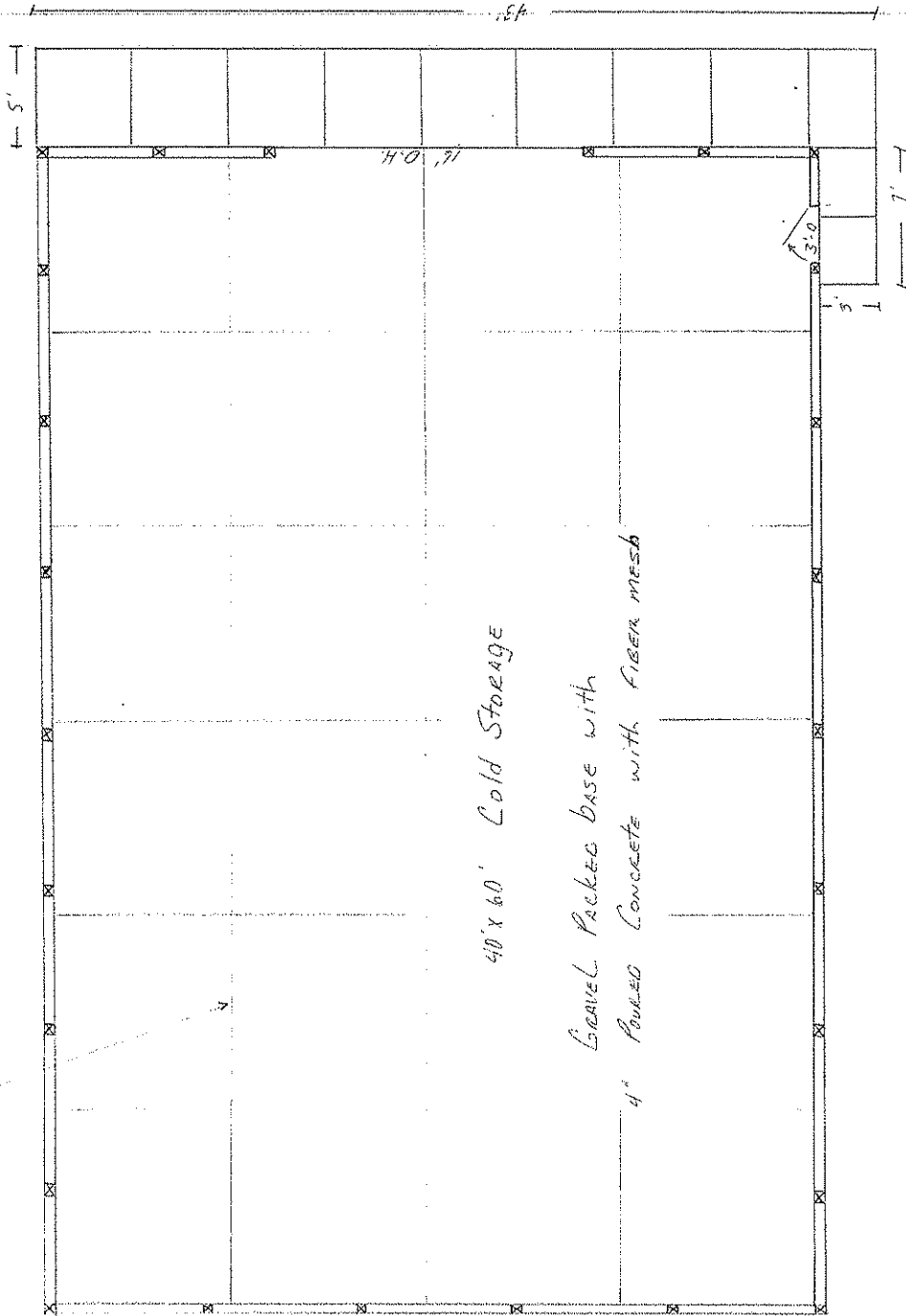
5' OFF PARKING LOT FROM PAVED APPROACH

1/2" = 20' FT

COVINGTON AVE.

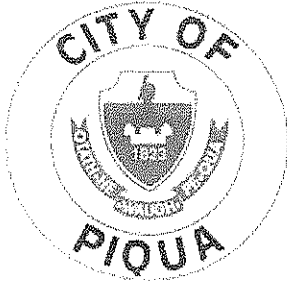


Continued cut Joints



PLANNING COMMISSION  
APRIL 10, 2012  
MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
PC-11-12	CHERYLE BROWN	203 MARYVILLE LANE	PIQUA, OHIO 45356
PC-11-12	MYDALIS CODNER	155 N. HIGH STREET	COVINGTON, OHIO 45318
PC-11-12	JACK PLEASANT	420 N. DOWNING STREET	PIQUA, OHIO 45356
PC-11-12	MARK CARNES	3962 W. ST. RT. 185	PIQUA, OHIO 45356
PC-11-12	JASON CURTIS	8534 E. KEMPER RD	CINCINNATI, OHIO 45249
PC-11-12	1200 PARK AVENUE LLC	1200 PARK AVENJE	PIQUA, OHIO 45356
PC-11-12	LEWISBURG PETROLEUM LLC	4365 LISA DRIVE	TIPP CITY, OHIO 45371
PC-12-12	ROBERT SMITH	1123 FOREST AVENUE	PIQUA, OHIO 45356
PC-12-12	LIETTE REALTY II LLC	9300 COUNTRY CLUB RD.	PIQUA, OHIO 45356
PC-12-12	ROBERTA HOELSCHER	1018 COVINGTON AVENUE	PIQUA, OHIO 45356
PC-12-12	CHRIS SMITH	1032 COVINGTON AVENUE	PIQUA, OHIO 45356
ENTIRE PACKET TO:			
	GARY HUFF	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	
	GARY HUFF	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	



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**DEVELOPMENT OFFICE**

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Christopher W. Schmiesing – City Planner  
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(937) 778-2049 • FAX (937) 778-0809  
E-Mail: [cschmiesing@piquaoh.org](mailto:cschmiesing@piquaoh.org)

MARCH 30, 2012

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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, April 10, 2012**  
LOCATION:       **Commission Chambers – 2<sup>nd</sup> 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](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