PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JANUARY 14, 2014
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 October 8, 2013 Meeting Minutes

NEW BUSINESS
None

OTHER BUSINESS
5. N. Main Street Streetscape Project Complete Streets Policy Preliminary Plan Conformance Review.
6. Resolution 10-13 Discussion concerning terms and conditions of authorization of demolition project at 500 Weber Street.

ADJOURNMENT
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, Cindy Pearson, Gary Koenig
Members Absent: Mike Taylor
Staff Members: Chris Schmiesing, Becky Cool
Attendees: None

Moved by Mr. Oda, seconded by Mrs. Pearson to excuse Mr. Taylor from the October 8, 2013 Piqua Planning Commission Meeting. Voice vote, Aye, Pearson, Spoltman, Koenig, and Oda. Nay, None. Motion carried unanimously to excuse Mr. Taylor from the October 8, 2013 Meeting.

MEETING MINUTES
Chairman Spoltman asked if there were any additions, deletions or corrections to the revised meeting minutes included in the agenda packet. Mrs. Pearson made a motion to approve the revised September 10, 2013 Meeting minutes as submitted, Mr. Oda seconded the motion. Voice vote, Mr. Oda, Aye: Mr. Koenig, Aye: Mr. Taylor, Aye: Ms. Pearson, Aye: Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 4-0 vote supporting the motion to approve the Revised Meeting minutes as submitted.

NEW BUSINESS

PC 13-13
A Resolution to consider the Vacation of a portion of Public Right of Way known as Hardin Road Alternate (Old State Route 66)

City Planner Chris Schmiesing provided the staff report.

The applicant would like to vacate a platted portion of Hardin Road Alternate (Old State Route 66) right of way between Hardin Road and State Route 66. The right of way is located within the boundaries of the new water treatment plant construction site.
This meeting was a Public Hearing for the vacation of the right of way. No one came forward to speak for or against this vacation.

Several questions were raised concerning the two homes that are on the road and how the vacation will affect their getting in and out of their properties, and if the road will be removed after the vacation. Mr. Schmiesing answered all of the questions.

There was discussion on the improvements in the roadway area, and if they would need to be relocated or removed. Mr. Schmiesing stated there are no new improvements planned in the roadway.

Chairman Spoltman asked about the new look of the staff report in the Planning Commission packet this month. Mr. Schmiesing explained the process for vacating a parcel of land, further stating this is the same type of staff report that he provides to the City Commission. After Planning Commission approval this will go back to the City Commission for final approval, stated Mr. Schmiesing.

After discussion of the requirements stated in the legislation, all of the Board Members present were in agreement that the information that was presented was informative and provided the necessary requirements to approve the request at this time.

PUBLIC COMMENT
No one came forward to speak for or against Resolution PC 13-13.

Moved by Mr. Oda, seconded by Mrs. Pearson, to adopt PC-13-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye; Mrs. Pearson, Aye; Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

Monthly Reports
City Planner Chris Schmiesing stated the board members received an email with the monthly permit activity report, and asked if there were any questions regarding the report at this time.

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 6:11 P.M.
Complete Streets Policy

Adopted January 15, 2013

Resolution R 9-13
VISION

Provide a safe and accessible, well-connected and visually attractive surface transportation network, that balances the needs of all users, including motorist, pedestrians, bicyclist, freight carriers, emergency responders, transit providers and adjacent lands uses, and promote a more livable community for citizens of all ages and abilities, including children to senior citizens, and individuals with disabilities.

PURPOSE

This policy is intended to ensure that all planning, design, construction, reconstruction, and maintenance activities produce safe and accessible surface transportation network improvements that allow all users of the public right of way to safely and conveniently reach their destination regardless of their chosen mode of transportation. This policy is also intended to encourage walking and biking, produce the health benefits that result from these types of activities, help reduce the demand for fossil fuels, to ease traffic congestion, reduce wear on roadways, improve air quality and make streets and public and private spaces more attractive for businesses and customers and increased economic activity. The application of this policy is further intended to ensure city projects conform to the Miami Valley Regional Planning Commission Complete Street Policy, thereby, enabling city projects to remain competitive when seeking certain federal and state funding administered through this agency.

GOALS

1. Advance the land use principles and the goals and objectives and strategies of the elements outlined in the City of Piqua 2007 Comprehensive Plan Update.
2. Ensure the needs of all users are recognized and accommodated throughout the surface transportation network to the greatest extent possible.
3. Incorporate context sensitive improvements into all aspects of surface transportation network projects.
4. Establish a comprehensive, integrated, fully connected, functional, and visually attractive multi-modal surface transportation network.
5. Promote the use of complete street principles, best practices and design standards for all surface transportation network new construction, reconstruction, and maintenance projects.
DIRECTIVES

1. Provide pedestrian and bicycle connections between the public right of way and the “front door” of private development, providing a convenient and safe connection for pedestrians that is separated from parking lots and drive aisles.
2. Provide pedestrian and bicycle facilities separated from motor vehicle traffic where practical, with a separation that affords pedestrians and bicyclists a high level of comfort and safety.
3. Locate curb ramps and crosswalks in accordance with the American with Disabilities Act, minimize walk distances, and provide the safest crossing in terms of site distance and visibility.
4. Provide shoulder lanes for bicyclist on uncurbed roadways where no other facilities for bicyclist exist.
5. Improve maintenance of paved asphalt surfaces to provide smooth and safe surface conditions.
6. Reduce width of pedestrian crossings in areas of particular concern by using horizontal intersection treatments or raised medians.
7. Install landscape treatment, street furniture, bicycle parking, and buffers between vehicle lanes and sidewalks or multi-use paths, where appropriate, to provide more pleasant and accommodating street side environment.
8. Provide pedestrian and bicycle connections between private properties, particularly complementary uses (housing/retail, retail/retail, office/retail, housing/schools, etc...)
9. Encourage businesses to provide bicycle parking near the “front door” of the business for staff and patrons.
10. Encourage shared parking facilities between adjacent businesses to reduce curb cuts and points of conflicts between motorist routes and pedestrian and bicycle facilities.
11. Use the latest and best design guidance, either from national resources such as AASHTO and NACTO, or model design guides such as Complete Streets Complete Networks or the Model Design Guide for Living Streets.

APPLICABILITY

This policy applies to all project identification, planning and scoping, and the design and construction of all new construction, reconstruction, resurfacing, rehabilitation, repair, and maintenance of surface transportation network facilities located within the public right of way or on public or private land. Existing improvements, until they are altered or modified, are exempt from this policy. Only to extent necessary, when circumstances make it impractical to conform to the guidance provided herein, projects with design or construction commencing...
prior to the adoption date of this policy, are exempt from the policy. All other projects are subject to this policy.

Conformance Review

All surface transportation projects within public right of way or on publicly owned land shall be reviewed for conformity with this policy and shall approved by the Planning Commission when found to be in accordance with the content stated herein. The Planning Commission review and approval process shall be as follows:

1. Preliminary Plans - The Planning Commission shall receive and review preliminary plans for all surface transportation projects within public right of way or on publicly owned land and provide recommendations for plan modifications to ensure conformance with this policy. Preliminary plans shall present conceptual design alternatives and details in an illustrative format and also include preliminary cost estimates specific to the conceptual design alternatives presented.

2. Final Plans - The Planning Commission shall receive and review final plans and cost estimates and approve only those plans conforming to this policy. The Planning Commission may exempt a specific portion or portions of a project from conforming to any portion or portions of this policy when it is determined by the Planning Commission that it is not necessary for that specific portion or portions of the project to be constructed in accordance with this policy to advance the goals and directives outlined herein. Said exceptions will be documented in the form of a resolution properly acted upon in accordance with the procedures rule and regulations governing the conduct of business by the Planning Commission.

IMPLEMENTATION

1. Update land use codes.
2. Develop complete streets multi-modal transportation plan.
3. Implement Recommendations of Safe Routes to School Travel Plan, update document as necessary, and maintain local Safe Routes to Schools program.
4. Implement recommendations of Intersection Improvement Study, continue to evaluate traffic control devices and modify traffic control devices when necessary.
5. Adjust Capital Improvement Plan to reflect a higher prioritization given to those projects that advance the vision and goals of the Complete Streets Policy.
6. Establish Bike-Run-Ped Advisory Council to advocate on behalf of, and inform the decision making process pertaining to, the implementation of the goals and directives included in this policy.

7. Provide training and education for staff, elected and appointed officials, and citizens and project developers to continue to learn about Complete Streets and to promote the goals and directives included in this policy.

RESOURCES

The most current version of the following resources and other complete street resources not listed herein should be utilized when developing projects subject to this policy.

**General Policy Guidance and Resources**

AASHTO Design Publications listed at: https://bookstore.transportation.org/category_item.aspx?Id=DS

American Planning Association Publication: “Complete Streets: Best Policy and Implementation Practices” (www.planning.org)

Designing Walkable Urban Thoroughfares: (http://www.ite.org/css/)

Mutimodal Level of Service for Urban Streets (http://www.trb.org/Main/Blurbs/Multimodal_Level_of_Service_Analysis_for_Urban_Street_160228.aspx)

National Complete Streets Coalition (http://www.completestreets.org)

ODOT Multi-modal Design Guidance (http://www.dot.state.oh.us/DIVISIONS/TRANSSYSDEV/MULTIMODALPLANNING/BICYCLE/Pages/PlanningandDesignResources.aspx)

TRB 2010 Highway Capacity Manual (soon to be available)


Wisconsin Department of Transportation (http://www.dot.wisconsin.gov/projects/state/docs/bicycle-rural-guide.pdf)

**Accessibility**


Public Right-of-Way Accessibility Guidelines http://www.access-board.gov/prowac/

**Pedestrian and Bike Information**
Ohio Department of Transportation Bike and Pedestrian Plan (http://www.dot.state.oh.us/Divisions/TransSysDev/MultiModalPlanning/bicycle/Pages/Default.aspx)
The Pedestrian and Bicycle Information Center (PBIC) (http://www.walkinginfo.org)
Planning for Active Transportation in the Miami Valley
http://www.mvррc.org/tr/bikePed.php
Safe Routes to School
National Center for Safe Routes to School (http://www.saferoutesinfo.org/)

Basics


www.informaworld.com/smpp/content~content=a787370026~db=all~order=page

Ewing, Reid, Keith Bartholomew, Steve Winkelman, Jerry Walters, and Don Chen, 2008. Growing Cooler: The Evidence on Urban Development and Climate Change, Urban Land Institute, Smart Growth America, Washington, D.C.


www.planning.org/planning/2005/may/completestreets.htm


**Guidelines**


- 2005 draft guidelines [www.access-board.gov/prowac/draft.htm](http://www.access-board.gov/prowac/draft.htm)
- Sidewalk Accessibility videos [www.access-board.gov/prowac/](http://www.access-board.gov/prowac/)


**Design Considerations**


**Bicycle/Pedestrian Considerations**


**Aging Populations**


Complete Streets Policy Inventory and Evaluation (Appendix A)
[http://assets.aarp.org/rgcenter/il/2009_02_streets_5.pdf](http://assets.aarp.org/rgcenter/il/2009_02_streets_5.pdf)

**Children**

[www.saferoutespertnership.org/media/file/SRTS_built_environment_12-08_lo-res.pdf](http://www.saferoutespertnership.org/media/file/SRTS_built_environment_12-08_lo-res.pdf)

**Accessibility**


**Public Transit**


**Health Aspects**


**Examples and Implementation**


**Recently Introduced Legislation**


**Web Links to Project Partners**

American Planning Association: www.planning.org
National Complete Streets Coalition: www.completestreets.org

National Policy and Legal Analysis Network to Prevent Childhood Obesity (NPLAN): www.nplanonline
RESOLUTION No. PC 10-13

WHEREAS, Church Street Partners, owner of 500 Weber Street, in the City of Piqua, Ohio, has submitted a request to consider a special use to allow a nonconforming structure to remain on a lot following demolition activity at the real property located at 500 Weber Street; and,

WHEREAS, sections 154.127 (B) (2) (e) of the City of Piqua Code of Ordinances A special use permit, issued in accordance with 154.063 and 154.064, for any structure (or structures) to remain on the lot, when the subject structure (or structures) to remain on the lot is a nonconforming use, or if the demolition activity will cause the subject structure (or structures) to remain on the lot to become a nonconforming use; and,

WHEREAS, the Planning Commission has studied the request, and conducted a public hearing concerning this matter;

NOW THEREFORE BE IT RESOLVED, board member Mrs. Pearson hereby moves to recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, and the motion is seconded by board member Mr. Oda, 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  
   CHURCH STREET PARTNERSHIP  
   Phone 301-790-0046
   Applicant's Address  
   500 WESLEY ST, PIQUA, OH 45356

2. Owner's Name  
   Hub Scrap Metals, LLC  
   Phone 301-790-0046
   Owner's Address  
   449 W. PROSPECT ST, HAVEN, MO

3. Type of legal interest held by applicant  
   OWNERSHIP

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)  
      SEE ATTACHED
   B. Address

5. Existing zoning  
   INDUSTRIAL

6. Existing usage  
   VACANT

7. Proposed usage  
   THE CURRENT PROPERTY WILL BE RENTED/LEASED

8. Proposed special usage  
   THE CONCRETE SLAB LEFT AFTER THE BUILDING IS
   DEMOLISHED WILL PROVIDE CLEARED PARKING AREA FOR TENANTS

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

10. Describe the reason for the requested special use:

    THE CONCRETE SLAB WILL PROVIDE CLEAR PARKING AREA TO
    BE USED BY THE TENANTS OF THE TWO BUILDINGS
    TO BE COMPLETED BY 12/31/12

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  

Signature of Owner

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  1 Date Fee Paid 5-9-13

Receipt No. 206752  P.C. Res. No.
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that NUTRIENTS, INC., an Ohio Corporation, Grantor, for valuable consideration paid, grants, with general warranty covenants, to CHURCH STREET PARTNERS, LLC, Grantee, whose tax mailing address is 13056 Gordon Circle, Hagerstown, MD 21742, for the following real property (the "Property").

See Exhibit "A" Attached

The Property is conveyed subject to the following easements and rights:

See Exhibit "B" Attached

Parcel Number: N44-090140


The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

(i) All easements, rights-of-way, restrictions, covenants, reservations and encumbrances of record;

(ii) All legal highways;

(iii) Building and zoning statutes, ordinances, codes, rules, and regulations;

(iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.
Executed on the 13th day of July, 2012.

NUTRIENTS, INC.

By: Janice K. Murphy, its President

STATE OF INDIANA  )
COUNTY OF Madison   ) SS:

Before me, a notary public in and for said County and State, personally appeared the above named NUTRIENTS, INC., by and through Janice K. Murphy, its duly authorized President, Grantor, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Anderson.

Indiana this 13th day of July, 2012.

Barbara D. Schuyler
Notary Public

This instrument prepared by Keith M. Schnelle
of the firm of Elsas, Wallace, Evans, Schnelle & Co., L.P.A.
Attorneys at Law, Sidney, Ohio 45365.
EXHIBIT “A”

Situate in the City of Piqua, Miami County, Ohio, and being part of Outlot 11 and also part of Outlot 12, as shown by survey filed in Volume No. 16, Page No. 17, of the Miami County Engineer’s Record of Lot Surveys and being more particularly described as follows:

Commencing at a cross notch in concrete at the southeast corner of Outlot 12, said cross notch being at the intersection of the north right-of-way line of South Street and the west right-of-way line of Weber Street and being at the point of beginning of the tract herein described;

Thence South 89 degrees 55 minutes West with the south line of Outlot 12 and with the north right-of-way line of South Street for a distance of 228.00 feet to an iron pin;

Thence North 01 degrees 57 minutes 01 seconds East for a distance of 83.18 feet to an iron pin;

Thence South 89 degrees 55 minutes West for a distance of 156.70 feet to an iron pin;

Thence North 06 degrees 27 minutes West for a distance of 26.95 feet to an iron pin;

Thence North 03 degrees 19 minutes 02 seconds West for a distance of 78.58 feet to an iron pin;

Thence North 00 degrees 41 minutes West for a distance of 123.95 feet to an iron pin;

Thence South 89 degrees 57 minutes East for a distance of 139.60 feet to a cross notch in concrete;

Thence North 00 degrees 00 minutes East for a distance of 162.77 feet to an iron pin;

Thence South 89 degrees 45 minutes East for a distance of 45.00 feet to an iron pin;

Thence North 04 degrees 36 minutes 03 seconds East for a distance of 39.44 feet to an iron pin;

Thence South 89 degrees 56 minutes East for a distance of 91.18 feet to an iron pin;

Thence South 00 degrees 04 minutes East for a distance of 74.86 feet to a cross notch in concrete;

Thence North 90 degrees 00 minutes East for a distance of 38.63 feet to a corner post;

Thence South 00 degrees 00 minutes East for a distance of 42.42 feet to a corner post;

Thence North 90 degrees 00 minutes East for a distance of 73.25 feet to an iron pin on the west right-of-way line of Weber Street and on the east line of Outlot 12;
Thence South 00 degrees 00 minutes East with the west right-of-way line of Weber Street and with the east line of Outlot 12 for a distance of 396.12 feet to the cross notch in concrete at the point of beginning, containing 3.331 acres, including 3.127 acres in Outlot 12 and 0.204 acres in Outlot 11, and being subject to all highways, easements and restrictions of record.

The above description was prepared by Thomas R. Zechman, Ohio Registered Surveyor No. 7077, in accordance with an existing survey of record filed in Volume 16, Page 17, of the Miami County Engineer's Record of Lot Surveys, as referenced above.

GRANTOR FURTHER GRANTS TO THE GRANTEE ITS INTEREST IN THE FOLLOWING:

(1) The right to share in the use of a driveway and to permit the use of any part of the land hereinbefore described as a part of said driveway, which driveway is described as follows:

Starting at the point of intersection of the south property line of Young Street and west property line of Weber Street; thence along and with the south property line of Young Street N. 89° 56' W. a distance of 394.63 ft.; thence S. 0° 24' E. a distance of 382.7 ft. to a point which is the place of beginning of the easement herein described; thence S. 89° 56' E. 197.54 ft.; thence S. 0° 24' E. a distance of 20.2 ft.; thence N. 89° 56' W. a distance of 197.54 ft.; thence N. 0° 24' W. a distance of 20.2 ft. to the place of beginning.

(2) The right to share in the use of a driveway and to permit the use of any part of the land hereinbefore described as a part of said driveway, which driveway is described as follows:

Being a right of way 12 ft. wide located between the buildings on the adjoining tracts and the buildings on the tract herein conveyed, the center line of said right of way is the eighth course in the description of the tract hereby conveyed, which is as follows: Thence N. 2° 41' E. a distance of 162.8 ft. to the extended center line of a driveway and described in a deed from Alex Ellerman, Jr., et. al. to Jackson Steel Tube Company, Inc. dated October 29, 1940 and recorded in Volume 133 at Page 396 of the Deed Records of Miami County, Ohio.

(3) The right to the usage of the B & O Industrial side tracts located on other parts of said Outlots Numbered Eleven (11) and Twelve (12).

(4) The right as to maintenance, inspection, examination, repairs and use of conduits, sewers and water mains as acquired under and by the terms of the deed from the Favorite Stove and Range Co. to the Neon Products, Incorporated, dated January 26, 1935 and recorded in Volume 216, Page 59 in the Deed Records of Miami County, Ohio, and the land hereby conveyed is subject to the other owners of other parts of said Outlots Numbered Eleven (11) and Twelve (12) to maintain, inspect, examine, repair and use of conduits, sewers and water mains, in and under the surface of said real estate all as set forth and described in the foregoing deed which is made a part hereof by reference.
(5) Any other easements or rights belonging to it in any part of Outlots Numbered Eleven (11) and Twelve (12) of said City which are of record whether herein specifically described or not.
EXHIBIT “B”

The Property is conveyed subject to:

(1) An easement for ingress and egress by the other owner of parts of Outlots numbered Eleven (11) and Twelve (12) in the City of Piqua, Ohio for driveway purposes, which easement is described as follows:

Beginning at a point on the west property line of Weber Street which point is 396.04 ft. north of the point of intersection of said property line with the north property line of South Street; thence along the west property line of Weber Street south a distance of 20 ft.; thence west to the center line of the easternmost B & O Industrial Railroad siding; thence along the same line of said railroad siding in a northeasterly direction to a point which is 20 ft. by rectangular measurement from the line just described; thence east to the place of beginning.

(2) An easement for ingress and egress by the other owner of parts of Outlots numbered Eleven (11) and Twelve (12) in the City of Piqua, Ohio for driveway purposes which easement is described as follows:

Beginning at the point of intersection of the north property line of South Street and the west property line of Weber Street; thence along and with the north property line of South Street S. 89° 55' W. a distance of 228 ft.; thence N. 1° 57' E. a distance of 83.2 ft.; thence north 4° 56' E. a distance of 52.85 ft.; thence N. 5° 13' E. a distance of 173.9 ft. to a point which is the place of beginning of the easement herein described; thence E. to the center line of the easternmost B & O Industrial Railroad siding;

thence along and with the center line of said siding northeasterly to a point which is 20 ft. by rectangular measurement from the line just described; thence west to a point which is 20 ft. N. or the place of beginning; thence continuing westwardly on the same course to the west line of the property herein conveyed; thence S. 20 ft.; thence E. 42.2 ft. to the place of beginning.

(3) Subject to the right of way of the B & O Railroad to construct and maintain industrial side tracks as now located and in existence and also subject to the rights of other owners of other parts of Outlots numbered Eleven (11) and Twelve (12) to share in the use of said railroad siding.
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, Mike Taylor, Cindy Pearson, Gary Koenig
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool,
Attendees: Dan Hoying, Art Schafer, Mike Philipp, Janel Ranly, Bob Graeser

MEETING MINUTES
Chairman Spoltman asked if there were any additions, deletions or corrections to the meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the May 14, 2013 meeting minutes as submitted, Ms. Pearson seconded the motion. Voice vote, Mr. Koenig, Aye: Mr. Taylor, Aye: Ms. Pearson, Aye: Mr. Spoltman, Aye. Nay: None. A roll call vote resulted in a 5-0 vote supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

PC 9-13
A Resolution recommending a zoning designation upon the annexation of the real property located in Washington Township known as parcels M40-047450 and M40-047100

Chris Schmiesing City Planner provided the staff report. This is a request by the City of Piqua, the owner of the property, to establish a zoning designation upon annexation of the property located in Washington Township known as parcels M40-047450 and M40-047100. The Planning Commission makes a recommendation on the zoning of the property. This property will house the Water Treatment Plant.

It was noted for the record in the first line the City of Piqua should be inserted and the State of Ohio removed as the City if the owner of the property.

There was discussion of the use of the property, the amount of traffic and the noise level that will come from the proposed use, and the reason for the zoning designation.
PUBLIC COMMENT

No one came forward to speak for or against PC 9-13.

Moved by Mr. Oda, seconded by Ms. Pearson, to adopt PC 9-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye; Mr. Taylor, Aye; Ms. Pearson, Aye; Mr. Spoltman, Aye. Motion carried on a 5-0 vote.

PC 10-13
A Resolution to consider a special use to allow a nonconforming structure to remain on a lot following demolition activity at the real property located at 500 Weber Street

Chris Schmiesing, City Planner provided the staff report. There was discussion on the number of structures that were to be taken down, if the foundation was to be removed and the lot graded, and the use of the lot after the demolition.

Art Schafer, Special Project Manager, came forward and provided a brief overview of the use of the property and passed out a map showing the area in question. Mr. Schafer answered all questions asked by the Planning Commission members regard the removal of all asbestos, and the use for the area after the structure is removed.

Mr. Schmiesing explained the demolition schedule and process, further providing information regarding the use of the property for parking.

There was discussion of the age of the structures and the various uses of the property over the years, Mr. Oda stated for the record he was going to look back and find out more information on the site, and further stating the site has historic significance with the Favorite Stove being located there in 1888. All Board members were in agreement to approve the special use of at this time.

Mr. Spoltman stated on a personal note he felt the lot would look better flat. Mr. Koenig voiced several concerns over the slab, and commented that the pavement design is subject to the approval of the City Engineer, and the parking plot plan must be submitted to the City Engineer (Public Works Director) for review.

PUBLIC COMMENT
No one came forward to speak for or against PC 10-13.
Moved by Ms. Pearson, seconded by Mr. Oda, to adopt PC 9-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye: Mr. Taylor, Aye; Ms. Pearson, Aye; Mr. Spoltman, Aye. Motion carried on a 5-0 vote.

OTHER BUSINESS

Preliminary Plan – County Road 25-A Phase III Reconstruction Project

Dan Hoying, Design Consultant from LJB provided information and several exhibits regarding the County Road 25-A Phase II Reconstruction Project.

The project includes:
- Widening of the pavement to include construction of a center turn lane
- Installation of new storm sewer
- Installation of water mains, where required, due to grade conflicts
- Installation of a new sanitary sewer main on the south side
- Installation of new curb, gutter and asphalt pavement for the entire project limits
- Installation of a multi-use path on the north side of the roadway
- Creation of a school zone along the Tomahawk Drive entrance

There was discussion on the various aspects of the project including if there would be lighting along the roadway, sidewalks, and crosswalks.

Mr. Schmiesing stated twelve representatives from Piqua attended the Miami Valley Cycling Summit recently and found the summit to be very interesting and informative. The City of Piqua will be hosting the Summit in 2015, stated Mr. Schmiesing.

Monthly Reports
City Planner Chris Schmiesing stated the board members received an email with the monthly permit activity report, and asked if there were any questions regarding the report at this time.

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.
City of Piqua Ohio
Planning Commission

Purpose:
The Planning Commission shall have such powers as may be determined by ordinance of the commission concerning the plan, design, location, removal, relocation and alteration of any buildings or structures belonging to the city ... (Reference Section 94 of the City Charter)

Members:

Jim Oda - Vice Chairman
Term ends: 3/1/15

Cindy Pearson
Term ends: 3/05/18

Mike Taylor
Term ends: 3/1/15

Mark Spoltman - Chairman
Term ends: 3/05/14

Gary Koenig
Term ends: 3/05/14

City Planner - Secretary (ex-officio)

City Manager (ex-Officio)

Meeting Information:

Meeting Date: 2nd Tuesday of each month
Meeting Time: 6:00 p.m.
Meeting Place: Commission Chambers

Term: 5 Years
## 2013 Planning Commission Meeting Schedule

<table>
<thead>
<tr>
<th>Date</th>
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<tbody>
<tr>
<td>January 8, 2013</td>
</tr>
<tr>
<td>February 12, 2013</td>
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<td>March 12, 2013</td>
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<td>April 9, 2013</td>
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<td>December 10, 2013</td>
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January 3, 2014

*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission will conduct a Planning Commission meeting at the time and location stated below.

TIME: 6:00PM
DATE: TUESDAY, January 14, 2014
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 by visiting the Development Office.

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

Christopher W. Schmiesing
City Planner