

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, APRIL 1, 2008 - 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: Mark Spoltman, Jim Oda, Jean Franz, Brad Bubp  
Members Absent: Mike Taylor  
Staff Members: Chris Schmiesing  
Attendees: Janet Hartley, Deanne Whitney, Michael Harwood, Jamie Rowley, Bill Vogt, John Martin

Mr. Bubp was welcomed to the board.

Mr. Spoltman made a motion to excuse Mr. Taylor from the meeting and Mr. Oda seconded the motion. A voice vote resulted in a 4-0 vote in support of the motion.

**MEETING MINUTES**

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the March 4, 2008 meeting minutes included in the agenda packet. Hearing none, Chairman Spoltman asked for a motion to accept the minutes as submitted. Commissioner Oda motioned to approve the March 4, 2008 meeting minutes as submitted and Commissioner Franz seconded the motion. A voice vote resulted in a 4-0 vote in supporting the motion to approve the meeting minutes as submitted.

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. PC 13-08**

A request to permit a special neighborhood business use of a structure with nonstandard use conditions, said structure located at 827 W. North Street.

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Mr. Schmiesing described the existing nonstandard parking and setback conditions found at this location. Mr. Schmiesing indicated the most recent use of the property was a personal services neighborhood business on the first floor that has not been in existence for over 12 months, and a dwelling unit use on the second floor. Mr. Schmiesing pointed out that the primary difference between what previously existed at this location and what is being proposed is that the applicant has indicated that he may add massage and tattoo services to the beauty salon personal services use of the first floor.

In response to a question from Mr. Oda, Mr. Schmiesing indicated that the information provided on the application suggest that the previous personal services use had been in existence for the past 20 years or so.

Jamie Rowley of 4239 Piqua-Troy Road approached the lectern to speak on this issue. Mr. Rowley provided a proposed floor plan to the Planning Commission for their review and to be introduced into the record, and described his renovation plans for the property. Mr. Rowley stated that he intends to rent out the four stations for approximately \$150 a month and that there is a possibility he would rent one of the stations out to a tattoo artist who currently resides in the upstairs dwelling unit. Mr. Rowley also pointed out that the tattoo services would be subject to all applicable health inspections and license just the same as the massage and salon services would be subject to certain inspections and licenses.

Mrs. Franz expressed disapproval of tattoo services being provided in the same place of business as salon services.

Mr. Bubb commented on the proposed improvements, the applicability of the building code, and the inspection requirements; Mr. Oda commented on the lack of off-street parking and asked about the proposed management plan for the operation; and, Mr. Spoltman asked about the proposed business hours.

Mr. Rowley responded stating that all applicable code and licensure requirements would be followed; he noted that the parcel is a corner lot and with the available on street parking on the two street frontages he didn't believe the parking would be a problem, adding that he envisions only 3 to 5 employees present at any one time; he stated that he intends for the on site station tenants to provide the basic management of the operation; and, that the business hours would be 10 am until 8 or 9 pm daily Monday thru Saturday with no Sunday hours.

Janet Hartley of 819 W. North Street approached the lectern to speak on this issue. Ms. Hartley commented on the use history of this location and noted that parking at this location has in past been a problem for the neighborhood. Ms. Hartley objected to the tattoo service use citing the tattoo services as being incompatible with the surrounding residential neighborhood.

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Bill Vogt of 928 Young Street approached the lectern to speak on this issue. Mr. Vogt commented on the city of Piqua licensure requirements for tattoo services.

There was a brief discussion about what leeway the board has in attaching conditions to approvals. Ultimately it was decided that no conditions need be imposed.

Noting that the definition of personal services does not specifically mentioned tattoo services, and calling for a strict interpretation of the personal services definition, Mr. Oda moved to approve the special use permit request. Mrs. Franz seconded the motion. A roll call vote resulted in a 4-0 vote in supporting the motion to approve the special use permit.

**2. PC 14-08**

A request to permit an enlargement of a dwelling unit structure with nonstandard use conditions, said structure located at 602 Riverside Drive.

Mr. Schmiesing described the existing nonstandard setback conditions and the development characteristics typical to the surrounding lots and the neighborhood in general.

Michael Harwood of 604 Broadway approached the lectern to speak on this issue. Mr. Harwood identified himself as a business partner of the applicant and also a neighbor to the subject parcel. Mr. Harwood described the purpose for the proposed addition and the nature of the improvements to be made.

Several board members commented on the consistency of the proposed addition with what is already found in the neighborhood.

Mrs. Franz moved to approve the special use permit request. Mr. Bupp seconded the motion. A roll call vote resulted in a 4-0 vote in supporting the motion to approve the special use permit.

**PRESENTATIONS**

**3. Great Miami River Recreational Trail Study**

Mr. Schmiesing provided an overview of the proposed bike trail improvements, highlighting the proposed alignment, project amenities, future extensions/neighborhood connectors, and the project funding.

Mr. Spoltman moved to approve the study as presented and Mrs. Franz seconded the motion. A voice vote resulted in a 4-0 vote in support of the study.

**OTHER BUSINESS**

**4. Making Motions and Creating a Record**

Mr. Schmiesing reviewed the Commissioner article included in the monthly packet and reminded the commission of the importance of

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properly motioning on an item and creating a record of the actions taken.

**5. Monthly Report**

Mr. Schmiesing provided an update to the Planning Commission on legislative items, planning activities, permit issuances and other items of interest to the Planning Commission that occurred over the previous month.

**6. Lock 10**

Mr. Oda announced the Ohio Historical Society's intentions to request funding from the State of Ohio for the restoration of Lock 10 in Lockington Ohio. Noting the benefits to the Piqua community that will come from the restoration of the lock, Mr. Oda moved that the City of Piqua Planning Commission send a letter of support encouraging the State of Ohio to give favorable consideration to the request by the Ohio Historical Society for capital funding for the preservation of the Miami & Erie Canal Locks located at Lockington, Ohio. Mrs. Franz seconded the motion. A voice vote resulted in a 4-0 vote in support of the motion.

**ADJOURNMENT**

With no further business to conduct it was moved and seconded that the meeting be adjourned. With all those present in favor the meeting adjourned at 7:24p.m.