

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 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, Mike Taylor, Jim Oda, Jean Franz, and
Brad Bubp

Members Absent: None

Staff Members: Chris Schmiesing, Becky Cool

Attendees: Ed Liette, Darla Liette, Jan Chalmers, Ron Chalmers,
Chuck Starrett, Jim McMaken, Brad Boehringer.

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the June 3, 2008 meeting minutes included in the agenda packet. Mrs. Franz motioned to approve the June 3, 2008 meeting minutes as submitted and Mr. Oda seconded the motion. Mr. Bubp, Aye; Mrs. Franz, Aye; Mr. Spoltman, Aye; Mr. Oda, and Mr. Taylor, Aye. A roll call vote resulted in a 5-0 vote in supporting the motion to approve the meeting minutes as submitted.

OLD BUSINESS

None

NEW BUSINESS

1. PC 33-08

A request to permit the reconstruction of a one-family detached dwelling unit with a nonstandard use conditions (front yard setback and lot frontage), said dwelling unit to be located at 1007 Maple Street.

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Mr. Schmiesing stated a one-family dwelling unit occupied the lot until a recent explosion involuntarily destroyed it. The neighborhood is built out and the existing and proposed gravel drive, private garage and one-family dwelling unit improvements are compatible and consistent with the existing improvements found in this neighborhood. As with most of the lots and structures found in this neighborhood, the lot frontage and front yard setbacks are nonstandard.

Mr. Spoltman stated he had looked at the lot and for the record the driveway was paved.

No other persons came forward to speak for or against the resolution.

Mr. Oda moved to approve the request to grant the Special Use, as it has met all the criteria as presented by staff. Mr. Bubp seconded the motion. 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 in supporting the motion to approve the request for the Special Use Permit.

2. PC 34-08

A request to permit the enlargement and reconstruction of a nonconforming private garage with a nonstandard use condition (front yard setback), said private garage to be located on Inlot 8916 Echo Lake Drive.

Mr. Schmiesing handed out a new illustration of the proposed building and explained the reason for the request.

Mr. Schmiesing stated the subject parcel is 1.451 acres perched atop a retaining wall along side an incline in the Echo Lake Driveway. The parcel is mostly covered by mature trees and is a fair distance back from the roadway where an existing 24' by 30' private garage is situated. The proposed 36' x 60' private garage would be situated so the northwest corner of the building matches the existing structure location with the enlargement extending to the south and east. The existing nonstandard 17'-0' setback to the north lot line will remain unchanged. To the north of the north lot line lies an unimproved portion of Lake Street right of way that is land locked with no connectivity to any existing street right of way and very unlikely to be developed as currently platted. The proposed structure will be stick frame construction on concrete slab, with the exterior sides and roofs to be covered with a steel siding/roofing material.

Ron Chalmers, property owner, came to the podium and encouraged the Commission to approve his request. Mr. Chalmers explained he has six antique cars in storage in various places and would like to have them all in one place. Mrs. Franz asked if he would be doing any noisy

bodywork on the vehicles. Mr. Chalmers stated no, he would not be doing any bodywork on the vehicles. Mr. Chalmers stated he has a

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petition signed by all of his neighbors in favor of this request and presented it to the Clerk.

Mr. Spoltman asked Mr. Chalmers when he plans on building a house on this property. Mr. Chalmers stated he plans to build the house next year.

No other persons came forward to speak for or against the Resolution.

Mr. Bulp moved to approve the request and Mrs. Franz seconded the motion. Mr. Oda, Aye; Mr. Bulp, 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 the request.

3. PC 35-08

A request to permit a multi-family dwelling unit special use of an existing structure with nonstandard use conditions (lot area, setbacks, and screening), said structure located at 8470 N. County Road 25-A.

Mr. Schmiesing stated the parcel was formerly operated as the Piqua Motel and the motel use has been discontinued for a number of years. Since that time the structure has remained mostly unoccupied less the conversion of the lobby space into a realtor office. The proposed plan suggests the possibility of 29 individual dwelling unit spaces. The plan also suggests that the existing asphalt parking area immediately adjacent to the building be extended into the front yard to establish an additional 24 parking spaces. The building will be refaced, have new windows installed, have new heating & cooling units installed in each unit, and each unit be refurbished. The applicant has indicated the intent is to cater to senior citizens.

Mr. Spoltman voiced his concern over the useable parking spaces and stated he would like to see one space per unit. Mrs. Franz stated she would like to see each unit have one parking space and have an area for visitor parking. Mr. Oda also voiced his concern over the available parking area. There was continued discussion of the various areas for parking for each unit and for visitor parking. Mr. Bulp voiced his concern over the lack of detail shown on the landscape plans and stated he does not see a need for the forty-eight spaces they have asked for. Mr. Oda inquired as to how many one-bedroom and efficiency units they are planning on.

Ed Liette, 9300 Country Club Road, applicant approached the lectern to speak on behalf of the item. Mr. Liette explained they intend to convert the current building into efficiencies and one-bedroom apartments. Several questions were asked regarding the number of efficiencies and apartments to be put in the building, would there be an age restriction of the tenants; is there a limit on how many people can live in each apartment or efficiency; would the apartments and the

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efficiencies be furnished; would there be an outdoor area for families to sit and gather. Mr. Liette answered all the questions and explained how the rooms would be set up and how the parking would be handled. Mr. Schmiesing asked what the typical size of one of the units would be. Mr. Liette stated the units would be 12' x 22'. Mr. Schmiesing suggested that Mr. Liette put something in his lease agreement to control the number of tenants living in each unit due to the minimal size of the units.

Mrs. Franz asked how Mr. Liette felt about putting in landscaping around the building and in front of the building. Mr. Liette stated he was agreeable to putting in landscaping, but stated he was confused on the difference between a State Licensed Landscape Architect and a Landscape Designer. Mr. Schmiesing explained the difference between the two, and suggested Mr. Liette contact a Design Professional to have his landscape plans drawn. Mr. Bubp asked if the next step was for Mr. Liette to submit plans to the Planning Commission for review. Mr. Schmiesing stated the Planning Commission could authorize the use with conditions or have Mr. Liette bring plans back to the Planning Commission for further review. Mr. Spoltman and Mr. Bubp both stated they would like to see plans first before making any recommendation on the Resolution. Mr. Spoltman stated the plans need to show the improvements that he intends to make. Mr. Oda inquired as to the number of units, and the rent that is to be charge per unit. Mr. Liette stated he is not sure yet on how many units he will have but is looking at a rent range of \$450-\$500 per month at this time. Mrs. Franz stated there is a market right now for housing such as this for single elderly citizens.

Mr. Spoltman stated it is very difficult to vote on this resolution without more detailed information, and stated he would like to table the resolution until Mr. Liette can submit a more detailed plan. Mr. Taylor stated he would like to see Mr. Liette bring in a letter explaining the three phases of this project noting there is not enough information in the application to make a decision at this time.

Chuck Starrett came to the podium and voiced his opinion on the landscaping and the parking areas. Mr. Starrett further stated he believes this project is a good use of the old motel.

No other persons came forward to speak for or against the resolution.

Mr. Oda made a motion, seconded by Mrs. Franz, to table Resolution No. PC-35-08 until the next scheduled meeting when the appropriate materials are available. Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A voice vote

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resulted in a 5-0 vote to table Resolution PC-35-08 until the next scheduled meeting when the appropriate materials are available.

4. PC 36-08

A request to amend the zoning chapter of the codified ordinances to modify the code provisions pertaining to minimum side yard setback requirements for temporary and permanent freestanding (detached) signs.

Mr. Schmiesing passed out a new handout dated June 30, 2008 with Exhibit "A" amended from the information that was in the Planning Commission packet. Mr. Schmiesing stated the current code provisions require a thirty-foot setback side yard for a temporary or permanent detached or freestanding sign type. For lots less than sixty feet in width, this provision presents a challenge. The proposed revisions include reducing the required side yard setback for these sign types. Mr. Schmiesing went over each section, and explained the changes, stating this is mostly a housekeeping issue. Mr. Oda voiced his opinion over the setback of five feet. Mr. Taylor asked how they came up with the five-foot setback. Mr. Schmiesing explained, stating it was previously based upon research of other sign codes.

No persons came forward to speak for or against the resolution.

Mr. Oda moved to recommend approval of the request. Mr. Bulp seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay. None. A roll call vote resulted in a 5-0 vote in supporting the motion to approve the request.

OTHER BUSINESS

12. 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.

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 7:40 p.m.