

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 6, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

CALL TO ORDER

6:00 P.M. – Vice Chairman Oda called the meeting to order. Mr. Oda 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: Mike Taylor, Jim Oda, Jean Franz, and Brad Bubb
Members Absent: Mark Spoltman
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Dave Saneholtz and Dave McGiwtwy

Mrs. Franz made a motion to excuse Chairman Spoltman from the January 6, 2009 Planning Commission Meeting, and Mr. Bubb seconded the motion. Mr. Bubb, Aye; Mrs. Franz, Aye; Mr. Oda, Aye; Mr. Taylor, Aye. A roll call vote resulted in a 4-0 vote in support of the motion to excuse Chairman Spoltman from the meeting.

MEETING MINUTES

Vice Chairman Oda asked if there were additions, deletions or corrections to be made to the December 2, 2008 meeting minutes included in the agenda packet. Mrs. Franz made a motion to approve the December 2, 2008 meeting minutes as submitted, and Mr. Taylor seconded the motion. Mr. Oda, Aye; Mr. Bubb, Aye; Mrs. Franz, Aye; and Mr. Taylor, Aye. 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-01-09

A Resolution nominating and electing the Planning Commission Chairperson and Vice Chairperson for the 2009 calendar year.

Mr. Schmiesing stated the purpose of this resolution is to nominate a Chairperson and a Vice Chairperson to the Planning Commission for the year 2009 and asked for nominations.

Motion was made by Mr. Bubb, seconded by Mr. Taylor to nominate Mark Spoltman as Chairman and Jim Oda as Vice Chairman of the Piqua Planning Commission. Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. Voice vote resulted in a 4-0 vote in support of the nominations.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 6, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

Motion was made by Mrs. Franz and seconded by Mr. Bubp, to close the nominations for Chairperson and Vice Chairperson of the Planning Commission for 2009 Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay. None. Voice vote resulted in a 4-0 vote in support of the motion.

Mr. Bubp moved to approve the nominations for Chairperson and Vice Chairperson of the Planning Commission, and Mrs. Franz seconded the motion. Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A roll call vote resulted in a 4-0 vote to approve the nominations.

2. PC-02-09

A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2009 calendar year.

Motion was made by Mr. Oda to insert the name of Jean Franz in the blank to serve as the representative on the Board of Zoning Appeals and to adopt the resolution, seconded by Mr. Taylor. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; and Mrs. Franz, Aye. Nay, None. A voice vote resulted in a 4-0 vote to approve the nomination and resolution.

3. PC-03-09

A request to authorize an alteration/expansion of a nursing home special use located at 275 Kienle Drive.

Mr. Schmiesing stated this is the first of two items related this project. This request is to authorize the alteration/expansion of the public entrance to the principal structure. The existing entrance includes a portico that extends from the main building towards the parking area. The proposed improvements would extend the portico to a newly created drop off/pick-up area within the parking facility. The eight parking spaces being displaced by the newly created drop-off/pick-up will be relocated to a new parking area to be created along a service drive to the north of the nursing home facility. Because the current nursing home use, being a special use in the district was previously authorized there needs to be a special use in order to change any of the previous approved usage. The first part is for the expansion of the building, and the next resolution will be to authorize the expansion of the parking area. Staff recommends the approval of this request.

Public Comment

Dave Saneholtz of Poggemeyer Designs stated he felt Mr. Schmiesing summarized their request reasonably well, and said this would provide covered access for entrance to the facility from the parking area. This would also remove eight parking spaces and relocate them to the north side of the facility, and add landscaping to the front of the building.

Dave McGiwtly of HCR Manor Care stated by redesigning this area it will provide covered access for residents arriving in wheelchairs in vans to be able to drive up to the facility and still be under cover when being dropped off.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 6, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

Mr. Bubp moved to approve the request, and Mrs. Franz seconded the motion. Roll call, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A roll call vote resulted in a 4-0 vote to approve the request.

4. PC-04-09

A request to authorize an alteration/expansion of a parking lot nonstandard use located at 275 Kienle Drive.

Mr. Schmiesing stated this request is to authorize the alteration/expansion of the parking facility at this location. The existing parking facility as is and as proposed provides the minimum number of parking spaces required for this use. However, both the existing and proposed portions of the parking facility lack boundary control, i.e. curbing. Therefore, prior to any alteration/enlargement of the nonstandard use condition, the planned improvements must be approved by the Planning Commission. The eight parking spaces being removed will be relocated to the north side of the facility. Staff recommends approval of this request.

Public Comment

No one came forward to speak for or against this resolution.

Mr. Taylor moved to approve the request, and Mrs., Franz seconded the motion. Roll call, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A roll call vote resulted in a 4-0 vote to approve the request.

Mr. Oda made a motion, seconded by Mrs. Franz to add PC-05-09 to the agenda. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye, Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A voice vote resulted in a 4-0 vote to add PC 05-09 to the agenda.

5. PC-05-09

A resolution recommending the Planning Commission appointment to the Storm Water Advisory Council.

Moved by Mr. Oda, seconded by Mrs. Franz to nominate Mr. Spoltman to the Storm Water Advisory Council. Voice vote, Aye. Mr. Oda, Aye; Mr. Bubp, Aye, Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. Nominations were closed.

Moved by Mrs. Franz, seconded by Mr. Bubp, to recommend Mr. Spoltman be appointed to the Storm Water Advisory Council. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A 4-0 vote resulted in the approval of the appointment.

OTHER BUSINESS

Monthly Report

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 6, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

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 two months.

Mr. Oda thanked Mr. Schmiesing for his commitment to serve on the Habitat for Humanity Board and the other community boards and programs he is involved with.

There was discussion of the I-75/US 36 beatification project during which Mr. Schmiesing explained the status of the project at this time.

There was discussion of the status of the demolition of the old Piqua Memorial Hospital buildings. Mr. Schmiesing explained how the demolition was being done, and further stated the demolition has been stopped by the Regional Air Pollution Control at this time, and is not sure when it will begin again.

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 6:40 p.m. and a Zoning Code Update workshop began.