

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 3, 2009 – 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, and Jean Franz
Members Absent: Brad Bubb
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Ada Tucker, Chuck Starrett, Lorna Swisher, and Joanna Hill Hietzman

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the January 6, 2009 meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the January 6, 2009 meeting minutes as submitted, and Mrs. Franz seconded the motion. Mr. Oda, Aye: Mrs. Franz, Aye: Mr. Taylor, Aye and Mr. Spoltman. 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-06-09

A request to authorize an Animal Grooming Special Use to be located at 445 E. Ash Street.

Staff Comments

Mr. Schmiesing stated this request is to authorize an animal grooming special use of the subject premises. The applicant has indicated that all of the business activities will be confined to the indoors, there will be no outdoor use of space to support the animal grooming operation, and there will be no overnight accommodations. Two off-street parking spaces currently exist at this location and the applicant indicates these two spaces, along with the available on-street parking, will provide for needs of their employees and customers. The applicant has also indicated that the types of animals to be groomed will be limited to dogs and cats; and, while there will be pet supplies sold incidental to the animal grooming business, there will be no animal (pet) sales or veterinary services. Mr. Schmiesing further stated staff's recommendation was that the request be approved with the following conditions:

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- All of the business activities will be confined to the indoors; there will be no outdoor use of space to support the animal grooming operation, except for the use of the existing off-street parking improvements for the parking of vehicles incidental to the business use of this location
- There will be no overnight accommodations provided at this location.
- Domesticated dogs and cats will be the only type of animals groomed at this location.
- Pet supplies may be sold incidental to the animal grooming business use of this location.
- There will be no animal (pet) sales or veterinary services provided from this location.

Several questions were asked including how many employees; what the hours of operation will be; how many animals will be there at one time; the length of time it takes to groom an animal; and if the owners wait on the animals.

Ada Tucker, applicant, came forward to answer questions. Ms. Tucker stated there would be three employees, the hours of operation would be 7:30 AM – 5:00 PM Monday – Saturday, generally only 1-2 animals would be there at one time, the average length of time to groom a pet is usually one and half hours, and normally pets are dropped off and owners are called when the pet is ready to be picked up.

Public Comment

Chuck Starrett, 4244 Demming Road, asked if the applicant had been informed of the plans to widen E. Ash Street in the future.

Ms. Tucker stated she was not aware of the plans and asked what it would mean for her business. Mr. Schmiesing explained the future project plans for the widening of E. Ash Street. Mr. Spoltman asked if Ms. Tucker was agreeable to the recommendations stated previously. Ms. Tucker stated she was agreeable to the recommendations as stated previously.

Mr. Oda moved to approve Resolution No. PC - 06-09, and Mr. Taylor seconded the motion with the conditions outlined previously in the staff report. 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 to approve the request with the recommendations outlined previously.

Mr. Schmiesing advised Ms. Tucker the special use has been authorized at this point, and the next step is to contact the Building Official to see if there are any improvements that need to be addressed before occupancy takes place. Mr. Schmiesing thanked Mr. Starrett for bringing the roadway project to Ms. Tucker's attention.

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2. PC-07-09

A request to authorize a multi-family dwelling unit special use to be located at 124 W. Greene Street.

Mr. Oda asked to recuse himself from this resolution at this time, and took a seat in the audience.

Staff Comments

Mr. Schmiesing stated the Board should have before them an email he received Tuesday, February 3, 2009 from an adjacent property owner, Steven K. Staley, of Reed Mote Staley Insurance indicating his support of the proposed project.

Mr. Schmiesing stated this request is to authorize a multi-family dwelling unit special use of the premises. While the dwelling unit will be a major portion of the use of this premise it will not be the only use at this location. Also planned for the proposed mixed use is an art studio/gallery, a café, a business office, and possibly a fine dining establishment. The applicant has indicated the proposed uses will be phased in over time with the dwelling unit use being the starting point for the redevelopment of this building. As the name "The Gardens on Greene" suggest, the stated intent of the developer is incorporate "green" or sustainable design principals into the redevelopment of this property. The proposed special use is consistent and compatible with the surrounding use activity.

Mr. Schmiesing noted staff's recommendation the request be approved with the following conditions:

- No more than 5 dwelling units shall exist at this location post development.
- No less than one of the proposed non-residential uses described in The Gardens on Green project plan document dated January 2, 2009 shall be fully developed (occupied and operating) within 3 months of the initial occupancy of any of the dwelling units.

There was discussion over the number of dwelling units, the target dates they have set for occupancy of the residential units, what type of small businesses would be located in the building, and how the adjacent property owners would be affected.

Mrs. Franz stated she was disappointed the applicant was not in attendance at the meeting to answer questions.

Mr. Spoltman stated he would like to change the time frame in the last condition to replace "3" months to be "12" months. All Commissioners were in agreement with making the change.

Mr. Schmiesing stated from the City's standpoint the proposed project has the potential to have a positive impact on the downtown and it is consistent with what the MainStreet Piqua strategic plan identifies as desirable for the downtown.

Public Comment

Lorna Swisher, Director of MainStreet Piqua, stated she feels this is a great proposal and is just what is needed in the downtown, but voiced her concern over the last sentence on page 4 of The Gardens on Greene proposal stating Additional retail space and offices will be offered as

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the market dictates. Due to the current economic situation, additional living units may also be constructed in future phases. Ms. Swisher further stated she felt five dwellings would be acceptable in the building, but more would be considered a tenant house.

Jim Oda, representing the Public Library, who is the owner of the building in question, gave a brief overview of the primary layout of the existing building and how the prospective buyer plans to utilize the space. Mr. Oda further stated on behalf of the Trustees of the Library Board they would like to see the Planning Commission approve this resolution at this time. This is a viable and positive use for this building so as not to become an abandoned structure in the downtown area.

Mr. Spoltman asked what the timeline was on the project, and if it were to be tabled would it have any affect on the sale of the property. Mr. Oda stated yes, it would delay the sale of the property, which they hope to have completed by the end of the month.

Chuck Starrett, 4244 Demming Road, voiced his concern over the addition of apartments, further stating the landlords in Piqua were asked to reduce the number of apartments they have and return them to single-family homes. Mr. Starrett believes this proposal contradicts the city's long-range plans.

Mr. Spoltman stated he felt a little uncomfortable going forward with this without the applicant being present, but this proposal is dead-on with what we desire for this part of the city. Limiting it the five dwelling units played in our hand a little bit in that manner, and with the change from 3 months to 12 months that was listed on our list of conditions that were suggested and think it would be very positive to go forward as planned.

Motion was made by Mr. Taylor to adopt the resolution with the staff recommendations, and with the change from 3 months to 12 months be included, seconded by Mrs. Franz. Roll call vote, Mr. Taylor, Aye; Mrs. Franz, Aye. and Mr. Spoltman, Aye. Nay, None. A roll call vote resulted in a 3-0 vote to approve PC-07-09 with the staff recommendation and change stated previously.

Mr. Oda rejoined the commission.

3. PC-08-09

A request to nominate PC appointment to the Housing Council

Public Comment

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

Moved by Mrs. Franz, seconded by Mr. Taylor to appoint Mr. Oda to the Housing Council. Voice vote, Aye. Mr. Oda, Aye; Mr. Spoltman, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None.

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

Mr. Schmiesing stated that Item 9 on the agenda Land Use Code Update Initiative is an ongoing item and there was no discussion planned for this evening.

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OTHER BUSINESS

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.

Mr. Schmiesing went over a few of the items, handed out a document summarizing the recommendations included in the Intersection Improvement Study draft report, and gave a brief update on the status of the former Piqua Memorial Hospital demolition project.

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 7:10 p.m.