

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 21, 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, Brad Bubp, Mike Taylor, Jim Oda, and Jean Franz
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Matt Finkes

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the March 3, 2009 meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the March 3, 2009 meeting minutes as submitted, and Mr. Bubp seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mrs. Franz, Aye: Mr. Taylor, Aye and Mr. Spoltman. A roll call vote resulted in a 5-0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-09-09

A request to authorize an Automobile Washing/Repair special use at 8750 N. Co. Rd. 25-A

Mr. Schmiesing provided a revised site plan, and stated this is a request to authorize an automobile repair and automobile washing facility from a proposed 1800 square foot building that is to be constructed if this request is approved. The proposed building and use activity will essentially be an expansion of the existing uses of the facilities previously constructed on the subject property. A parking lot facility will also be constructed around the proposed building to accommodate traffic circulation and provide additional parking spaces to support the expanded use activities. The parking lot construction is an expansion of a non-standard use that will be considered under a separate resolution.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 21, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Matt Finkes, applicant, stated the business will be relocating from Troy to Piqua, and gave a brief overview of the proposed building and plans to utilize it for an automobile washing/repair service, and the plans for use of the surrounding parking area now and in the future.

There was discussion on the type of material that was to be used for the proposed building, whether the facility would be open to the public, and the type of vehicles that would be present on the parking lot.

Public Comment

No one came forward to speak for or against PC 09-09.

Mr. Oda moved to approve the request with the stipulation they conform to all general requirements of the resolution as stated, and Mrs. Franz seconded the motion. Roll call: Aye: Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote to approve the request as stipulated.

2. PC 10-09

A request to authorize an enlargement of an existing non-standard Parking Lot use at 8750 N. Co. Rd, 25-A

Mr. Schmiesing stated this is a request to authorize an expansion of a non-standard parking lot use. The proposed parking lot expansion will essentially double the area of the existing parking facility previously constructed at this property. The parking lot facility will be constructed around a proposed building to accommodate traffic circulation and provide additional parking spaces to support the expanded automobile repair and automobile washing use activities.

Within the Comprehensive Plan there is much discussion about the importance of the aesthetics of the built environment throughout the community, in particular along the primary entrances into the city. With this property being located on a primary entrance to the community some may question whether the proposed large expanse of pavement with little or no plantings will contribute positively to the aesthetics of the built environment of this corridor. It appears only the design parameter used to layout the proposed parking facility was to stay within the required setbacks. As a result much of the proposed pavement area appears to serve no clear purpose. An initial plan review by the Development Department revealed several concerns with the site plan submittal but they have been corrected with the revised plan.

Matt Finkes, applicant, explained what type of surface was to going to be installed in the parking area, and provided information on the water runoff for the parking area.

There was discussion on the calculations of the storm water runoff in the parking area, and the use of landscaping/trees in and around the building in the parking area, and the type of vehicles that would be sitting on the lot.

Public Comment

No one came forward to speak for or against PC 10-09.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 21, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mrs. Franz moved to approve the request, seconded by Mr. Oda. Roll Call: Mr. Spoltman, Aye; Mr. Taylor, Aye; Mr. Oda, Aye; Mr. Bubb, Aye; and Mrs. Franz, Aye. A Roll Call vote resulted in a 5-0 vote to approve the request.

Other Business

Mr. Schmiesing gave a brief overview of the highlights of the Monthly Report. Several questions were raised concerning the "green goo" that has been sprayed over the demolition area at the old Piqua Memorial Hospital site. Mr. Schmiesing further explained what has taken place at the demolition site, and what the future plans are for the site.

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 6:30 p.m.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 3, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS