

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 12, 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 Bulp, Mike Taylor, Jim Oda, and Jean Franz
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Ben Scott, Naomi Maher

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the April 21, 2009 meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the April 21, 2009 meeting minutes as submitted, and Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bulp, 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-11-09

A proposal to amend the zoning chapter of the codified ordinances to modify code provisions pertaining to temporary uses.

Mr. Schmiesing gave a brief synopsis of the proposed code amendments and the reason they were brought to the Planning Commissions' attention. The changes are in Code Section 154.005 Definitions, and 154.126 Temporary Uses.

There was discussion on the definition of a Portable Storage Unit; locations for the units to be placed in; size of the area in which the container can be placed, the size of the container; duration of the portable storage unit on site; will extensions be given if necessary; are permits required to set a portable storage unit; residential or commercial use; would gravel be acceptable to locate container on.

Several amendments were suggested and they are as follows:

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Page 18 of 30 Portable Storage Unit. Delete the last three words “ for personal property”.

Page 25 of 30 Wheelchair Ramp. Change the spelling of the word “slopping to sloping”.

Page 29 of 30 Portable Storage Unit. Add “:Residential”.

Page 29 of 30 (2) Add in the fourth line after the word damage) “or other extenuating circumstances”.

Page 29 of 30 (3) Add in the second line after the word not “be” and delete the word “not” after the word located.

Page 29 of 30 (d) Portable storage unit add “; Residential”.

Page 30 of 30 (3) Exceptions add (f) Portable Storage Units; “Business or industrial”.

There was discussion on the use of Temporary Uses; the length of time at the same location, type of use to be considered when issuing permit, size of wagon, trailer, or stand/shack; fee for permit; locations defined by the code in conjunction with other businesses located in area.

Several amendments were suggested as follows:

Page 19 of 30 Seasonal/Temporary Service and Retail Establishments. At the end of the third line after the word area add “with a defined boundary delineated” and delete the word “defined” and add the word “other” after or, delete the word “enclosure” and add the word “feature”.

Page 26 of 30 (B) General Provisions. Insert in second line after the word the “established development and”.

Public Comment

Ben Scott, Ash Street, Owner of McDonalds Corporation in Piqua, voiced his opinion on the issuance of Temporary Permits in the City of Piqua, and how the stands and mobile food trailers affect the areas where they are set up in as temporary businesses. Mr. Scott stated he appreciates the efforts the Planning Commission puts into in overseeing the Zoning Code.

Naomi Maher, Covington Avenue, owner of Nonie’s Shaved Ice Shack, came forward and explained how her business is set up, the location of her shack, and the placement and use of the picnic tables in her immediate area for customers to sit on while enjoying her products.

Mr. Oda commended Mr. Schmiesing on a job well done on putting together the development of the changes to the code for the Planning Commissions review.

Mr. Oda moved to approve the request as amended, and Mr. Bulp, seconded the motion. Roll call: Aye: Mr. Oda, Aye; Mr. Bulp, 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 with the amendments.

2. PC 12-09

A Resolution to appoint a Planning Commission member to serve on the Board of Zoning Appeals.

Mr. Schmiesing stated this would appoint a member to serve as the representative of the Planning Commission on the Board of Zoning Appeals.

Public Comment

No one came forward to speak for or against PC 12-09.

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Motion was made by Mr. Oda, seconded by Mr. Bubp to nominate Mark Spoltman to the Board of Zoning Appeals as the representative of the Planning Commission. Voice vote. Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; Mr. Spoltman, Aye.

Mr. Oda moved to approve the appointment of Mr. Spoltman as the representative of the Planning Commission to the Board of Zoning Appeals, and Mr. Bubp seconded the motion. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; Mr. Spoltman, Aye. A voice vote resulted in a 5-0 vote to approve the appointment of Mr. Spoltman as the Planning Commission representative on the Board of Zoning Appeals.

OTHER

Mr. Schmiesing stated he would forward the recommendations on to the Piqua City Commission for their consideration at their Monday, May 18th, 2009 meeting. Mr. Schmiesing encouraged the Planning Commission members to attend the Piqua City Commission meeting in show of their support for the adopted resolutions.

Mr. Schmiesing also advised the Planning Commission of Heritage Ohio's recent recognition of the Fort Piqua Plaza as the Best Public Improvement, and their recognition of Lorna Swisher as the Mainstreet Manager of the Year. The Commission was also advised of the upcoming ceremony to rename the town square to William McCullough Square in recognition and to honor the service of Mr. McCullough to his community and the nation.

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 7:40 p.m.