

**CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 2, 2009 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS**

CALL TO ORDER

6:00 P.M. - Vice Chairman Jim 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: Brad Bulp, Mike Taylor, Jim Oda, and Jean Franz
Members Absent: Chairman Mark Spoltman
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Tom Fay, Rob Cooper, Jim Kruse, Brad Ulbrich

MEETING MINUTES

Vice Chairman Oda asked if there were additions, deletions or corrections to be made to the May 12, 2009 meeting minutes included in the agenda packet. Mr. Oda stated on the third page of the minutes, the appointment of Mr. Spoltman to the Board of Zoning Appeals was repeated and asked that one of them be removed. Mrs. Franz made a motion to approve the May 12, 2009 meeting minutes as submitted with corrections noted, and Mr. Bulp seconded the motion. Mr. Oda, Aye: Mr. Bulp, Aye: Mrs. Franz, Aye: and Mr. Taylor, Aye. A voice vote resulted in a 4-0 vote in supporting the motion to approve the meeting minutes with corrections noted as submitted.

It was noted for the record that Chairman Spoltman is out of town and excused from the meeting.

NEW BUSINESS

1. PC-13-09

A resolution requesting authorization of a vehicle sales special use to be located at 337 S. Main Street

Mr. Schmiesing stated this request is to authorize a vehicle sales special use of the subject premises. The proposed use includes occupying the existing building with a small sales office and utilizing the existing parking lot area for the display of vehicles and for customer parking. They currently propose to have nine vehicles displayed for sale, and have two customer vehicles parked on the lot at any one time. The applicant indicated the exterior of the building will be painted and the site will be generally cleaned-up. The submittals provided indicate no other site improvements as part of this project as this was to be a temporary use.

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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. The proposed display of vehicles on the drawing provided show vehicles extending all the way to the front lot line with little or no setback from the front lot line and the public right of way; and, there are no off-street maneuvering lanes providing access to or from the proposed off-street customer parking spaces forcing the vehicles utilizing the spaces to back into the public street to exit the lot.

Mr. Schmiesing stated he received a letter from Jim Vetter, President of the Southview Neighborhood Association expressing concerns they would like to have addressed. This letter was given to the Planning Commission members at the meeting.

Rob Cooper, Hopewood Drive, the applicant came forward and stated he would like to utilize this area as a temporary location for his vehicle sales. Mr. Cooper further stated he has a vehicle sales lot located in Sidney, Ohio, but due to the road closing near his business he would like to open a lot in Piqua on a temporary basis. If this location would not be suitable as a permanent location in the future, he would look for a more suitable location, as he would like to possibly stay in Piqua.

Jim Kruse, Lockington Road, property owner came forward stating the property in question has been in his family, and used as a vehicle business for over fifty years. Mr. Kruse is currently utilizing a portion of the building for storage. The plan is to continue to use a portion of the building, and Mr. Cooper would be using a small portion of the building in the front area on a temporary basis, said Mr. Kruse.

No one else came forward to speak for or against PC 13-09 at this time.

There was discussion concerning the temporary use of the property, a timeframe for the use, and the use of landscaping. Mrs. Franz voiced the concerns of the Southview Neighborhood Association. (See letter attached). Mr. Cooper stated they would continue to keep their service department open in Sidney to service the vehicles before coming to the Piqua lot, so no work would be done on site. There is a security system in the building that will be utilized, and we plan to blacktop the entire lot, said Mr. Cooper. Mrs. Franz inquired as to how vehicles would enter and exit from the street to the lot. There was also discussion of a small grassy area located at the south end of the building, and off street parking in the area.

Mr. Schmiesing explained the code requirements concerning parking lots and off-street parking.

Tom Fay, Elmwood Circle, partner with Mr. Cooper, stated they are excited about the opportunity of starting a business in Piqua. They are looking at utilizing this small area to start with in Piqua, and hope to grow as time goes on. Customers would be able to pull in and

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drive through the lot, and exit back out onto Main Street very easily, said Mr. Fay. The plan is to paint and clean up the building, and blacktop the parking lot as stated previously.

Mr. Oda asked if a specific ending date for the temporary use were to be implemented would that be a problem for the business. Mr. Fay stated he had no problem with the Planning Commission implementing a specific ending date for the temporary use. It was recommended that December 31, 2009 be the specific ending date for the temporary use.

Mrs. Franz stated she would like to see the property cleaned up, and she knows the Southview Neighborhood Association would be thrilled to see the improvements take place on the property also.

Public Comment

No one came forward to speak for or against PC 13-09.

Mr. Bubp moved to approve the request and set a specific ending date for the allowance of the temporary use as December 31, 2009, as agreed to by the applicant, and Mrs. Franz seconded the motion. Roll Call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; and Mrs. Franz, Aye. Nay, None. A Roll Call vote resulted in a 4-0 vote to approve the request for the temporary use as agreed to by the applicant.

Mr. Oda asked Mr. Schmiesing to respond to the Southview Neighborhood Association stating the Planning Commission appreciates their input on PC 13-09, and to notify them of the approval of PC 13-09. Mr. Schmiesing stated he would follow up with Jim Vetter, President of the Southview Neighborhood Association.

OTHER

Monthly Reports were noted as received.

Mrs. Franz inquired about the activity at the Church of Jesus. Mr. Schmiesing explained the reason for the permit.

Mr. Oda noted the new addition being added to Precision Plastics listed on the Zoning Permit List.

Mrs. Franz inquired about the Verizon Wireless cell tower permit. Mr. Schmiesing updated the commission on the status of the permit.

Mr. Oda inquired about Vectren Gas Company and the work being completed in the downtown area. Mr. Schmiesing explained what they are doing, and the concerns that have been raised with regards to the work not being completed in accordance with right of way and historic district standards. Mr. Schmiesing noted that a letter was sent to Vectren Gas Company by the Law Director regarding these concerns, and to date no repose has been received. Mr. Oda asked the commission if they would consider adopting a resolution to express the Planning Commissions' concern for community aesthetics and the general health and safety of the public regarding the gas regulators Vectren has placed in public sidewalk in the downtown area. A motion was made by

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Mrs. Franz and seconded by Mr. Bubp to adopt such a resolution and to have Mr. Schmiesing forward these concerns to the appropriate parties. Voice vote, Aye: Mr. Oda, Aye; Mr. Taylor, Aye; Mr. Bubp, Aye; and Mrs. Franz, Aye.

There was a question asked regarding why the Planning Commission was not being afforded an opportunity to offer input on certain land use matters related to public infrastructure improvements. Specifically the Commission cited the Riverside Drive and Ash Street reconstruction projects as improvements they felt should have been brought before the Planning Commission for comments. The Commission noted that their role includes promoting public health and safety and the general welfare of the community in accordance with the adopted comprehensive plan and other planning studies through the provisions of the land use chapters of the Piqua Code. Mr. Schmiesing described how the public improvement project review process has traditionally occurred, and stated that he agreed with the observation that the Planning Commission should be included in the plan development phase of public infrastructure improvement projects. Mr. Schmiesing stated he would discuss this concern with the appropriate city staff persons and do what is necessary to make this happen in the future.

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 6:55 p.m.