

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JULY 7, 2009 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS

**CALL TO ORDER**

6:00 P.M. – Chairman Mark 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: Jim Vetter, Joanna Hill Heitzman, Al Cooper, Rosalie Cooper, Frank Barhorst, Brad Ulbrich, Chris Brubaker, Don Holtgraven, Derek Scharsch, Bernie DeMange.

Chairman Spoltman introduced William P. Murphy, the new Economic Development Director/Assistant City Manager.

Mr. Murphy stated he is excited to be in Piqua, and is looking forward to working with the Planning Commission on some exciting projects within the community.

**MEETING MINUTES**

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the June 2, 2009 meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the June 2, 2009 meeting minutes as submitted, and Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mrs. Franz, Aye: Mr. Taylor, Aye, and Mr. Spoltman, Aye. A voice vote resulted in a 5-0 vote in supporting the motion to approve the meeting minutes as submitted.

**NEW BUSINESS**

**PC-14-09**

A resolution requesting authorization of a vehicle sales special use to be located at 336 S. Main Street

Mr. Schmiesing stated all surrounding property owners were notified, and one letter was received from the Southview Neighborhood Association. (Mr. Schmiesing passed out copy of the letter). Mr. Schmiesing reviewed the staff report concerning this request. The report indicated the request is to authorize a vehicle sales special use of the property located at 336 S. Main Street. The proposed use includes occupying the existing building with a small sales office and detail shop. The plan calls for 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.

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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 and customer parking will utilize all of the existing pavement surface area and encroaches into the prescribed setback area, and will result in parking stalls and maneuvering lanes dimensions that do not conform to the adopted community standards. The proposed display of vehicles on the drawing provided shows vehicles extending all the way to the front lot line, with no setback or buffer being provided between the public sidewalk and the vehicle display area. Staff recommended certain conditions related to a minimum setback requirement intended to prevent an obstruction of the public sidewalk be considered.

Bernie DeMange, Fox Harbor Drive, Troy, applicant came forward and stated he would like to utilize this area for vehicle sales. Mr. DeMange gave a brief overview of the activities that would take place. Mr. DeMange stated he would be employing MRDD students from Riverside School, who will be learning to detail and sell vehicles.

There was discussion of the concerns in the letter by the Southview Neighborhood Association, and the conditions suggested by the staff report.

Brad Ulbrich, owner of the property came forward to voice his concern over several of the conditions that were recommended. Mr. Ulbrich stated he is not willing to put concrete curbing across the front, stating it would not be feasible to do so. There was discussion over possible use of landscaping, and the use of something other than concrete barriers in front of the cars such as landscape timbers, planters, or concrete parking blocks. Mr. Schmiesing explained the reason for the barrier requirement, noting the concrete curbing would keep the vehicles from encroaching over the sidewalk as they have in the past at this location.

Mr. Ulbrich stated he is frustrated over the requirement of the concrete curbing, noting that there is limited space in front of the building and they would like to maintain the entire pavement area for parking and traffic patterns and be able to pull out over the sidewalk to exit the lot when necessary. Mr. Ulbrich further stated he is afraid to commit to the recommendations required until he understands what he is required to do at this time to obtain the special use. Mr. Schmiesing repeated the explanation for the proposed conditions, noting that the current conditions are non-standard and the conditions merely bring the existing improvement more into compliance with the adopted community standards. Mr. Schmiesing suggested that in this case, rather than requiring full compliance with the adopted standards, using concrete parking blocks to address the encroachment concern and bringing the conditions closer to being in compliance but not 100% into compliance may be a reasonable option for the Planning Commission to consider. Mr. Ulbrich stated he is agreeable to installing concrete parking blocks in front of each of the vehicles to keep them from encroaching over the sidewalk.

The board briefly discussed the appropriate dimension for the parking blocks to be setback, taking into consideration the overhang of an automobile when pulled tight to the parking block. The board ultimately concluded that a setback of three (3) feet from the lot line would be appropriate.

Chairman Spoltman went over the recommendations with the changes made as follows:

Conditions are as stated:

1. No more than nine (9) display vehicles may occupy lot at any given time.
2. The display vehicles shall be setback a minimum of three (3) feet from the front line.
3. Concrete parking block shall be installed at the three (3) foot minimum setback line.

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4. A minimum drive opening width of 30 feet shall be maintained for the drive located at the north end of the lot.
5. A minimum of three (3) off-street parking spaces shall be provided at the north end of the lot.
6. The vehicle sales special use authorization shall automatically terminate upon any discontinuance of the vehicle sales use of the subject premises.

Public Comment

Jim Vetter, South Downing Street, President of the Southview Neighborhood Association came forward to voice his concerns on the list previously presented to the Planning Commission. He stated he felt most the concerns had been addressed previously in the discussions prior to his speaking.

Al Cooper, S. Main Street, Vice-President of the Southview Neighborhood Association came forward to inquire as to what the hours would be for the vehicle sales. Mr. DeMange explained the hours of operation would be from 9:00 A.M. to 7:00 P.M.

Chairman Spoltman stated he feels the car sales at this location is much less intrusive than of some of the past uses, and with the compromise with the parking blocks to keep the vehicles off the sidewalk, he feels it is a good use of the location.

Chairman Spoltman stated the applicant and property owner were both in agreement with the conditions as stated previously.

Mr. Oda stated he agrees with the comments as stated, and feels it is a good use of the site, and thinks the use of the concrete parking blocks to keep the vehicles off the sidewalk is the answer to the barrier requirement. Mr. Oda commended Mr. DeMange for employing the MRDD students and working with Riverside School.

No one else came forward to speak for or against PC 14-09 at this time.

Mr. Oda moved to approve the request as noted and Mrs. Franz seconded the motion. Roll Call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; and Mrs. Franz, Aye, and Spoltman, Aye. Nay, None. A Roll Call vote resulted in a 5-0 vote to approve the request with conditions as stated and agreed to by the applicant and the property owner.

**PC-15-09 & PC-16-09**

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

A request to authorize a banquet facility special use to be located at 124 W. Greene Street.

Mr. Schmiesing stated the two resolutions are the located at the same property, and this request is to authorize a one-family dwelling unit and banquet facility special use. The premises will also be occupied by a specialty retail use and a parking lot use, both of which are permissible principal permitted or accessory uses in the Central Business District zoning designation. Two off-street parking spaces are required for the dwelling unit use, with the location of the property being in CBD exempting all other uses from the off-street parking requirements. There are currently 10 off-street parking spaces available at this location and additional public parking spaces available immediately across the street.

Derek Scharsch, 124 W. Greene Street, owner came forward and explained his plans for the use of the property. There was discussion of the types of businesses that could possibly go in,

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what portion of the structure would be used as residential area, and the location of each of the areas to be used for business.

Mr. Oda stated Mr. Scharsch is purchasing the property on Land Contract from the Library and on behalf of the Library Board they feel it is a positive use of the structure.

Public Comment

No one came forward to speak for or against Resolution PC-15-09 and PC 16-09.

Mrs. Franz moved to approve the request for the dwelling unit special use located at 124 W. Greene Street. Roll call vote, Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; Mr. Spoltman, Aye. Nay, None. Mr. Oda abstained. A Roll Call vote resulted in a 4-0 vote to approve the dwelling unit special use at 124 W. Greene Street. .

Mrs. Franz moved to approve the request for the banquet facility special use located at 124 W. Greene Street. Roll call vote, Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; Mr. Spoltman, Aye. Mr. Oda abstained. A Roll Call vote resulted in a 4-0 vote to approve the banquet facility special use at 124 W. Greene Street.

**OTHER**

**Annexation - Zoning designation of 4243 W. U.S. Rt. 36**

Mr. Schmiesing gave a brief overview of the zoning status of 4243 W. U.S. Rt. 36, the Piqua Steel Company property, which is currently being annexed into the City of Piqua. Mr. Schmiesing explained that current county zoning of the property is I-2 Heavy Industrial and that is that designation under which he suggests the property be annexed into the City. A voice vote of the Planning Commission resulted in a 5-0 vote in favor of allowing the property to be annexed into the city with the same zoning designation as it currently holds in the county.

**Intersections Improvements Study – Intersections Improvements Study Implementation Plan**

Mr. Schmiesing gave a brief overview of the Intersections Improvement Study Implementation Plan, explaining the content of each section of the Plan. There was discussion of the need and use for traffic signals versus stop signs in several areas. Mr. Schmiesing stated he wanted to make sure the Planning Commission was given the opportunity to review and comment on the Intersections Improvements Study Implementation Plan and voice their concerns and comments.

Mr. Oda made a motion stating the Planning Commission has reviewed the Intersections Improvements Study Implementation Plan and recommends it be forwarded to the City Commission for approval. A voice vote resulted in a 5-0 vote in favor of the motion to forward the study to the City Commission for approval.

**Monthly Report**

Monthly reports were reviewed.

Mr. Schmiesing stated he is excited to have Mr. Murphy join the staff and stated he is looking forward to working with him.

Mr. Schmiesing noted that he has completed a Land Use Principal Planning & Zoning power point presentation that he believes will be a helpful tool for board and commission members. Mr. Schmiesing stated he would be forwarding the presentation to the Planning Commission members very soon.

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**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 7:50 p.m.