

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, OCTOBER 6, 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 Bubb, Mike Taylor, Jim Oda, and Jean Franz  
Members Absent: None  
Staff Members: Chris Schmiesing, Becky Cool  
Attendees: Greg Brookhart

**MEETING MINUTES**

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the September 1, 2009 meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the September 1, 2009 meeting minutes as submitted, and Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubb, 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-20-09**

A Resolution authorizing a private garage special use of a vacant lot located at 528 Gray Street Mr. Schmiesing explained this is a request for special use to allow the construction of a private garage on an undeveloped lot that currently does not include a principal structure. The setbacks of the 16' x 12' garage meet the requirements for this type of improvement under the circumstances, and a concrete driveway will be constructed from the garage to the public street for accessibility. Staff analysis is that the proposed special use is consistent and compatible with the surrounding use of the neighborhood and recommends the Planning Commission approve the request.

**Public Comment**

Greg Brookhart came forward to represent his brother Mike Brookhart, the applicant who was unable to attend the meeting. Mr. Brookhart gave a brief overview of what the proposed use is for the garage. Mr. Brookhart stated his brother has a hobby that consists of cutting limestone rocks and making lawn and garden display pieces. He plans to store some of the limestone and a small trailer he uses to move the rocks from place to place, along with some lawn equipment in the garage. Mr. Brookhart will not be doing any work in the garage, and it will not be used for any type of business just storage. His plans include establishing landscaping beds in the front yard at this time, and possibly building a house at a later date.

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There was discussion concerning the usage of the garage, and if it would be consistent with a home on the lot, the relationship with the adjoining neighbors, and the type of landscaping to be completed in the front yard. Mr. Schmiesing stated letters were sent out to the contiguous neighbors and to the Southwest Neighborhood Association, and did not receive any comments. Mr. Schmiesing indicated he spoke briefly with a representative of the Southwest Neighborhood Association and he indicated it was ok with them.

Mr. Spoltman stated he looked at the lot in question and sees no problem with the intended use, and if a home is placed on the lot in the future he feels it will be consistent with the other properties in the area. The lot has several commercial neighbors and has been vacant for a number of years. With the addition of the garage on the lot it will fit very well, and look like it belongs there, said Mr. Spoltman.

Mr. Oda stated he agrees with Mr. Spoltman, and feels it is good utilization of vacant space in an older established neighborhood, and it will work well with the surrounding properties.

Mr. Schmiesing stated there has been minimal interest in the vacant lot for years. Mr. Brookhart purchased the lot at a Sheriff's sale, and his plans are to make an improvement on the property at this time with the garage and to add the landscaping beds. Mr. Schmiesing further stated the conversation he had with the applicant supports his work is just a hobby and not a business and understand this is a residential area.

Mr. Bubp moved to approve the request, 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.

## **OTHER**

### **Monthly Report**

Mr. Schmiesing gave a brief overview of some of the various activities in the monthly report that the Planning & Zoning Department has been working on.

Mr. Schmiesing stated he accepted two proclamations on behalf of the Planning and Zoning Department from the City Commission on Monday evening. Proclamations include: Community Planning Month in the City of Piqua and International Walk to School Day in the City of Piqua.

Mr. Schmiesing stated he sent out a press release on the regulations of Political Signage in the City of Piqua.

## **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 6:45 p.m.