

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, NOVEMBER 3, 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

Mr. Oda made a motion to excuse Mr. Taylor from the Planning Commission Meeting of November 3, 2009, and Mr. Bubp seconded the motion. Mr. Oda, Aye: Mrs. Bubp, Aye: Mrs. Franz, Aye: Mr. Spoltman, Aye: Nay, None. A voice vote resulted in a 4-0 vote to excuse Mr. Taylor from the Planning Commission Meeting of November 3, 2009.

**ROLL CALL**

Members Present: Mark Spoltman, Brad Bubp, Jim Oda, and Jean Franz

Members Absent: Mike Taylor

Staff Members: Chris Schmiesing, Becky Cool

Attendees: Damon Wilson, Matt Wilson, Dan Harrison, Rebecca Harrison, Joe Drapp, Steve Yenney, Terry Cottrell, Jane Cottrell

**MEETING MINUTES**

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the October 6, 2009 meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the October 6, 2009 meeting minutes as submitted, and Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mrs. Franz, Aye: and Mr. Spoltman, Aye. A voice vote resulted in a 4-0 vote in supporting the motion to approve the meeting minutes as submitted.

**NEW BUSINESS**

**PC-21-09**

A Resolution authorizing a dwelling unit special use of a structure located at 101 S. Wayne Street in a B General Business zoning district

Mr. Schmiesing explained this request is a special use to allow the conversion of the existing structure located at 101 S. Wayne Street into loft style dwelling units and retail spaces. Mr. Wilson's proposal includes the construction of approximately 16 dwelling unit spaces on the basement through the third floors with four retail spaces located on the 1<sup>st</sup> floor. There is a plan for landscape and a secure off-street parking area will be constructed to the east of the building and an ADA compliant entrance will be created on the east side of the building. The plans are to keep the nonconforming loading space situated along the north side of the building to serve the retail spaces located on the first floor. The B zoning district supports this type of use and is compatible with the surrounding use activity, said Mr. Schmiesing.

Damon Wilson, Fox River Grove, Illinois, applicant came forward and gave a brief overview of the proposed project showing several drawings of plans for the interior and exterior of the

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building, the proposed parking area and landscape design. This project will include a total of 16 loft style apartments, with several retail spaces on the first floor. There will be three dwelling units on the first floor with the retail areas, the second and third floors will all be lofts. There will be three of the loft apartments located in the basement/lower area or the "Garden Area", said Mr. Wilson.

There was discussion on the condition of the building, the preservation of the exterior, and the timetable for completion of the project. Mr. Wilson gave a brief history of the building and its condition at this time and further stated they have a copy of the original plans to follow in the preservation of the building. The plan is to be completed and ready to offer the apartments and retail areas by 2012, said Mr. Wilson

Parking was discussed, and Mr. Wilson shared several sketches of the parking area that is in the rear of the building along with the landscaping he has planned.

Public Comment

Joe Drapp, Park Avenue, came forward and stated he is very much in favor of this project and it would fit very nicely with the Piqua Plaza project in the downtown.

Mr. Bulp stated the project sounds very good at this time.

Mrs. Franz stated she is extremely excited about such a project in the southview area and noted that there are currently a limited number of condominium style dwelling units available within the community.

Mr. Spoltman stated he agrees with staff comments and cannot see a better use for the building at this time.

Mr. Oda stated he felt it was a well thought-out plan with the utilization of the structure and would be a good anchor for the south end of town. Mr. Oda also offered Mr. Wilson help with any historical information he might need stating he can be contacted through the History Department at the Piqua Library.

Mr. Oda moved to approve the request, and Mr. Bulp seconded the motion. Roll Call vote, Mr. Oda, Aye; Mr. Bulp, Aye; Mrs. Franz, Aye, and Mr. Spoltman, Aye. Nay, None. A Roll Call vote resulted in a 4-0 vote to approve the request.

OTHER

**Monthly Report**

Mr. Schmiesing presented the monthly report highlighting planning and zoning activities that have occurred over the past month and offered to answer any questions.

Mr. Schmiesing gave an update on the Going Places program and stated a joint meeting was held in October with the City Commission. At this time no further action is required from the Planning Commission. There was discussion concerning the information included in the report, how it is to be utilized, and what reaction the Phase I received in from other communities. Mr. Schmiesing explained Piqua was the first community MVRPC presented the Phase I study to and noted that he would keep the Planning Commission and City Commission informed as the study progresses.

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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 6:40 p.m.