

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 9, 2010 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

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: Jim Oda, Jean Franz, Mark Spoltman, and Mike Taylor
Members Absent: Brad Bubp
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Stacie Francis, Chris Gray, and Dean Burch

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mr. Oda, made a motion to approve the February 9, 2010 Special Meeting minutes as submitted, and Mrs. Franz, seconded the motion. Mr. Oda, Aye; Mrs. Franz, Aye; Mr. Taylor, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 4 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-04-10

A Resolution requesting the continuation of a nonconforming retail sales and service use of the property /tenant space known as 1129 Park Avenue.

City Planner Chris Schmiesing stated the request is to authorize a change in the use of the premises to allow an existing nonconforming general merchandise retail sales and service use to be changed to a nonconforming personal service (photography studio) retail sales and service use. The subject premise also includes a separately occupied general merchandise use on the ground level, and a dwelling unit tenant space on the 2nd floor. There is limited on street parking available at the subject premise, which is located at the intersection of Washington Avenue and Park Avenue.

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The proposed use and use intensity is consistent with the past use activities that have been located at this premise, and is compatible with the surrounding land uses. The existing and proposed use is both retail sales and service type uses. The Comprehensive Plan is supportive of the positive reuse of existing structures and the redevelopment of vacant properties. Staff recommends approval of this request.

Applicant Stacie Francis, 1409 Nicklin Ave. came forward and stated she plans to open a photography studio with hours of operation from 9:00 – 9:00 Monday-Saturday, 1:00-7:00 on Sunday, and she would be the only employee at this time. Mr. Spoltman asked if the tenant space above her was occupied. Ms. Francis stated yes it is occupied at this time.

Mrs. Franz asked Ms. Francis if she inquired with the landlord as to the reason the previous tenant left. Ms. Francis stated no, she did not ask.

There was discussion on the number of anticipated customers the studio would have per day, and if nude photos were to be taken in the studio. Ms. Francis stated she hopes to have 3-4 customers per day, and no, there will definitely be no nudity taken in the studio. Mr. Oda stated he wanted Ms. Francis to know it was no reflection on her but was noted for the record. Ms. Francis stated she understood.

Mr. Oda stated he felt this an appropriate use of the structure, and type of activity that goes well in a neighborhood with a good reuse of the property in a residential area with the other mixed uses around. Mr. Spoltman stated he is not sure who the landlord is, but they did a very good job of fixing up the building.

Motion was made by Mr. Taylor to approve the request, seconded by Mr. Oda. Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A voice vote resulted in a 4-0 vote to approve the request.

2. PC-05-10

A Resolution requesting the zoning designation of parcel N44-077996 change from R-2 to R-3, said parcel being portion of the property occupied by Upper Valley Community Church, 1400 Seidel Parkway.

Mr. Spoltman stated PC 05-10 and PC 06-10 have the same staff report information and proposed they both be read at this time and discussed, but that they be acted on separately.

Mr. Schmiesing this would change the zoning of two parcels owned by the Upper Valley Community Church. The two parcels are both contiguous to the primary tract of land on which the UVCC principal use improvements are located (1400 Seidel Parkway) and the use of the subject parcels is incidental to the primary tract. The zoning of the primary tract is R-3 while the zoning of one of the subjects lots is R-2 and the other is zoned R-1AA. The purpose of this request is to establish a uniform and consistent zoning designation of R-3 for all UVCC parcels situated at this location. The proposed zoning change will establish a zoning designation that is appropriate for the use activity found at this location and compatible with the surrounding land uses and zoning designations. Staff recommends approval of both of these requests.

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Mr. Schmiesing stated provided the City Commission approves the annexation, the property owner will come back with a replat survey to combine these three parcels into one tract of land, with one parcel number and one zoning designation.

Dean Burch, Upper Valley Community Church Board member came forward to answer any questions. Mr. Oda asked if the rezoning of the parcels was part of the long-term plan for the Church, and what the proposed use was for the land. Mr. Burch stated yes the rezoning was part of the long-term plan and the intended use is for a parking area. Mr. Spoltman stated he felt the R-3 zoning was a good fit for the area. Mr. Oda stated he felt this was a positive fit for the community.

Motion was made by Mr. Oda to approve the request, seconded by Mr. Taylor. Voice vote, Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A voice vote resulted in a 4-0 vote to approve the request.

3. PC-06-10

A Resolution requesting the zoning designation of parcel known as J27-032000 change from R-1AA to R-3, said parcel being portion of the property occupied by Upper Valley Community Church, 1400 Seidel Parkway.

This was previously discussed along with PC 05-10.

Motion was made by Mr. Oda to approve the request, seconded by Mr. Taylor. Voice vote, Mr. Oda, Aye; Mrs. Franz, Aye; Mr. Taylor, Aye; and Mr. Spoltman, Aye. Nay, None. A voice vote resulted in a 4-0 vote to approve the request.

OTHER BUSINESS

2010 Meeting Schedule

Amend the 2010 Meeting Schedule

Mr. Schmiesing stated the Piqua City Commission has decided to move their meetings to the first and third Tuesday of the month, thus the reason to amend the Planning Commission Schedule.

Mr. Oda stated this was a reasonable compromise from the Planning Commission's standpoint.

Moved by Mr. Oda, seconded by Mr. Taylor to adopt the 2010 Piqua City Planning Commission Meeting Schedule as provided. Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. Motion resulted in a 4-0 voice vote to adopt the 2010 Piqua City Planning Commission Meeting Schedule as provided.

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Mr. Schmiesing introduced William Murphy, Assistant City Manager/Economic Development Director.

Mr. Murphy gave a brief Economic Development Overview. (See enclosed power point presentation).

Monthly Report

Mr. Schmiesing provided an update to the Planning Commission on legislative items, planning activities, permit issuances and other items of interest to the Planning Commission that occurred over the previous two months.

Mr. Schmiesing the Planning Commission to attend a public participation meeting scheduled for February 11, 2010 at 6:00 P.M. in the Municipal Government Complex to discuss the Redevelopment Opportunities Plan (REDO).

Mr. Schmiesing announced the new and improved staff report was now being implemented along with E-Gov Software and Permit Process.

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 7:08 p.m.

Power Point Presentation