

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 8, 2010 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

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

Moved by Mr. Oda, seconded by Mrs. Franz, to excuse Mr. Taylor from the June 8, 2010 Piqua Planning Commission Meeting. Voice vote, Mr. Spoltman, Aye: Mr. Oda. Aye: Mrs. Franz, Aye: and Mr. Bubp, Aye. Nay: None.

ROLL CALL

Members Present: Jim Oda, Jean Franz, Mark Spoltman, and Brad Bubp
Members Absent: Mike Taylor
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Matt Chambers, Norm Seipel, Gerald Hausfeld, Tom Mallon

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. Bubp stated on page 5, the fifth paragraph down, the third line, Mr. Bubp's name should be deleted, as he was not in attendance at the meeting. Mr. Oda made a motion to approve the March 9, 2010 Meeting minutes as submitted, and amended, Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mrs. Franz, 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 and amended.

NEW BUSINESS

1. PC-13-10

A resolution to consider a special automobile repair/towing operation use of 8654 N. CR. 25-A. Mr. Schmiesing stated this is a request to authorize the establishment of an automobile repair shop and a towing operation at 8654 N. CR.25-A. This property was formerly occupied by a vehicle sales, rental, and service special use of the premise that has been discontinued. Most recently an automobile repair (body shop) use of a portion of the premise was authorized by the Planning Commission. This proposed automobile repair use will occupy the former service center portion of the existing building and the existing pavement surface area will be used for storage of towing equipment incidental to the towing operation. No additional information has been provided at this time on the storage of vehicles by the applicant.

The proposed automobile repair shop use of the existing building facility is consistent with the most recent past use of this property that operated for a number of years with no known issues. The required off street parking necessary to support the proposed automobile use is available,

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but the proposed parking space locations will need to be clearly identified on a site plan before a zoning permit is issued. No information was provided concerning proposed signage for the business or the proposed business hours, the number of service bays available, number of employees to staff the facility, dumpster location, or any planned improvements to be made.

The proposed towing operation will introduce a new use to the site, which will include at the very least the parking and/or storage of large tow-truck equipment.

Mr. Schmiesing stated staff recommends several conditions and they include:

1. The off street parking spaces required for the proposed uses of the premises will be identified on a site plan to be submitted with the zoning permit request.
2. The storage and/or parking of tow equipment be limited to that area located to the south/west *side* of the building improvements and will not be permitted to be located in the *front* of the building.
3. The storage and/or keeping of impounded or damaged or inoperable vehicles will be limited to only the fenced in area to the *rear* of the building.
4. No other items other than those specifically noted herein shall be stored in or on any area of this premises that is exterior of the building improvements found at this location.
5. A five-foot setback from the front lot line to the nearest edge of the pavement area will be established by the removal of the existing pavement, the installation of parking blocks along the new edge of pavement, and the installation of topsoil, grass, and not less than 5 tree and 12 bush plantings in the excavated pavement area. The species and sizes of the plantings shall be of a variety and scale appropriate to the landscape space available and the improvements found on this lot, as deemed acceptable by the City Planner.

There was discussion and questions regarding an item that came before the Planning Commission previously concerning a business operating in the same building. Mr. Schmiesing stated a body shop petitioned the Planning Commission in March to occupy the body shop portion of the building, and they are now operating in that portion of the building. Questions were raised including the number of employees at the site, location of the storage areas, location of the dumpster, number of tow trucks that would be on site, and where they would park when not in use.

Matt Chambers representing Knight's Towing came forward to answer questions from the board members. Mr. Chambers stated they have purchased several other local towing companies in the area and plan on employing approximately 18 employees, they plan to have storage in the rear of the property, they plan to share a dumpster with the current body shop business, and would have approximately six trucks on site at any one time.

Mr. Spoltman read the list of recommendations, and asked Mr. Chambers if he had any problem complying with any of the recommendations. Mr. Chambers stated he was in agreement with the first four recommendations, but explained they do not own the property, they are just leasing it and could not make any promises concerning the removal of the pavement and installation of landscaping. Mr. Chambers further stated they plan to install a sign in the front similar to the one the body shop has planned. The sign will be professionally designed, and they plan to remove the Rick James sign on the building, but may keep the Chevrolet sign. Mr. Schmiesing stated any signage would need to comply with the Sign Code standards, and asked Mr. Chambers to come in and meet with him to go over the plans before finalizing his sign plans.

Mr. Chambers stated the tow trucks are parked in the front of the building now for advertisement, but when the sign is installed they will be moved around to the back when not in

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use. Employees take several of the tow trucks home as they receive calls twenty-four hours a day, said Mr. Chambers. Mr. Schmiesing reminded Mr. Chambers that tow trucks are typically not permitted to park in residential areas.

Public Comment

No one came forward to speak for or against PC-13-10.

Motion was made by Mr. Oda to approve the request with recommendations 1-4 as stated, and approved by Mr. Chambers, seconded by Mr. Bubp. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, 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-14-10

A resolution to consider the renaming of a portion of Statler Road and Bridge Street

Mr. Schmiesing stated this is a request to recommend the name change of a portion of Statler Road from Main Street to Staunton Street, and a portion of Bridge Street near Staunton Street. Currently the referenced portions of Statler Road and Bridge Street are posted as Garnsey Street and the parcels adjacent to this segment of roadway located inside the City limits use Garnsey Street and Bridge Street address assignments. While the subject roadway segment is one continuous through street, the plat reflects the roadway as being two separate roadway segments with two separate names, neither of which reflect the street name posted. Because of this discrepancy problems arise when the occupants of the properties located on this stretch of roadway request a response from safety service agencies or utility companies of the like, or simply try to have a pizza delivered to their residence.

The proposed street name change will reflect the street name already used by the general public to refer to this stretch of roadway and will modify the necessary documents to make official the street name currently in use. This action will remedy a condition that at the very least is an inconvenience to the affected property owners and at its worst may result dire consequences. The Piqua Materials property located across the roadway is located outside of the city limits and the address assignment for this business will not be affected by the proposed change. Changing the street name will result in a change to the street name currently being used as the mailing address at 3 of the 4 affected properties.

There was discussion of the number of properties that would be affected by this name change, the reason for the name change, and how the addresses would be assigned by the Post Office. Mr. Schmiesing stated the Planning Department would send an official notification to all agencies regarding the name and address changes. The Municipality is responsible for assigning the addresses not the Post Office, stated Mr. Schmiesing.

Public Comment

Norm Seipel, Bridge Street, came forward and stated he is in favor of the street name change.

Tom Mallon, Bridge Street, came forward and also stated he was in favor of the street name change.

Mr. Schmiesing stated this is a formal recommendation by the Planning Commission and will be forwarded to the City Commission for their approval, possibly to be on the June 15th Commission Meeting.

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

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OTHER BUSINESS

DFIRM Map Updates

Mr. Schmiesing gave a brief explanation on the new DFIRM Map updates stating this is a map modernization, with the current maps dating to circa 1970. The new maps will be published soon and will be available in the Development Office.

Zoning Code Amendments

Mr. Schmiesing stated he would like to plan to include a post meeting work session as part of the Planning Commission regular agenda routine. Mr. Schmiesing explained the purpose of the work session would be to review the Zoning Code section by section to determine what amendments are needed. Mr. Oda stated if possible if the Planning Commission did not have anything on their agenda to not cancel the meeting but still have a work session. It was stated it would be helpful to have an outline of the code sections to be reviewed sent out with the Planning Commission packets for the board members to review before the meeting.

Mr. Oda stated he feels the public should be more informed about the zoning changes. Mr. Schmiesing stated gaining consensus from the community would be given a great deal of emphasis prior to advancing any recommendations to the City Commission for consideration. It was also noted that draft amendments could be posted to the internet for a public comment period.

Monthly Reports

Monthly Reports were presented and Mr. Schmiesing explained the new format of the Monthly Reports.

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 7:15 p.m.