

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY,  
SEPTEMBER 14, 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

**ROLL CALL**

Members Present: Jim Oda, Mike Taylor, Mark Spoltman, Jean Franz, and Brad Bulp  
Members Absent: None  
Staff Members: Chris Schmiesing, Becky Cool  
Attendees: Mr. & Mrs. Jan Bondurant

**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 July 13, 2010 Meeting minutes as submitted. Mr. Bulp seconded the motion. Mr. Oda, Aye: Mr. Bulp, Aye: Mr. Taylor, Aye: Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 5 -0 vote in supporting the motion to approve the meeting minutes as submitted.

**NEW BUSINESS**

**1. PC-16-10**

A request to allow a private garage (not accessory to a principal structure) special use of Inlot 1630, a vacant lot located west of the alley west of Gordon Street and north of Covington Avenue

Mr. Schmiesing stated this request is to authorize the construction of a private garage on a vacant lot without a principal structure. The Applicants plan to build a 24 x 30 foot building (A picture of the building was shown to all Board Members by Mrs. Bondurant) would be located 35 feet toward the interior of the lot away from the adjacent alley, and accessed by a gravel driveway.

**Public Comment**

Mrs. Marilyn Bondurant, applicant, came forward and gave a brief description of what their plans are for the use of the garage if approved. They recently, moved to Piqua from outside of Covington and have 2 classic cars they would like to store in the garage. Mrs. Bondurant further stated they believe they have already made a great improvement to the neighborhood after removing an old wooden fence that was falling down and a lot of brush along the alley.

Mr. Spoltman stated he felt this was good fit for the neighborhood and reviewed the criteria for granting a special use, citing the conformance of this request with each of those criteria.

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A motion was made by Mr. Oda to approve the request, seconded by Mrs. Franz. Roll Call 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 5-0 vote to approve the request.

Mr. Schmiesing stated the next step for the applicants would be to come into the Planning & Zoning Department to complete the zoning and building permit process.

### **OTHER BUSINESS**

#### **Community Challenge Planning Grant**

Mr. Schmiesing gave a brief update on the CCPG Application to fund Land Use Code Update Project. The grant awards may be announced by November, although it is likely to be later. Mr. Spoltman stated he felt the use of this funding for this project would be money well spent.

#### **DFIRM Map Updates**

Mr. Schmiesing stated there was nothing new to report other than the appeals period would be coming to a close in September. Soon thereafter ODNR will forward the flood plain language that municipalities participating in the Nation Flood Insurance Program are required to adopt into the local zoning ordinance.

#### **Monthly Reports**

Monthly Reports were presented and accepted. Mr. Schmiesing noted on the commercial permit building activity reflected \$175,000 in improvements over the month of August, with the largest single improvement dollar wise being the \$150,000 in tenant finishes for the new Hot Head Burrito on Covington Avenue. The residential permits issued include \$615,000 in construction activity with one of the bigger items being the repairs to the house fire damage on Hopewood Drive.

#### **Repainting of I-75/USR 36 Bridge Beam Fascia**

Mr. Schmiesing reported that the Ohio Department of Transportation has decided to paint the USR 36 bridge beam fascia and has asked the City for input on the paint color to be used. Mr. Schmiesing indicated that the landscape architect that prepared the I-75/USR 36 interchange landscaping plan recommend that the beams be painted a beige/tan color. The landscape architect stated this color palette would best compliment the colors of the plant material selections and the hardscaping treatments included in the landscape plan. It was also noted that ODOT officials had advised the City that the bridge parapet walls will take on a light tan color once the bridge deck work is complete and all of the new concrete is sealed. All Planning Commission members present voiced their support for the recommended beige/tan color for the bridge beam fascia.

#### **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 6:25 P.M.