

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
OCTOBER 12, 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: Jean Franz
Staff Members: Chris Schmiesing,
Attendees: Catherine Yant, Scott Johnson, Jesse Chapa

Moved by Mr. Oda, seconded by Mr. Bulp to excuse Jean Franz from the October 12, 2010 Piqua Planning Commission Meeting. A roll call vote resulted in a 4-0 vote to excuse Mrs. Franz from the October 12, 2010 Planning Commission Meeting.

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. Bulp made a motion to approve the September 14, 2010 Meeting minutes as submitted. Mr. Taylor seconded the motion. Mr. Oda, Aye: Mr. Bulp, 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-17-10

A resolution requesting authorization of an animal grooming special use at 124 S. Wayne Street

Mr. Schmiesing stated this request is for authorization of an animal grooming special use of the existing building located at 124 S. Wayne Street. The proposed improvements include modest interior alterations, with a new sign and awning on the front of the building. The subject property is adjacent to residential dwelling units to the south and southwest, and the rear backs up to a church parking lot, a community banquet hall is on the north side, and across the street to the east is more parking area on the community social service facility. The existing off street parking area in the rear will remain as is and provide off street parking for the employees of the business.

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Mr. Schmiesing further stated staff recommends the following conditions for approval of the Special Use Permit.

1. The business hours shall be limited to between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday.
2. There shall be no boarding or keeping of animals on the premises outside of normal business hours.
3. There shall be no business related activities conducted outdoors.

Public Comment

Catherine Yant, 9320 US RT 36, Bradford, applicant came forward and stated her goal is to open a Dog Grooming Business with business hours from 9:00 a.m. to 5:00 p.m. Monday thru Friday, and there would not be any boarding of any animals except during normal business hours, and no outdoor activity.

Mr. Oda inquired as to the former use of the building at 124 S. Wayne Street. Mr. Schmiesing stated the last use of the building was a Specialty Retail Shop, S & J Collectables.

Chairman Spoltman reviewed the criteria for considering a Special Use Permit.

A motion was made by Mr. Oda to approve the request with the conditions recommend by staff and the motion was seconded by Mr. Bubb. Roll Call Vote, Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye, and Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 4-0 vote to approve the request with the recommendations as stated.

Mr. Schmiesing stated the Zoning Permit has already been filled out and will be processed and the applicant will be notified when completed.

2. A Resolution requesting authorization of a child day care special use at 8527 N. County Road 25-A

Mr. Schmiesing stated this resolution would authorize a child day care special use of the existing building located at 8527 N. County Road 25-A. The proposed improvements include modest exterior and interior alterations to accommodate the day care. The property is located on an arterial route and has ample off-street parking and drop-off/pick up area with a fenced exterior playground area. The operation of the child day care center will be in accordance with State of Ohio requirements for such a facility and allows the proposed special use of the premises to coexist and be compatible with the surrounding light industrial and residential uses.

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Public Comment

Jesse Chapa of TMC, applicant came forward and stated they plan to open a seasonal day care center normally operating from May through November. This is a federally funded Head Start Program and will be serving agriculture workers' children from six weeks to five years of age. Two buses will be provided for transportation of the children to and from the facility and there would be no additional traffic by parents coming to the facility. Mr. Chapa further stated they currently have a two-year lease with the Church.

Board member questions included the number of children and staff at the location daily, would the staff be local, and is this a partial occupancy of the building. Mr. Chapa stated there would be approximately 45 children and 21 staff daily, with most of the staff being local, and they would only be occupying the back portion of the building, which is the former day care section of the church use of this facility.

Chairman Spoltman reviewed the criteria for considering a Special Use.

Mr. Oda stated he sees no conflict with the surrounding uses and feels it would fit in the area.

A motion was made by Mr. Bubp to approve the request, seconded by Mr. Taylor. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, 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

Monthly Reports

Monthly Reports were presented and accepted.

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 6:30 P.M.