

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
NOVEMBER 9, 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: Joyce & Clifford Smith, Bob Garbig, Al Cooper, Brad Ulbrich

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 October 12, 2010 Meeting minutes as submitted. Mr. Bulp seconded the motion. Mr. Oda, Aye: Mr. Bulp, Aye: Mr. Taylor, Aye: Ms. 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-19-10

A resolution requesting authorization of an accessory building special use of a lot contiguous to 447 Young Street

Mr. Schmiesing stated this request is for authorization to construct a private utility shed on a vacant lot without a principal structure. This is a 12' x 12' building that is to be located 65 feet toward the interior of the lot away from the adjacent street frontage. The shed use will be incidental to use/occupancy of the single-family residence located at 447 Young Street. The subject lot is contiguous to the lot occupied by the principal use and the shed would be an accessory, said Mr. Schmiesing.

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

1. The subject lot and the lot known as 447 Young Street shall continue to maintain a common owner.
2. The shed use shall be accessory to the principal use found at 447 Young Street.

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Clifford Smith, Young Street, applicant came forward and gave a brief explanation for the use of the utility shed he plans to put on the vacant lot if approved.

A motion was made by Mr. Oda to approve the request with the conditions recommended by staff, and Mr. Bubp seconded the motion. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye, Ms. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 5-0 vote to approve the request with the conditions recommended 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. PC 20-10

A Resolution requesting authorization of a vehicle sales and service special use at 405 S. Main Street

Mr. Schmiesing stated this resolution would authorize a vehicle sales and service use of the existing building and pavement at 405 S. Main Street. The proposed improvements include cleaning up and existing site amenities. The property is located on an arterial route and includes approximately 2,200 square feet of pavement surface with approximately 50 feet of street frontage, which includes the drive entrance from Main Street public right of way. The building has a service bay that will accommodate one or two vehicles at a time, and also includes a small office space. In the rear is an existing gravel area and to the south of the lot is an existing bush row. Across the street and next door to the north is more commercial property activity, and further north along Main Street and immediately south of this property are residential use types.

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

1. The hours of business be limited to 8:00A.M. to 8:00 P.M. Monday through Saturday and 11:00 A.M. to 6:00 P.M. on Sunday.
2. The number of vehicles displayed on the pavement at any given time be limited to 6 vehicles.
3. A minimum of two off street parking spaces and room to turn around an automobile shall be maintained on the gravel area to the rear of the building at all times.
4. A maneuvering lane with a minimum width of 24 feet, extending from the drive opening to the gravel off street parking in the rear of the building, shall be maintained at all times.
5. At no time will there be inoperable or damaged vehicles parked, stored, or otherwise kept on the premises.

Mr. Schmiesing stated he received a letter from the Southview Neighborhood Association stating their concerns about the change in zoning at 405 S. Main Street. Mr. Schmiesing went over the list of concerns stating some of them have been answered previously, and some of the other concerns were: lighting of the lot area if the lights be shaded as to not shine in residents windows; how will the cars be placed on the lot; will there be car repairs being done in the shop; hours of operation; what type of signage is planned and is it in the Downtown Design District; is the plumbing and wiring up to code; concerned about junk cars, parts, oils and fluids leaking; would they be allowed to sell cars from the street.; and was concerned about cars blocking the

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sidewalks. Mr. Schmiesing answered the concerns of the Southview Neighborhood Association.

Bob Garbig, McKinley Avenue, applicant, came forward and gave a brief overview of the plans he has for the vehicle sales and service located at 405 S. Main Street.

Mr. Schmiesing reminded Mr. Garbig he would need to contact the Miami County Building Regulations Department to obtain a Change of Occupancy Permit.

Al Cooper, S. Main Street came forward and voiced several concerns with the vehicle sales and service going into 405 S. Main Street. Mr. Spoltman stated there are provisions in the code that will be followed that would cover most of the concerns Mr. Cooper expressed.

Brad Ulbrich, S, Wayne Street, property owner of 405 S. Main Street, came forward and gave a brief overview on the safety factors of the building, and answered questions from the board regarding their various questions and concerns. This is a small business, and we would like to see him succeed, said Mr. Ulbrich. Mr. Schmiesing stated he was aware Mr. Ulbrich had several parking blocks at another location that he could possibly move to the 405 S. Main Street location.

There was discussion concerning the number of cars allowed, and how they are to be displayed on the lot the type of lighting to be used, the width of the maneuvering lane and the painting of a stripe to designate the maneuvering lane. After discussion Mr. Oda made a motion to amend PC Resolution 20-10 under the list of staff conditions to remove #2, and add a new #2, and to make a change in #4 to read as follows:

2. ~~The number of vehicles displayed on the pavement at any given time be limited to 6 vehicles.~~ **Parking block be placed along the west edge of the pavement to prevent encroachment of vehicles into the public sidewalk area.**
4. A maneuvering lane with a minimum width of ~~24~~ **22** feet, extending from the drive opening to the gravel off street parking in the rear of the building, shall be maintained at all times.

Mr. Bulp seconded the motion to amend PC Resolution 20-10 as stated. Voice vote indicated all were in agreement of the amendments of PC 20-10.

Chairman Spoltman reviewed the criteria for complying with the staff conditions, the concerns from the Southview Neighborhood Association and asked Mr. Garbig if he was agreeable to all of the staff conditions and understood what needed to be done. Mr. Garbig stated he was agreeable to all of the conditions that were recommended by the staff at this time.

Mr. Schmiesing explained to Mr. Garbig he would need to revise the site plan of the lot area showing the maneuvering lane marked with a paint stripe to indicate the drive area. Mr. Garbig indicated he would revise his site plan and resubmit it to the Planning & Zoning Department

A motion was made by Ms. Franz to approve the request, with the recommendations as stated, seconded by Mr. Oda. Roll Call Vote, Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye, Ms. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 5-0 vote to approve the request with the recommendations as stated.

At 7:05 P.M. Mr. Oda stated he had to leave due to another commitment.

OTHER BUSINESS

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Planning Grant – Community Challenge Planning Grant

Mr. Schmiesing stated he received notice the City of Piqua did not receive funding of the land use code rewrite through the Community Challenge Planning Grant.

Monthly Reports

Monthly Reports were presented and accepted. There was discussion of several of the items on the monthly report.

Mr. Bubp inquired as to the status of the hospital project. Mr. Schmiesing explained the project is currently in the Phase II Assessment process, and things are moving along as scheduled.

Ms. Franz inquired about a home that has been stripped of all of the siding and is down to the bare boards at the corner of Garnsey and Roosevelt. Mr. Schmiesing explained the property is in the process of being demolished.

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.