

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
DECEMBER 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, Mark Spoltman, Jean Franz, and Brad Bubp
Members Absent: Mike Taylor
Staff Members: Chris Schmiesing, Becky Cool
Attendees: None

Moved by Mr. Oda, seconded by Mr. Bubp to excuse Mr. Taylor from the December 14, 2010 Planning Commission Meeting. Mr. Oda, Aye: Mr. Bubp, Aye; Mrs. Franz, Aye: and Mr. Spoltman, Aye. A voice vote resulted in a 4-0 vote to excuse Mr. Taylor.

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mrs. Franz made a motion to approve the November 9, 2010 meeting minutes as submitted. Mr. Bubp 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.

NEW BUSINESS

1. PC-21-10

A Resolution acting on a request to vacate a portion of unimproved public alley right of way located south of Hemm Avenue and west of S. Main Street

Mr. Schmiesing provided an aerial map exhibit and stated this is a request to vacate a portion of the platted public right-of-way located south of Hemm Avenue and west of S. Main Street. The City of Piqua Municipal Power System has purchased the property located on either side of the subject alley way and desires to consolidate the parcels into one tract of land. The purpose of the consolidation of the parcels is to create a tract large enough to accommodate an improvement project purposed at this site. The alley is currently vacant with no existing surface improvements and the primary land use is light industrial in this area.

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Vacating the alley right-of-way will allow the property to be combined with the adjoining properties, and upon replatting the land into one tract will facilitate the construction of the proposed improvements to build a Service Center for the City of Piqua.

Ms. Franz asked when they plan on building the service center with the current economy? Mr. Schmiesing stated by being able to construct a new service center they will be able to consolidate their operations into one location and more efficiently serve the customer base in the community. Ms. Franz also inquired to area around and the Dome itself. Mr. Schmiesing explained they will vacate the Dome, that is where the current offices are located now, and a couple pieces of equipment are still stored in there also. By building the Service Center they will be able to consolidate the equipment and some of the things that are still being stored in the Power Plant. The Federal Government currently owns the Dome, and the City will continue to occupy it.

Mr. Schmiesing further stated the City Commission previously declared their intent to vacate this alley, and this is the Public Hearing that is required. No one came forward to speak for or against this item.

A motion was made by Mr. Oda to approve the request, and Mrs. Franz seconded the motion. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, Aye; Ms. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 4-0 vote to approve the request.

OTHER BUSINESS

Monthly Reports

Mr. Schmiesing went over the monthly reports.

Mr. Oda asked what commercial building was being demolished on N. Roosevelt. Mr. Schmiesing explained the Fincel Oil Company is removing the front part of their building that looked like a house.

Monthly Reports were presented and accepted.

Mr. Schmiesing provided a new Planning Commission Calendar for 2011. The Board reviewed and accepted the Planning Commission Calendar for 2011.

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 6:13 P.M.