

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY,  
FEBRUARY 8, 2011 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, Mike Taylor, and Brad Bubp  
Members Absent: None  
Staff Members: Chris Schmiesing, Becky Cool  
Attendees: Dave Mitchell, Tim Baker

**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 December 14, 2010 meeting minutes as submitted. Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mrs. Franz, Aye: Mr. Taylor, 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-1-11**

A Resolution nominating and electing the Planning Commission Chairperson and Vice Chairperson for the 2011 calendar year

Mr. Schmiesing state the purpose of this resolution is to nominate a Chairperson and a Vice Chairperson to the Planning Commission for the year 2011 and asked for nominations. Mr. Schmiesing further stated there is a proper procedure to follow for the nominations and explained the procedure.

Chairman Spoltman asked the Clerk to call a roll call of the Board Members, and asked that they state yes or no to declare their interest in being nominated for Chairman or Vice Chairman of the Planning Commission for the year 2011.

Mrs. Franz nominated Mark Spoltman as Chairman and Jim Oda as Vice Chairman. Mr. Bubp seconded the nominations. Nominations were closed.

Motion was made by Mrs. Franz, seconded by Mr. Bubp, to approve the nominations of Mark Spoltman as Chairman and Jim Oda as Vice Chairman of the Piqua Planning Commission for the year 2011.

A motion was made by Mr. Spoltman to approve the nominations, and Mr. Oda seconded the motion. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, 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 nominations.

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**2. PC-02-11**

A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2011 calendar year.

Chairman Spoltman asked the Clerk to call a roll call of the Board Members, and asked that they state yes or no to declare their interest in being nominated as the Planning Commission representative to the Board of Zoning Appeals for the year 2011.

Mr. Oda nominated Mr. Taylor as the Planning Commission representative to the Board of Zoning Appeals for the year 2011. Mr. Spoltman seconded the nomination. Nominations were closed.

Motion was made by Mr. Oda to insert the name of Mike Taylor in the blank to serve as the representative on the Board of Zoning Appeals and to adopt the resolution, seconded by Mr. Spoltman. Voice vote, Mr. Oda, Aye; Mr. Bubp, 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 nomination of Mr. Taylor to serve as representative on the Board of Zoning Appeals, and to approve the resolution.

**3. PC-03-11**

A Resolution requesting authorization for the reconstruction of a convenience store special use at 226 West Water Street

Mr. Schmiesing stated this is a request to authorize the reconstruction of the existing building structure found at 226 W. Water Street. The proposed construction will replace the existing building with a larger building that provides additional retail floor space. The new construction will replace the existing convenience store use of the premises. The proposed use is compatible with the stated CBD Zoning District. Note – A variance request concerning the off street parking allowance will be forwarded to the Board of Zoning Appeals for their approval. The YMCA adjacent to the existing building was contacted and is very supportive of the new improvements.

Mr. Schmiesing stated staff is also recommending additional landscaping on the Downing Street side by adding a planter bordered by a concrete barrier three feet back from the public sidewalk.

Dave Mitchell, applicant representing Schafer Oil Company, came forward and presented several drawings of the planned improvements and gave a brief history of the property. Mr. Mitchell stated he feels they will be unable to comply with the additional landscape request due to the restrictions of the fuel lanes. It would cause serious impact to the function of the site noted there are already three specified landscape areas in the plan, said Mr. Mitchell.

There was discussion of the various curb cut locations and the impact of the planned landscape sites in conjunction with the fuel lanes and traffic coming in and out of both sides of the lot. It was noted there is a lot of walking traffic coming in and out of the area at this particular location. Mr. Oda inquired as to the type of products being sold in the convenience store. Mr. Mitchell explained the usual items such as bread, milk, pop, candy, salted snacks, and money orders. In fact this particular location has exceeded all of the rest of Mr. Schafer's locations in the sale of money orders, stated Mr. Mitchell.

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Mr. Taylor inquired as to the size of the current building compared to the size of the proposed new building. Mr. Mitchell explained the current building is approximately 600 square feet, and the proposed building is 1590 square feet.

Mr. Schmiesing noted that he still suggests the three-foot width area, and understands Mr. Mitchell's concerns, but the new design standards require the separation at this time.

After a lengthy discussion of the landscape designs and the locations it was stated that the resolution be approved as requested without the proposed additional landscaping.

Mr. Oda, made a motion to approve the request, and Mrs. Franz seconded the motion. Roll call vote, Mr. Oda, Aye; Mr. Bupp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A roll call vote resulted in a 5-0 vote to approve the special use request.

### **OTHER BUSINESS**

#### **Concept Plan – Water Street Streetscaping Plan**

Mr. Schmiesing stated the Ohio Department of Transportation (ODOT) will be paving State Route 36 in 2011 and has requested new curbing be installed at the same time. CDBG funds are being utilized along with local dollars for this project. Mr. Schmiesing presented and explained the three options for streetscaping along Water Street between Main and Wayne Streets. The options included: curb bump outs on several corners, brick pavers, removal of the parking spaces on the north side of Water Street, and adding additional parking in a lot on the corner of Main and Water Streets.

There was discussion concerning the need for additional parking for the businesses along Water Street.

Mr. Schmiesing stated he was looking for input from the Planning Commission on the three options.

#### **Public Comment**

Tim Baker, owner of the large building on the corner of Water & Wayne Streets, came forward and gave a brief overview of his plans for his building. Mr. Baker stated he likes to see green space but voiced concern over losing parking spaces and the lack of parking in the area.

Mr. Spoltman asked how many businesses and apartments were in his building, what he occupancy rate is, and where do they park. Mr. Baker stated he has eight storefronts, six apartments with 50% occupancy on the second floor, and the parking is on the street.

Mr. Baker said he can see both sides of the problem and asked if it would be possible to reduce the size of the sidewalk along the north side of the street? Mr. Schmiesing said that is something they could look at.

There was discussion on the type of trees that are proposed and the purpose of the bio-retention area in the streetscape plan.

After a lengthy discussion on the various options, the Planning Commissions recommendation is to look at the parking in the area between Main and Wayne Streets and try to find more parking for the businesses before moving forward.

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**Monthly Reports**

Mr. Schmiesing stated monthly reports will be emailed in the future to the Planning Board Members.

**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 7:30 P.M.