

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
MARCH 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 Bulp
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Jim Burkhardt, Jeanie Bates

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 February 8, 2011 meeting minutes as submitted. Mr. Bulp seconded the motion. Mr. Oda, Aye: Mr. Bulp, Aye: Mrs. Franz, Aye: Mr. Taylor, Aye, and Mr. Spoltman, Aye. A voice vote resulted in a 5 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-4-11

A Resolution to consider a special use of a Bed and Breakfast located at 621 Caldwell Street

Mr. Schmiesing stated this is a request for authorization of a Bed and Breakfast use at 621 Caldwell Street. The premise was most recently used as a single-family dwelling unit. The applicant plans to occupy the structure, and eventually have four (4) guest rooms available, 3 upstairs and 1 on the main floor. They anticipate a maximum of 6-8 guests at any one time if all guest rooms are occupied. There is parking in the rear of the property for six vehicles, two in the garage and four others, plus three additional parking spaces out in front on the street. There are no proposed improvements to the exterior of the home. The property is surrounded by residential uses, including single family and multi-family use types.

Public Comment

Jeanie Bates, Broadway, came forward representing the applicant, and explained their plans for the use of the Bed and Breakfast. The applicants intend to reside in the home and it will be their primary residence, said Mrs. Bates

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There was discussion on the parking areas and how it would affect the neighbors, and the requirements for the use of a small sign in front of the Bed and Breakfast.

Mrs. Bates explained there is a 42' x 20' cement parking area in the rear of the property plus 2 parking spaces in front. The Bed and Breakfast will be open and assessable to a variety of uses including families coming in to town to attend weddings and funerals that want a quiet close place to stay, stated Mrs. Bates.

Mr. Schmiesing explained the requirements for the use of a sign in front of the Bed and Breakfast.

Mrs. Franz stated the property has been well taken care of and is a beautiful home.

Mr. Oda reminded Planning Commission Board members there has been a Bed and Breakfast previously located within a block of this location, and he feels this will fit well in the neighborhood.

A motion was made by Mr. Oda to approve the special use, and Mr. Bubp 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 special use.

Public Comment

Jim Burkhardt, Westview Drive, came forward stating he was in Washington D.C. recently attending a YMCA sponsored program on Childhood Obesity along with about a dozen other community members from Miami County. The focus was on two areas, quality of food in the school lunch programs, and to improve the ability to get around and have access to areas for walking and biking for exercise in the community.

Mr. Oda stated the YWCA, YMCA, and the Library are all located in the downtown area and are more assessable from the bike path, which is a great idea. The schools are becoming a little more assessable with new sidewalks being installed when streets are being redone, and Piqua is becoming a more walkable community more than some of the other surrounding communities, said Mr. Oda.

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2. OTHER BUSINESS

Project Updates – Chris Schmiesing

Chris Schmiesing, City Planner, went over the March Plan It Piqua program highlighting the Planning Commission and Board of Zoning Appeals activity for February, the February Planning Projects and Permit Activities, and Community activities.

There was discussion of the need for fencing the sidewalks on bridges over roadways, and the ease of getting around the community from the bike path.

Mr. Oda asked how the City persuades corporate restaurants like Red Lobster to come to our community. Mr. Schmiesing stated the city has a new retail recruitment study and explained a little about the study and how it works, which is a great tool, and we will be utilizing it to bring in future businesses.

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 6:40 P.M.