

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
APRIL 12, 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, and Mike Taylor
Members Absent: Jean Franz and Brad Bulp
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Todd Huntington

Moved by Mr. Oda, seconded by Mr. Taylor to excuse Brad Bulp from the April 12, 2011 Piqua Planning Commission Meeting. Mr. Oda, Aye; Mr. Taylor, Aye; and Mr. Spoltman, Aye. A voice vote resulted in a 3-0 vote to excuse Brad Bulp from the April 12, Piqua 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. Taylor made a motion to approve the March 8, 2011 meeting minutes as submitted. Mr. Oda seconded the motion. Mr. Oda, Aye; Mr. Taylor, Aye, and Mr. Spoltman, Aye. A voice vote resulted in a 3 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-5-11

A Resolution to consider a special use of a Restaurant, Fast Food located at 1234 E. Ash Street

Mr. Schmiesing stated this is a request for authorization of a Restaurant, Fast Food use on the premises at 1234 E. Ash Street. The premise is currently a Restaurant, Fast Food and will essentially remain exactly the same as the current use. The plans are to install new landscaping at the location and some minor facade changes.

Public Comment

Todd Huntington, of GPD Group, representing Taco Bell came forward and presented a color rendering of the new facility to each of the Board Members present. Mr. Huntington stated the plans are to take down the current building and build a new more up to date building on the same site. The new building will be a little longer than the original building, and the plan is to take out the four parking spaces in front of the building. Mr. Huntington further stated they have

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
APRIL 12, 2011 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

applied for several parking variances with the Board of Zoning Appeals, which meets later in April.

There was discussion on the existing seating capacity versus the old, and the current number of parking spaces versus the new parking spaces that are required for the size and location of the restaurant. Mr. Huntington explained the waste container would be moved to a different location, which will be more convenient for the waste hauler since he will not have to come into the parking lot to dump the container.

There was also discussion of the number of employees and the time frame for completion of the project. Mr. Huntington stated the number of employees depends on the sales not service, and the plan is to break ground in June and it should take approximately twelve weeks to complete.

A motion was made by Mr. Oda to approve the special use, and Mr. Taylor seconded the motion. Roll call vote, Mr. Oda, Aye; Mr. Taylor, Aye; and Mr. Spoltman, Aye. Nay: None. A Roll Call vote resulted in a 3-0 vote to approve the special use.

2. PC-6-11

A Resolution to amend the zoning chapter of the codified ordinance to modify code provisions pertaining to the Floodplain District

City Planner Chris Schmiesing gave a brief update on the changes to the Code at this time, and stated this will serve as the first public hearing. The last version of the floodplain regulations was adopted in 1999 and was all of 1½ pages. This time around the regulations have grown to 30 pages. Because Piqua's zoning floodplain standards already prohibit new building construction and require the removal of existing structures under certain conditions, the new model floodplain regulations present virtually no change in how the standards will impact land owners in our community, stated Mr. Schmiesing.

Because the model regulations are so comprehensive and designed as a set of standalone standards, Mr. Schmiesing is recommending that the model floodplain regulations be adopted as a new chapter to be included in the Land Usage section of the City of Piqua Codified Ordinances. The existing floodplain language will need to be modified or repealed and cross reference the new floodplain chapter within other code chapters as necessary.

Public Comment

No one came forward to speak for or against Resolution PC-6-11.

A motion was made by Mr. Oda to table Resolution PC 6-11 until the next Planning Commission meeting in May, Mr. Taylor seconded the motion. Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; and Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 3-0 vote to table Resolution PC 6-11 until the May 10, 2011 Planning Commission Meeting.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
APRIL 12, 2011 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

2. OTHER BUSINESS

Project Updates – Chris Schmiesing

Chris Schmiesing, City Planner, stated the March Monthly Report was sent out electronically this month highlighting the Planning Commission and Board of Zoning Appeals activity for March. Also included the March Planning Projects and Permit Activities, and Community activities.

Mr. Schmiesing stated Mayor Fess, Jeff Lange, and Randy Kirchner attended the River Summit in Dayton recently where Mr. Lange was named River Corridor Champion from the City of Piqua. Piqua has joined the Ohio Great Corridor Association, and the focus is on the river area from Indian Lake to the Ohio River.

Several questions were asked pertaining to the possibility of grant funds being available for projects along the river.

Mr. Schmiesing stated he attended the Miami County Task Force Bike Trails meeting recently and noted there is a possibility of adding additional bikeways from Covington to Fletcher and St. Paris to Urbana. It was also noted Pastor Mike Myers mentioned the possibility of bike and canoe rentals along the bike path in the future.

Moved by Mr. Oda, seconded by Mr. Taylor to excuse Jean Franz from the April 12, 2011 Piqua Planning Commission Meeting. Mr. Oda, Aye; Mr. Taylor, Aye; and Mr. Spoltman, Aye. A voice vote resulted in a 3-0 vote to excuse Jean Franz from the April 12, 2011 Piqua Planning Commission Meeting.

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 6:45 P.M.