

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
MAY 10, 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, Brad Bulp, and Mike Taylor
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Dan Poast, Rob Brown, Tim Echemann

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 April 12, 2011 meeting minutes as submitted. Mrs. Franz seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, 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.

OLD BUSINESS

Moved by Mr. Oda, seconded by Mrs. Franz to bring Resolution PC-6-11 back to the table for consideration. Voice vote, Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Motion carried on a 5-0 vote to bring Resolution PC-6-11 back to the table.

1. PC-6-11

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

Chris Schmiesing gave a brief summary of the modified code provisions stating this was a project completed by FEMA. Realtors and Insurance Agencies use the Flood Insurance Rate Map to prepare information for property owners living in the Floodplain areas. Public information was requested through a press release, the City of Piqua website, with no comments being received, said Mr. Schmiesing. The final draft of the Letter of Completion was submitted to the City of Piqua on February 2, 2011, and we have six months to adopt the plan. After the Planning Commission adopts this it will be presented to the Piqua City Commission at their May 17, 2011 meeting for a first reading.

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Public Comment

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

Mr. Schmiesing further stated there is a mistake on the first page of the Exhibit under Section (A), the next to the last line. The date is listed as September 2, 2011, and should read August 2, 2011 which is six months from the date received.

A motion was made by Mr. Oda to approve Resolution PC-6-11, with the change in the Exhibit, on the first page under Section (A), the next to the last line, to amend the date from September 2, 2011 to read August 2, 2011, Mr. Bulp seconded the motion as stated. Roll call vote, Mr. Oda, Aye; Mr. Bulp, 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 Resolution PC-6-11 as stated.

NEW BUSINESS

2. PC-7-11

A Resolution requesting authorization of an auto repair and sales special use of parcel N44-100160, said parcel also known as 1936 Covington Avenue

Mr. Schmiesing stated this is a request to authorize an auto repair and vehicle sales use of the premises. The auto repair use of the property existed previously at this location and will continue. The proposed vehicle sales will be in addition to the current use of the property. No physical improvements or alterations to the site are indicated in the materials submitted with this request. The proposed special use of this premise will be consistent and compatible with the most recent past use of the property and the land use types surrounding this property, staff recommends approval of this request.

Board members asked several questions regarding the type of services that would be provided at the location, if training would be provided for the individuals doing the work, the hours of operation, and if there would be any new signage.

Public Comment

Dan Poast, 8136 N. RT 48. Covington, owner of the property located at 1936 Covington Avenue, came forward to answer questions regarding the usage of the property by the NOVA Center. Mr. Poast stated only minor repairs and clean up of vehicles would be done at the location, and their hours would be normal business hours. A certified technician will be on staff to help the individuals work on the vehicles. The plan is for a new sign to be installed in the future, said Mr. Poast.

Mr. Spoltman stated he felt the use was compatible with the current zoning and asked for a motion to approve the Resolution.

A motion was made by Mr. Taylor to approve Resolution PC-6-11 and Mr. Bulp seconded the motion. Roll Call, Mr. Oda, Aye; Mr. Bulp, 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 request.

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3. PC-8-11

A resolution requesting authorization of an automobile repair, painting and body shop special use of parcel N44-073800, said parcel also known as 8708 N. Co. Rd. 25A

Mr. Schmiesing stated this is a request to authorize an Automobile Painting and Body Shop use of the premise. In the past the property has been used primarily for light industrial use types. No physical improvements or alterations to the site are indicated in the materials submitted with the request. The proposed special use of this premise will be consistent and compatible with the most recent past use of the property and the land use types surrounding this property, therefore staff recommends approval of the request, stated Mr. Schmiesing.

Board members asked several questions regarding the request for the special use including the reason for moving from their current location, the type of interior finish of the new facility, if there are any physical improvements planned for the building, where the storage area would be located for storage of vehicles while being repaired. It was also noted the gravel parking lot is a non-standard use at this time, are there plans for paving the parking lot in the future, and if there are plans for signage in front of the building.

Public Comment

Rob Brown, 919 Washington Avenue, applicant came forward and gave a brief explanation for the special use request, and answered questions from the board members. Mr. Brown stated his current location is up for Sheriff Sale and he is not sure if he would be allowed to continue his business with the new owner, at this time there are no plans for any physical improvements to the new building, all of the vehicles will be stored inside the facility while being repaired, and a fence will be installed in the back to shield any vehicles from public view that are waiting to be repaired if they have to be outside. Paving the parking lot is not in my budget at this time since I am only leasing the property, but I can speak with the landlord about it, said Mr. Brown. As far as signage Mr. Brown stated he plans to install a new sign with landscaping in the front of the business.

Tim Echemann, representing the property owner, came forward and stated that Mr. Brown is very professional and is hoping to grow with the plans to move into the location. Mr. Schmiesing stated he could attest to Mr. Brown's work as he did an excellent job on his personal vehicle after a little accident.

Mr. Spoltman stated he felt this would be a good use of the property and would be a good fit for the area.

A motion was made by Mrs. Franz to approve the request, and Mr. Oda seconded the motion. Roll call, 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 request

4. OTHER BUSINESS

Project Updates – Chris Schmiesing

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

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Mr. Oda noted on the Monthly Reports a remodeling project located at 501 Caldwell, and said he has been watching them work on the house, and is glad to see the progress they are making. It is a nice improvement to the neighborhood said Mr. Oda. Mr. Schmiesing stated the plans are to return the home from a two-family residence back to a single-family residence, and are restoring the old porch.

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.