

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
JUNE 14, 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: Matt Chambers

Mr. Schmiesing stated he would like to add an additional item to the agenda at this time. PC-11-11 is a Resolution of Support for the rerouting of State Route 185.

Mr. Oda made a motion to add Resolution PC-11-11 to the June 14, 2011 Planning Commission Agenda, Mrs. Franz seconded the motion. Voice vote, Aye: Mr. Oda, Mr. Bulp, Mr. Taylor, Mrs. Franz, and Mr. Spoltman.

Chairman Spoltman stated Resolution PC 11-11 would be added to the June 14, 2011 Planning Commission Agenda at this time.

OLD BUSINESS

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 May 10, 2011 meeting minutes as submitted. Mr. Bulp 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.

NEW BUSINESS

1. PC-9-11

A Resolution requesting authorization of an automobile service and repair special use of 1241 E. Ash Street

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Mr. Schmiesing stated this is authorization of a special use to permit an Automobile Service and Repair use of the property located at 1241 E. Ash Street. They plan to do minor auto repairs, oil changes, and retail sales of automobile tires and accessories. In the past the property has been used for this same use activity but more recently the primary use of the property has been oriented more toward auto repair and body shop type activity. The site plan submitted indicates numerous physical improvements and alterations to enhance the appearance of the property. Mr. Schmiesing provided an updated copy of the site plan and explained the modifications that were made. After reviewing the new site plan there are several minor modifications to the site plan that still need to be addressed.

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 stated, said Mr. Schmiesing.

Public Comment

Matt Chambers, applicant, came forward to answer questions and gave a brief overview of the nature of his business and his plans for the building, parking area, and the landscaping around the building. Mr. Chambers plans to have all the work completed and be open for business by August 1, 2011.

There were several questions regarding the garage doors, the paint color that is to be used on the building, fencing of the rear property, number of employees, and the hours of operation. Mr. Chambers answered all questions.

Mrs. Franz stated she thought the new business would be a great improvement to the area.

Mr. Schmiesing stated for the record, he received one telephone call regarding Resolution PC-9-11 from a property owner in the area, and they were looking for information on the new business and had no concerns.

Chairman Spoltman stated this was great news for the property, and a welcome improvement to the neighborhood.

A motion was made by Mr. Oda to approve Resolution PC-6-11. Mrs. Franz 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 Resolution PC-9-11 as stated.

2. PC-10-11

A Resolution of support for the SRTS School Travel Plan document

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The City of Piqua, Piqua City School, Piqua Catholic School, and the Ohio Department of Transportation joined to form a Safe Routes to Schools steering committee, and prepared a School Travel Plan document in accordance with the State of Ohio Safe Routes to Schools program requirements.

Mr. Schmiesing explained the City received input from the citizens of Piqua and other community stakeholders, and received technical input from a transportation engineer hired by ODOT. The Piqua Safe Routes To School steering committee analyzed the data collected and examined the existing conditions in the community and developed solutions to the obstacles that the children face walking or biking safely to school.

The School Travel Plan (STP) document targets a two-mile radii around four separate school buildings serving 4-8 grade students, and the combined area of the radii covers most of the corporation limits. The action items identified in the STP if implemented will make the City of Piqua a more walkable and bikeable friendly community, stated Mr. Schmiesing.

Mr. Schmiesing stated he would like the Planning Commission to pass Resolution PC-10-11 the Resolution of support for the Safe Routes to School Travel Plan.

Public Comment

No one came forward to speak for or against PC 10-11.

A motion was made by Mr. Bulp to approve Resolution PC-10-11, and Mr. Oda 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 Resolution of Support.

3. PC-11-11

A Resolution of support for the Rerouting of State Route 185 in Piqua

Mr. Schmiesing stated Resolution No. PC-11-11 is a resolution of support for the rerouting of State Route 185 through Piqua.

Mr. Schmiesing explained a Public Meeting was held on June 9 and the City Planner, City Engineer and a ODOT Planner presented a technical analysis of the impact the proposed rerouting would have on the community, and solicited input from the citizens of Piqua. The technical analysis and public input support the proposed rerouting of State Route 185 at this time, said Mr. Schmiesing.

Mr. Schmiesing stated he would like the Planning Commission to pass Resolution PC-11-11 the Resolution of support for the Rerouting of State Route 185 in Piqua.

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Public Comment

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

A motion was made by Mr. Bubp to approve Resolution PC-11-11, and Mr. Taylor 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 Resolution of Support.

4. OTHER BUSINESS

Project Updates – Chris Schmiesing

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

Several questions were asked concerning the timeframe on the Piqua Memorial Medical Center project and the ownership of the property. Mr. Schmiesing explained.

Mrs. Franz inquired about the landscaping project on State Route 36. Mr. Schmiesing stated the work has begun, and it is looking very nice already.

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 7:00 P.M.