

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
OCTOBER 11, 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
Members Absent: Mike Taylor
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Martin Kim of MVRPC

Moved by Mrs. Franz, seconded by Mr. Bulp to excuse Mr. Taylor from the October 11, 2011 Planning Commission Meeting. Voice vote, Mr. Bulp, Aye; Mr. Oda, Aye; Mr. Spoltman, Aye; and Mrs. Franz, Aye. Nay, None.

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 June 14 2011 meeting minutes as submitted. Mrs. Franz seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A voice vote resulted in a 4 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

None

Project Updates

MVRPC Going Places

Mr. Schmiesing stated Martin Kim Planning Director from the Miami Valley Regional Planning Commission would be giving a brief presentation on “Going Places”. Mr. Kim has been working on the Going Places project for almost three years at this time. Mr. Kim will be presenting the completed project in the near future to the MVRPC Board of Directors. Mr. Schmiesing stated

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no formal action is required at this time, but will ask for legislation to recommend the Going Places plan to the City Commission at the next Planning Commission Meeting if you so desire.

Martin Kim Planning Director of Miami Valley Regional Planning Commission gave a power point presentation on Going Places. Mr. Kim explained what the Miami Valley Regional Planning Commission is and who makes up the region.

The Miami Valley Regional Planning Commission is made up of a seventy-seven member Board of Directors and is the decision-making body for the organization made up of leaders from the Region's communities and a variety of other public and private organizations, which Piqua is part of the Region, said Mr. Kim.

Going Places is an integrated land use vision for the Miami Valley Region that is a four-year Regional Land Use Planning Initiative aimed at bringing the Miami Valley Region together to discuss and build a shared land use vision to make this Region a better place to live, work and play, stated Mr. Kim. The MVRPC worked with people from all over the Region to develop a collective vision for land use in the Miami Valley Region for the year 2040.

In 2010 the MVRPC conducted 33 workshops, working with over 600 people to create seven potential land use scenarios for the year 2040. Out of the seven scenarios that emerged from Phase II, three received 82% of the votes during the Phase III voting process. The three scenarios were then combined into the final preferred scenario called the Concentrated Development Vision because of its emphasis on the concentration of new development around regional assets and within existing communities.

There are Four Principals that outline how people thought the vision should be achieved.

- Assets: The ideas of focusing new development around the Region's assets.
- Infrastructure: To make use of existing infrastructure such as roads and water and sewer lines before building new.
- Preservation: Preservation of mainly our Region's agricultural land and open spaces.
- Cooperation: More cooperation within the Region between communities regarding land use issues.

People will be living closer together with indicators showing higher population and housing densities for the Vision. Community amenities and resources will be more accessible to more people. There will be more mixed-use development like housing and shops being mixed together. More neighborhoods would have better accessibility to transit and would become more walkable as well.

There are challenges with a shrinking tax base and less money to work with trying to provide existing services. Finding ways to reuse land can be difficult depending on the condition of some of the vacant structure and land, it is difficult to find new tenants. By working together towards a common vision, we can reduce the number of vacancies and locate new businesses

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on existing developed land or build something new on a vacant parcel. Costs can be reduced by concentrating new development in areas that already have the infrastructure to support it, rather than worrying about building and maintaining new. By creating a more vibrant region it will better position the Miami Valley in the global marketplace and allow us to sustain and enhance the good quality of life we currently enjoy for many generations to come.

Mr. Kim concluded his presentation by stating in order to make this vision a reality the MVRPC is asking communities to incorporate the vision's principles into their existing planning process, and to consider the vision and its principles when making community development decisions. Miami Valley Regional Planning Commission is a partner and a good resource for communities who has collected a lot of data and other information as part of the Going Places initiative, and encourage everyone to make use of the available information.

The Going Places team is developing a list of potential policies and existing funding opportunities communities can take advantage of. The Concentrated Development Vision is a reflection of how people who live and work in the Miami Valley would like to see their region develop over the next thirty years and we are asking for endorsement of this vision by the City of Piqua.

There were several comments regarding the population growth because it depends on the developer coming in and developing the land they want not necessarily the land the city would like to see developed. There was discussion of Brownfield properties and funding needed for clean up of these areas.

Mr. Schmiesing asked what the timeframe is for the endorsements and when it would go to the Board of Directors for their approval. It was stated the Vision Endorsement should be ready for approval by March or April 2012. Mr. Kim further explained the approval process.

The Planning Commission took a brief break at 6:55 P.M. and resumed at 7:00 P.M.

Mr. Schmiesing stated the MVRPC is asking for the City to consider an endorsement on the process from the City. Mr. Schmiesing asked that the Planning Commission members take the material home and look over it and if they have any questions to contact him.

Mr. Schmiesing stated he handed out copies of several monthly reports consisting of June, July, August, September since there has not been a Planning Commission meeting since June, 2011 due a lack of business. Mr. Schmiesing stated the monthly permit activity is listed for each month and highlighted several items. The recent adoption of the revised Flood Plain Regulations that went into effect August 2, 2011, ReDo Piqua with the cleanup of the former Hospital site, MainStreet Piqua held a Downtown Planning Workshop for Heritage Ohio and used the Riverfront Mill District like a living laboratory for the workshop, applied for Clean Ohio Funds to take down the Power Plant, repaving of Water Street, replacing the crosswalk brick pavers with stamped concrete on High Street, completion of the realignment of State Route 185

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across Sunset , and the reduction of the speed limit on Park Avenue from 35 MPH to 25 MPH with the rerouting of State Route 185.

Mr. Schmiesing gave a brief update on the Mote Park Shelter Project with the Southview Neighborhood Association. Mr. Schmiesing stated they plan to place a sign with the name "Mote Shelter" and on the back side thank you to the four vendors Piqua Lumber, Piqua Concrete, Classic Metal Roofing Systems, and Quint Custom Signs for donating \$9000 dollars of materials to the project along with the PPP (Positively Promoting Piqua) Hartzell, and other Neighborhood Associations providing the volunteer labor.

Mr. Schmiesing stated next month he plans to have City Engineer Amy Havenar speak on the transportation projects that are in the capital improvement pipeline for the next five years. Mr. Schmiesing explained he would like to get the Planning Commission a little more engaged in the capital improvement discussions to develop a process where they can actually make a recommendation to the City Commission at budget time.

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 7:20 P.M.