

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
DECEMBER 13, 2011 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

Clerk Comments: Chairman Spoltman called the meeting to order at 6:00P.M. 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 Bubp, and Mike Taylor
Members Absent: None
Staff Members: Chris Schmiesing
Attendees: Gwen Bowsher, Gary Huff

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. Bubp made a motion to approve the October 11, 2011 meeting minutes as submitted. A voice vote resulted in a 5 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

Resolution PC 12-11: Mr. Schmiesing introduced the item explaining that if the resolution is adopted it would recommend amending the zoning code to allow Animal Grooming as a special use in the Central business District. Mr. Schmiesing noted that the recent occupancy of 423 N. Main Street with this use type precipitated this item being brought before the Planning Commission for consideration. Mr. Schmiesing indicated that the proposed use type is similar to intensity and characteristics of those use already permitted in the Central Business District and that making the use type to the special use process will prevent the use from locating in an inappropriate location and allow for the mitigation of any other concerns that might typically be related to this use activity.

Gwen Bowsher, the prospective tenant of 423 N. Main Street, came forward to speak in support of the item. Mr. Schmiesing reminded Planning Commission members that if the proposed code amendment is adopted Ms. Bowsher would be required to return to the Planning Commission with a special use request specific to the 423 N. Main Street location and that at this time the commission is to consider the merits of the proposed code amendment as it relates to the entire Central Business District.

All of the commission members indicated their agreement with the staff report findings and recommendation to adopt the proposed amendment. Mr. Oda motioned to approve the resolution and Mrs. Franz seconded the motion and a roll call vote was taken - Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; Mr. Oda, Aye; and, Mr. Spoltman, Aye.

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OTHER BUSINESS

Going Places: Mr. Schmiesing reviewed the *Going Places* presentation provided by Martin Kim at the October Planning Commission meeting and provided an update on the latest discussions at MVRPC concerning this project. Mr. Schmiesing noted that the MVRPC member agencies have been asked to adopt a resolution endorsing the *Going Places* Concentrated Development Vision, and suggested it would be appropriate for the Planning Commission to comment on this matter before an item is advanced to the City Commission for their consideration.

A lengthy conversation debating the merits of the vision and the potential impact on Piqua ensued. Members questioned MVRPC's interest in land use planning and the agency's role as it relates to authority in local land use matters. Staff explained that MVRPC's interest in studying land use within the region relates to their desire to better align transportation planning and decision making with land use activities. Staff noted that MVRPC has no authority whatsoever with regards to the local land use decisions, but pointed out that one possible outcome of the adoption of the vision could be the creation of MVRPC policy that ties the allocation of transportation funds to conformance with the vision.

Planning Commission members voiced concern about endorsing a vision that includes principles and a suggested land use map that in some regards contrasts with the locally adopted comprehensive plan. It was decided by the commission members that in this case it may be better to endorse the vision with citations calling out any objections, as opposed to refusing to endorse the document and unintentionally jeopardizing the community's standing regarding current and future funding applications submitted to the agency for consideration.

Mr. Bubb motioned to recommend approving a resolution of support that notes the local comprehensive plan will remain the guiding document for all local land use decisions. Mr. Oda seconded the motion and a voice vote resulted in a 5 -0 vote in support of the motion.

PC Procedures Rule and Regulations: Mr. Schmiesing commented on the proposed revisions to the Planning Commission Procedures rules and Regulations and stated that if there were no objections he would like the Planning Commission members to consider adopting the proposed revisions at the next meeting.

Monthly Report: Mr. Schmiesing commented on the year to date improvements valuation total noting that this is by far the most significant amount of construction activity to occur in the community in recent years.

ADJOURNMENT

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 meeting adjourned at 6:55 P.M.