

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
JANUARY 10, 2012 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, Mike Taylor, and Brad Bulp
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool, and Amy Havenar
Attendees: Greg Brookhart, Larry Kinnison, Mike Hemm,

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 December 13, 2011 meeting minutes as submitted. Mr. Bulp seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mrs. Franz, Aye; Mr. Taylor, Aye, and Mr. Spoltman, Aye. A roll call vote resulted in a 5 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-1-12

A Resolution nominating and electing the Planning Commission Chairperson and Vice Chairperson for the 2012 calendar year

Chairman Spoltman asked the Clerk to call a roll call of the Board Members, and asked that they state yes or no to declare their interest in being nominated for Chairman or Vice Chairman of the Planning Commission for the year 2012.

Mrs. Franz nominated Mark Spoltman as Chairman, and Mr. Spoltman nominated Jim Oda as Vice Chairman. Moved by Mr. Oda, seconded by Mr. Bulp to close the nominations. Nominations were closed.

Motion was made by Mrs. Franz, seconded by Mr. Bulp, to approve the nominations of Mark Spoltman as Chairman and Jim Oda as Vice Chairman of the Piqua Planning Commission for the year 2012. Roll Call Votè, 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 the nominations.

2. PC-02-12

A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2012 calendar year.

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Chairman Spoltman asked the Clerk to call a roll call of the Board Members, and asked that they state yes or no to declare their interest in being nominated as the Planning Commission representative to the Board of Zoning Appeals for the year 2012.

Mr. Oda nominated Mr. Taylor as the Planning Commission representative to the Board of Zoning Appeals for the year 2012. Mrs. Franz seconded the nomination. Nominations were closed.

Motion was made by Mr. Oda to insert the name of Mike Taylor in the blank to serve as the representative on the Board of Zoning Appeals and to adopt the resolution, seconded by Mrs. Franz. 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 the nomination of Mr. Taylor to serve as representative on the Board of Zoning Appeals, and to approve the resolution.

3. PC-03-12

A Resolution recommending the Planning Commission appointment to the Housing Council for the 2012 calendar year

Mrs. Franz stated she would be happy to continue as the representative for the Planning Commission on the Housing Council. Mr. Bulp nominated Jean Franz as the Planning Commission representative to the Housing Council for the year 2012. Mr. Oda seconded the nomination. Nominations were closed.

Motion was made by Mr. Bulp to insert the name of Jean Franz in the blank to serve as the representative on the Housing Council and to adopt the resolution, seconded by Mr. Oda. 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 the nomination of Jean Franz to serve as representative on the Housing Council, and to approve the resolution.

4. PC-4-12

A Resolution acting on a request to vacate portions of Bassett Avenue and Statler Avenue

Mr. Schmiesing stated this is a request to vacate a portion of platted right-of-way showing several views of the different properties involved. The property owners adjacent to the affected right-of-way have indicated they would prefer the subject right-of-way be vacated. The petitioners propose to maintain access to and from the affected properties from public right-of-way and or establish any ingress/egress easement as necessary. The Statler Avenue portion of the right of way is unimproved and the existing pavement improvements in the Bassett Avenue right of way are in poor condition. The primary land use in this area is light industrial. The subject right-of-way currently serves as an access to and from the adjacent properties and serves no other public transportation interest.

K B Machine & Tool would like to purchase the property to the south, which is not part of the right of way and is owned by the City at this time. There is a Resolution on the next City Commission agenda authorizing the sale of the piece of property to KB Machine and Tool, stated Mr. Schmiesing.

There was discussion on the need for the 20' utility easement over the existing water main and the 50' wide ingress and egress that is recommended on Bassett Avenue for use by the adjoining property owners to access their properties. If this is approved the Planning

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Commission will forward their recommendation to the City Commission for the approval of the vacation of the right of way.

Mr. Oda stated he believes this will end all of Bassett Avenue now.

Greg Brookhart, representing the applicants Mr. Kinnison and Mr. Gaston, came forward stating in 1984 Bassett Avenue north of Statler was all vacated.

Mr. Brookhart further stated for the record about three months ago he met with Mr. Schmiesing, Mr. Gaston, Mr. Kinnison, Mr. Bricker, and Mike Hemm at the site. They also met with the City Water Department concerning the water lines; some of the easement area will fall outside of the right of way. Mr. Gaston has no objection to granting a 10' easement on his side of the water line if necessary, stated Mr. Brookhart. Mr. Gaston and Mr. Kinnison have agreed to clean up all of area lots by replating the lots if the Right of Way is approved. This would be a win-win situation for both the property owners and the City of Piqua, stated Mr. Brookhart

Mr. Oda stated before we recommend the approval of the vacation, he would like to state for the record: *Bassett Avenue was an African American Community in our town, and was a very poor area. One of the reasons for this was that the sewer lines were not extended out there until well into the late part of the 20th Century. There were quite a number of African American homes on Bassett Avenue along with several African American Churches that were started there. This is part of the African American Heritage in the City of Piqua,* stated Mr. Oda.

It was recommended to amend PC 04-12 to add the new verbage after "approve the request" to insert the amendments as follows: *A 20' wide utility easement be maintained over the top of the existing water main that runs through this area; To maintain A 50'width of the right away on Bassett Avenue as an ingress/egress easement for the adjoining property owners as described by this resolution.*

Mr. Oda made a motion to amend PC 04-12, Mrs. Franz seconded the motion to amend PC 04-12 to add the verbage after "approve the request" to insert the amendment "with the amendments as follows: *A 20' wide utility easement be maintained over the top of the existing water main that runs through this area. To maintain a 50'width of the right away on Bassett Avenue as an ingress/egress easement for the adjoining property owners as described by this*". Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. Motion carried on a 5-0-voice vote to amend PC 04-12 as previously stated.

Mr. Oda made a motion to approve the request, as amended. Mr. Taylor 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 roll call vote resulted in a 5-0 vote to approve PC 04-12 as amended.

Mr. Oda asked that Mr. Schmiesing note the information regarding the African American Heritage when presenting the information to the City Commission for approval.

OTHER BUSINESS

Capital Improvements Program – City Engineer Amy Havenar

Ms. Havenar stated she and City Planner Chris Schmiesing have been talking quite a bit about the Capital Improvement Plan and all of the projects they have been done in the past along with some of the upcoming projects, and asked her to share this information with the Planning Commission.

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Ms. Havenar shared information regarding:

- **2011 Street Resurfacing Program** which included County Rd. 25-A south and Fox Drive, and is about 0.92 miles at a total cost of \$221,500. This project was completed with Street Department Operating Funds and dedicated 1/4% Income Tax Funds.
- **State Route 185 Rerouting** from: Ash Street to Broadway to Park Avenue, to: Sunset (beginning at Covington Avenue) to Park Avenue and became effective September 1, 2011. A Public Meeting was held in June 2011 for input on the project and worked with ODOT to complete the process. This project was reenergized as a result of the Plan It Piqua 2007 Comprehensive Plan.
- **State Route 185/US 36 Resurfacing – ODOT** which included resurfacing of “old” SR 185 from Spring St. to Washington Ave, and US Rt 36 (Water St.) from Spring St to Downing St for a total cost of \$516,000 with the City of Piqua’s share \$103,182 (80/20 split) and completed with funds generated by the dedicated 1/2% Income Tax.
- **ADA Handicap Ramp Installation** ADA compliant handicap ramps were installed at all intersections within the paving limits with a total of 68 ramps being installed at a total cost of \$70,000 and completed with funds generated by the dedicated 1/2% Income Tax Funds.
- **Water Street Streetscape** improvements made on Water Street, between Main Street and Wayne Street and included 4 rain gardens (bio-retention areas) for a total cost of \$258,000 and completed with \$95,000 CDBG Formula Allocation Grant Funds and the remainder from the dedicated 1/4% Income Tax Funds.
- **High Street Brick Crosswalk Replacement Project** that replaced the broken down brick crosswalk on High Street west of Main Street with stamped concrete at a total cost of \$14,600 with the project being funded from the Street Department O & M Budget.
- **Echo Hills Golf Course Stream Restoration, which included restoration of 1,050 L.F. of stream through the Echo Hills Golf Course for a total cost of \$100,200 with the project being,** funded 100% from the Ohio EPA Surface Water Improvement Fund Grant.
- **North Cemetery Bridge Replacement in Forest Hill Cemetery** where the North Bridge was replaced over the Hydraulic Canal with a 20' x 9' concrete box culvert for a total cost of \$133,000 and was completed with funds generated by the dedicated 1/4% Income Tax. Mr. Oda stated for the record the old bridge that was taken down was a WPA (Works Project Administration) and was built in 1925.
- **I-75/US 36 Interchange Landscape** which included landscaping of the infields at the four quadrants of the I-75/US 36 Interchange and installed the PIQUA lettering on the retaining wall and planting 33 trees, 344 shrubs, 649 grasses and 2,336 perennials at a total cost of \$250,000 which the city received \$200,00 (80%) in Transportation Enhancement Funds from ODOT.

Mr. Schmiesing added the Electric Distribution has the lighting but did not receive it until after the weather conditions changed. The ground was getting soft and they did not want to tear up the new landscape. The lighting will be installed as soon as the ground is frozen enough to install it, said Mr. Schmiesing.

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Mrs. Franz stated she has heard from several people from surrounding cities on how nice the area looks and stated, "our City Engineer is really sharp and she is able to get things done". Ms. Havenar stated we are very proud of this and have received numerous compliments on the area and can't wait to see it all in bloom in the spring.

Mr. Oda stated if anyone has any concept of Piqua they see it going up and down I-75 and we were pretty invisible and is sure this will have a great impact on Piqua.

• **Upcoming Projects include:**

Wayne Street Streetscape between Water Street & Ash Street

Intersection Improvements including installation of curb bump outs at Wayne Street & High Street.

College Street Corridor Traffic Signal Project (Design) that includes College & Covington, College & Water, and College and High. Piqua received a \$469,000 federal grant towards the total cost of the \$672,000 project. Mr. Oda asked if they have talked about how they have leveraged the ¼% Income Tax money, and suggested they need to include this in future updates as it is important information. Ms. Havenar explained how they have provided the information in various other reports.

E. Ash Street Reconstruction which was awarded to Double Jay Construction for \$2.2 million with reconstruction between the River Bridge and Spring Street with construction to begin in the spring of 2012.

County Road 25-A Phase II - ROW Acquisition with the County Road 25-A reconstruction from County Club Road to Looney Road.

2012 Street Resurfacing Program.

Commercial Street Corridor Bike Route Neighborhood Connector (Design)

Mr. Oda inquired about having small asphalt barriers installed in areas where there is various types of traffic such as walking and biking to help separate the two areas? Ms. Havenar stated if we are using any state or federal funds we have to comply with ODOT guidelines and explained

US 36 Corridor Beautification (Design) improvements to be made from the railroad bridge to Looney Road.

County Road 25-A Phase III (Design) improvements from Looney Road to Indian Ridge Drive and will include sidewalk all the way.

Mr. Spoltman asked where the bicycle path maintenance money comes from? Ms. Havenar stated the money comes out of the Parks Department budget.

Mr. Oda inquired if there are any improvements planned for the area around Piqua Milling at this time? Mr. Schmiesing stated the City just received a \$50,000 grant from the State of Ohio to assess the existing conditions and develop a plan strategy for that area.

Mr. Spoltman thanked Ms. Havenar for her presentation.

Mr. Schmiesing also thanked Ms. Havenar for taking the time to come and make the presentation. Mr. Schmiesing further stated they have worked together on the Comprehensive Plan ideas and make sure the ideas and projects come to the Planning Commission for their input. It is helpful that Ms. Havenar is very willing and cooperative

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when it comes to engaging the Planning Commission in these types of discussions, as it does not happen very often in other communities, stated Mr. Schmiesing.

Planning Commission Procedures, Rules and Regulations – City Planner Chris Schmiesing

Mr. Oda made a motion, seconded by Mr. Bubb to table the Planning Commission Procedures, Rules and Regulations presentation until the next Planning Commission meeting to be held on February 14, 2012. Voice vote, Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye; Mr. Franz, Aye; and Mr. Spoltman, Aye. Nay, None.

Monthly Reports

Mr. Schmiesing stated monthly reports are in the Planning Commission packets for review.

Mr. Schmiesing stated the Going Places item went to the City Commission and they felt the same as the Planning Commission and that they would like indicate our concerns and to weigh in with support at this time.

Miami Valley Regional Planning Commission adopted a Complete Streets Policy and will provide more information in the future, and also the Multi Mode Transportation Plan stated Mr. Schmiesing.

The City is preparing an application for the Safe Routes to School funding at this time, identified \$450,000 in funds for needs, and our application should be pretty well received. Mr. Bubb asked if this was being incorporated or tied into the new schools design? Mr. Schmiesing stated it is, and gave a brief update on the use of the funds if approved.

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 7:13 P.M.