

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
FEBRUARY 14, 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, and Brad Bubp
Members Absent: Mike Taylor
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Gwen Bowhser, Joe Faraj, Jean Lebowitz, and William Jaqua

Moved by Mrs. Franz, seconded by Mr. Bubp to excuse Mr. Taylor from the February 14, 2012 Piqua Planning Commission Meeting. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. Motion carried unanimously to excuse Mr. Taylor from the February 14, 2012 Piqua Planning Commission Meeting.

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 January 10, 2012 meeting minutes as submitted. Mrs. Franz, seconded the motion. Mr. Oda, Aye; Mr. Bubp, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 4 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-5-12

A Resolution requesting authorization of an animal grooming special use at 423 N. Main Street. Mr. Schmiesing stated this is a request to establish an Animal Grooming Business in the Central Business District located at 423 N. Main Street. At the time the request was received this was not an approved use in the CBD. After discussion of this request an item was put on the December 2011 Planning Commission Agenda as a Public Hearing to allow for the amendment to the CBD Zoning Code to include Animal Grooming as a Special Use and was approved. The item went to the City Commission and was placed on the January 3, 2012 City Commission Agenda to authorize an amendment to Piqua Code Section 154.026 to allow Animal Grooming as a Special Use in the CBD, with the three readings being waived and was adopted. This location was most recently used as a personal services use (nail salon), and would like to use it for Animal Grooming. The animals would not be kept on the property overnight just during the day for grooming so noise would not be an issue.

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Public Comment

Gwen Boswher, 423 N. Main, applicant came forward and stated things are going well for her and invited everyone to stop in and look around. Ms. Bowsher stated she had a question concerning the sign on the front of her building, as she would like to keep it and just change the last part of it to reflect her business. Mr. Schmiesing asked Mrs. Bowsher to contact him and he would help her with the sign change.

Mr. Schmiesing stated when previously considering the amendment the MainStreet Piqua Organization was contacted concerning this item, and stated they felt it was an appropriate use for the building.

Motion was made by Mrs. Franz, seconded by Mr. Bubb, to approve the PC 5-12. Roll Call Vote, Mr. Oda, Aye; Mr. Bubb, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. A roll call vote resulted in a 4-0 vote to approve the special use.

2. PC-06-12

A Resolution requesting authorization of a vehicle sales and service special use at 1990 Covington Avenue

Mr. Schmiesing stated PC 6-12 is a request to authorize a Vehicle Special Use at 1990 Covington Avenue by Jihad Faraj on behalf of the owner Drapp Investments. This is the Auto Lube located at the corner of Robert M. Davis Parkway and US St. Rt. 36. The application for this item currently lists an Auto Repair Use and proposes to add Vehicle Sales to the location.

Public Comment

Jihad Faraj, 2016 N. Main Street, Sidney, applicant came forward and stated he would like to add vehicle sales to the current location, as the oil change business is not longer being utilized. Mr. Faraj would like to generate some business in that area.

There were several questions regarding the repairing of vehicles at the location, or allowing vehicles to set out in the lot in disrepair, the number of vehicles on the lot at one time. Mr. Faraj stated on minor repairs would be done on the vehicles and they would be kept in the garage bays until complete, no vehicles would be setting out not operable. There would only be 4-5 vehicles lined up on the front of the lot, stated Mr. Faraj.

Ms. Jean Lebowitz, 5 Eagles Way, owner of the property came forward stating she has no problem with the change in the use of the property at this time.

There was discussion on the location of the vehicles, and the number and type of vehicles that are allowed to set on the lot at one time. It was noted that the vehicles must stay in the front of the lot. Mr. Schmiesing stated Mr. Faraj would still have to apply for a Zoning Permit once the Special Use is approved and the items in question will be addressed before issuing the permit.

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Motion was made by Mrs. Franz, to approve the request for a Special Use, seconded by Mr. Bubp. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A roll call vote resulted in a 4-0 vote to approve the resolution.

3. PC-07-12

A Resolution requesting authorization of a vehicle sales and service special use at 1830 W. High Street

Mr. Schmiesing stated this is the former Wes Net Building located at 1830 W. High Street. The applicant would like to establish an office for vehicle sales activity in order to obtain a Vehicle Sales License from the State of Ohio. According to the applicant they do not plan to have any vehicles located on the premise. Mr. Schmiesing further stated that the vehicle sales would be in addition to the current existing business located at 1830 W. High.

William Jaqua, 607 W. Sunset, applicant came forward to explain the need for requesting the Special Use Permit at this time. Mr. Jaqua's current business is Construction Equipment Exchange, Inc. based in Chicago, Illinois, and they currently buy and sell construction equipment all over the world. In order for Mr. Jaqua to obtain a vehicle sales license to conduct their business they must maintain an office and a sales lot. Mr. Jaqua stated as an example, they purchased a dump truck today out of state and it has been sold to an individual in Canada and will not be coming to the lot in Piqua at any time. The plan is to have a minimum inventory of vehicles on the lot and if they did it would be only 4-5 vehicles at one time. They have the option to purchase the building and they plan to exercise that option in the future.

There were questions regarding the construction vehicles being on the lot at any time, and that the primary use would be for office space only at this time, and if there is any current active business being conducted at this time on the premises. There was mention of the box truck that is sitting on the lot at this time, also there are several semi trailers sitting on the lot and what the intended use is for these vehicles.

Mr. Jaqua explained they have an approved Zoning Permit to complete the back part of the building for the catering business, but have just not started yet. The other part of the building would be for the office of the Construction Equipment Exchange. Mr. Schmiesing further explained the Zoning Permit and the reason for the semi trailers is storage for the catering business until the construction is completed. Mr. Jaqua stated the semi trailers should be removed by the first of the year.

Questions were asked regarding if there is a difference between the sale of cars and heavy equipment sales on the lot. Mr. Schmiesing stated yes, and further explained. Mr. Jaqua stated it is not their intention to have heavy vehicles on the lot. Mr. Spoltman voiced his concern over the auto sales issue in this area, and asked what would need to be done to accommodate this use. Mr. Jaqua stated there would not be any real notice of any change to the lot or the area;

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they would only need to have signage, which is required by the State. Mr. Spoltman stated he was glad to have Mr. Jaqua come and explain his intentions for the premises.

A reasonable number of vehicles on the lot at one time, cars being cleaned up on the lot, and signage was discussed. Mr. Jaqua stated they plan to use a service in town for the cleanup of the vehicles that they put on their lot; further stating they plan to repair the asphalt. Mr. Schmiesing asked Mr. Jaqua to see him about the signage requirements.

Mr. Schmiesing explained that if they intend to add another building it would have to come back before the Planning Commission for approval. It was also noted that Mr. Jaqua intends to have a separate office for each of the businesses in the current building.

There was discussion of the location of the vehicles on the lot, and it was noted the vehicles must be parked only on the asphalt not parking of vehicles would be allowed in the grass area.

Mr. Spoltman state he would like to amend PC 07-12 to include:

- The parking lot area to remain the same as is currently.
- Limit the number of vehicles to (6) six for sale at one time on lot.

It was moved by Mr. Oda, seconded by Mr. Bulp to amend PC-07-12 to include

- The parking lot area is to remain the same as is currently.
- Limit the number of vehicles to (6) six for sale at one time.

Voice Vote, Mr. Oda, Aye; Mr. Bulp, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A voice vote resulted in a 4-0 vote to amend PC 07-12 at this time.

Motion was made by Mr. Oda, seconded by Mr. Bulp to approve the amended Resolution PC-07-12 Special Use for 1830 W. High Street. Roll call vote, Mr. Oda, Aye; Mr. Bulp, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 4-0 vote to approve Resolution PC 07-12 as amended.

4. PC-8-12

A Resolution to consider the renaming of White Tail Drive to White Tail Lane in the Deerfield Subdivision

Mr. Schmiesing explained this item relates to a street in the Deerfield subdivision. The construction documents that were submitted to the Engineering Department were reviewed and approved included the name of "White Tail Lane" and a street sign was erected with that name. However on the subdivision plat that was reviewed and approved by this body indicates "White Tail Drive". Recently the signage was replaced and was converted from the "White Tail Lane" to "White Tail Drive" consistent to what was approved and recorded on the plat. One of the residents called to inquire about the name change. The individual presented a petition with the signatures of all five (5) of the residents living on "White Tail Lane" requesting the name be changed back to "White Tail Lane". Mr. Schmiesing stated there are no objections from the City

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or any other agency to formally make this change from "White Tail Drive" to "White Tail Lane", and staff recommends the change.

Mr. Oda stated read PC 8-12 and inserted the word "correct" instead of the word "change" in PC 08-12. Mr. Schmiesing stated for the record if there is no objection from the Planning Commission he was going to make the amendment to insert the word "correct" instead of the word "change" in Resolution PC 08-12. All were in agreement with Mr. Schmiesing to make the change in wording of PC Resolution 08-12.

Mr. Oda made a motion to approve the request. Mrs. Franz seconded the motion. Roll call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mrs. Franz, Aye; and Mr. Spoltman. Aye. Nay, None. A roll call vote resulted in a 4-0 vote to approve PC 08-12.

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

Mr. Schmiesing stated the information was included in the Planning Commission Procedures, Rules and Regulations and asked if there were any questions.

Mr. Schmiesing stated there was one item he wanted to mention that was not covered. The quality of the submittals that are being received needs to be addressed. It is much easier to enforce the need for quality submittal information when there is a policy in place to provide to the applicant when picking up a permit application. There was discussion on how it is stated where it would be applicable in any circumstances? Mr. Schmiesing stated that staff would have the discretion to waive certain aspects as needed. It would be very helpful to have minimum expectations to present to the applicant when they come in to apply for a permit. It was mentioned to get information from other communities/source to see how they address this. There was discussion on the change for the time of year the Chairman & Vice Chairman are appointed. Mr. Schmiesing explained the reason for the change.

Mr. Schmiesing asked if the Commission approved of the information they received, and asked them to consider it as a draft. All members were in agreement with the Policy as stated in the packet at this time.

Canal Walk Improvements

Mr. Schmiesing gave a brief overview of the Canal Walk Improvements that are to be completed in the 300 Block of N. Main Street. Included in the plan is new landscaping, replacement of concrete, trees, rain gardens, and storm sewer. This is a MainStreet Project, and the City is working on the storm sewer, and will be going out to bid this summer, said Mr. Schmiesing. Mr. Spoltman stated this would be a tremendous asset to the community.

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Monthly Reports

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

Mr. Schmiesing provided a handout to the Commission regarding a program that is helping communities with their Brownfield areas. Piqua was mentioned in the article for receiving a \$50,000 grant.

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 7:12 P.M.