

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 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, Mike Taylor, Brad Bubp
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool,
Attendees: Rob & Julie Alexander, Brian Murray, Tim Cutcher, Phil DeLorme, Scott Minor, Carol Thomas. Chris & Angie Smith, Roberta Hoelscher, Linda Barton, Rebecca Wagner, Myrl Cromer, Mike Kuterman, John Small, Janet Ballard, Cindy Sears, Tony Cox, Kathy Sherman, Jennie Piatt, Mindy Garland, Vicki Byers, Eric Jones

MEETING MINUTES

Chairman Spoltman asked if there were any additions, deletions or corrections to the meeting minutes included in the agenda packet. Mr. Bubp made a motion to approve the December 11, 2012 meeting minutes as submitted, Mr. Taylor seconded the motion. Voice vote, Mr. Oda, Aye: Mr. Bubp, Aye: Mr. Taylor, Aye: Mr. Spoltman, Aye. Nay: None. A roll call vote resulted in a 4-0 vote supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

PC 1-13

A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2013 calendar year

Chairman Spoltman asked the Clerk to call the roll of the Board Members, asking that they state yes or no to declare their interest in being nominated for Chairman and Vice Chairman of the Planning Commission for the year 2013. Roll call vote was taken.

Mr. Bubp nominated Mark Spoltman as Chairman, and Jim Oda as Vice Chairman. Nominations were closed.

Moved by Bubp seconded by Taylor to approve the nominations of Mark Spoltman as Chairman and Jim Oda as Vice Chairman of the Piqua Planning Commission for the year 2013. Roll call, Mr. Oda, Aye: Mr. Bubp, Aye: Mr. Taylor, Aye: and Mr. Spoltman, Aye. Nay: None. Motion carried on a 4-0 vote to approve the nominations as stated. PC-1-13 was adopted.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

PC 2-13

A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2013 calendar year

Chairman Spoltman asked the Clerk to call the roll of the Board Members, asking 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 2013. Roll call vote was taken.

Mr. Oda nominated Mike Taylor as the Planning Commission representative to the Board of Zoning Appeals for the year 2013. Nominations were closed.

Moved by Mr. Oda, seconded by Mr. Spoltman, to approve the nomination and adopt PC 2-13. Roll call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mr. Spoltman, Aye. Motion carried on a 4-0 vote. PC -2-13 was adopted.

PC 3-13

A Resolution recommending the Planning Commission appointment to the Housing Council for the 2013 calendar year

Mr. Oda nominated Mark Spoltman as Planning Commission representative on the Housing Council for the 2013 year, Nominations were closed.

Moved by Mr. Oda, seconded by Mr. Bubp, to approve the nomination and adopt PC 3-13. Roll call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

PC 4-13

A Resolution recommending the adoption of the South and Sunset Streets Intersection Action Plan

City Planner Chris Schmiesing stated this item comes from the Transportation Committee, which is a group of individuals and city staff members that review concerns raised by the public regarding transportation infrastructure. A concern was received a few years ago from a resident in the neighborhood about the traffic signal at Sunset and South Streets. The consideration was to remove the existing traffic signal and install a 3-way stop sign. Mr. Schmiesing further explained that a study was completed in 2012 by the Engineering Department, and presented the findings to the Transportation Committee. The study determined the characteristics and traffic volumes at intersection do not warrant a traffic signal. Mr. Schmiesing further explained the process that will take place in making the change from a signalized intersection to a 3-way stop.

Public Comment

Phil DeLorme, representing Victory Baptist Church at 1611 South Street came forward and voiced his concerns about removing the traffic signal and installing a 3-way stop at the intersection of South and Sunset. Mr. DeLorme feels it will impact getting in and out of their driveway which is located near the traffic signal. He would like them to move the stop line west of their driveway if possible.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS

Mr. Schmiesing further explained how the stop signs would enhance the flow of traffic quicker through the intersection by utilizing the 3-way stop instead of the traffic signal.

Mr. Schmiesing stated the purpose of the meeting is receive public input on this and take the information back to the Transportation Committee to review. Mr. Schmiesing stated he would be happy to meet Mr. DeLorme after the meeting, and set up a meeting with him at the intersection of South and Sunset to review the plans.

Scott Minor, Trustee of the Church, asked if it would be possible to get a copy of the Traffic Study. Mr. Schmiesing stated he would provide Mr. Minor with a copy of the study.

Mr. Oda asked what the Planning Commission was being asked for.

Mr. Schmiesing stated the Planning Commission is being asked for an endorsement of the change from a traffic signalization to a 3-way stop.

After discussion Mr. Oda made a motion to recommend to the City to continue to investigate the change of the traffic control at the intersection of South and Sunset. Seconded by Mr. Taylor. Roll call vote, Mr. Oda, Aye; Mr. Bubb, Aye, Mr. Taylor, Aye; Mr. Spoltman, Aye. Nay, None. All board members were in agreement that this would be an improvement to the traffic flow in the area of South and Sunset.

Moved by Mr. Oda, seconded by Mr. Bubb, to adopt PC 4-13. Roll call vote, Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye; Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

PC 5-13

A Resolution to authorize a One Family Residential Special Use of the second floor of the principal structure located at 418 N. Main Street

Mr. Schmiesing stated the applicant would like to have a one-family dwelling on the second floor of the principal structure located at 418 N. Main Street. The residential use of the upper floor is considered as a Special Use in the Central Business District (CBD) and requires action from the Planning Commission for approval of the Special Use.

Skip Murray 1215 Walker Street, applicant came forward and provided a brief explanation on the plans for the second story, indicating he would need to have an address assigned for the second floor, and would like the Planning Commission's approval.

Mr., Oda stated the building has been used as an apartment and dates back to the 1920's. Mr. Murray indicated there is a separate entrance to the second floor apartment,

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mr. Oda further stated it has been the goal of a number of the organizations downtown to encourage additional residential use of upper floors in the downtown buildings. Mr. Oda believes this is an excellent use of the upper floor of 418 N. Main Street.

Moved by Mr. Taylor, seconded by Mr. Oda, to adopt PC 5-13. Roll call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

PC 6-13

A Resolution to authorize a One Family Residential Special Use of the principal structure located at 604 W. High Street

Mr. Schmiesing stated most recently the structure located at 604 W. High Street was used as a Real Estate office. The applicant is requesting authorization of a one-family dwelling use of the principal structure located at 604 W. High Street.

Tim Cutcher, 1515 Fairfax, applicant came forward and gave a brief overview of his plans for use of the principal structure located at 604 W. High Street.

Moved by Mr. Bubp, seconded by Mr. Taylor, to adopt PC 6-13. Roll call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

PC 7-13

A Resolution recommending a zoning designation of B General Business upon the annexation of the real property located at 8090 Looney Road

Mr. Schmiesing gave a brief history on the use of the property to help the Planning Commission understand the role they will be playing on this item. This is a request to petition the property located at 8090 Looney Road to establish a zoning designation as the annexation is not the purpose of the Planning Commission. The Planning Commissions role is to recommend a zoning designation for the City Commissions consideration as such time as they act on the annexation. The initial request from the property owner was to be able to hook into the city water and sewer utilities, which brought about the annexation agreement. Mr. Schmiesing explained the annexation procedures. The property owner completed all of the annexation procedures as required and the item is now before the Planning Commission to have the zoning designation established for the property. This is the final step before going to the City Commission for approval of the annexation.

The recommended zoning for this property is B General Business and is consistent with the current use of the property, the proposed use of the property, and the use that are found immediately across the road within the City Limits, stated Mr. Schmiesing. The current renovations being done on the property have been permitted and approved by Miami County Planning and Building Department because it is still in the Miami County's jurisdiction.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

The current zoning of the property as it sits in Miami County is I-1 Industrial which is the Miami County zoning designation not the City. This would be a downgrade from the I-1 Industrial designation to a B Business designation.

Mr. Schmiesing noted currently there is another matter that relates to the subdivision that surrounds this property, and pointed out this is not a matter under any influence or control of the Planning Commission. That is a matter between the private property owner and the Court of Common Pleas.

Rob Alexander, 8090 Looney Road, applicant came forward and gave a brief explanation on the background and future use of the property. The building is approximately 6,000 sq. ft. and the proposed use is a Hair Salon, Winan's Coffee Shop, and possibly a third tenant in the future.

Public Comment

Norm Seipel, speaking on behalf of his mother who resides at 8105 Woodlawn. His mother's residence is located directly behind the subject property located at 8090 Looney Road.

Mr. Seipel voiced his concerns of the change in use of the property, increased traffic, trash, emission of gas fumes, headlights shining into windows, stating this is a residential area and this will have an effect on the whole neighborhood.

Mr. Oda asked Mr. Seipel if he had a choice of what type of zoning he would like to see in the area. Mr. Seipel stated he is just concerned about all the changes that will come with the change in the zoning and is concerned.

Carol Thomas, 8135 Woodlawn, voiced her concern and asked if it would be possible to request a barrier around the property to protect the property, and was told at Miami County the only business was going to be a Hair Salon. Mr. Schmiesing explained the zoning designation was approved by Miami County at this time and further explained the process. Mr. Spoltman stated the only issue the Planning Commission is considering is the zoning designation as it relates to the City of Piqua.

Mr. Schmiesing stated for the record the proposed zoning designation is accommodating of the use types that have been indicated for occupancy of the structure.

After brief discussion all board members were in agreement of the B Business Zoning Designation.

Moved by Mr. Bubp, seconded by Mr. Oda, to adopt PC 7-13. Roll call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

OTHER BUSINESS

PC 12-12

A Resolution authorizing an Outdoor Commercial Entertainment Special Use of the real property located at 1032 Covington Avenue

Chris Schmiesing gave a brief overview of the reason for PC 12-12 coming back for discussion at this time. The order will be: staff comments, property owner to present facts, and neighbors can voice their concerns. This item was previously discussed the Planning Commission Meeting in April 2012, with a public notice and the item was considered by the Planning Commission and action was taken and approved for a BMX Track for bicycle riders.

Chris Smith, 1032 Covington Ave, applicant, came forward and provided an explanation of his plans for the property. Mr. Smith stated there was a misunderstanding at the City Commission Work Session on the number of people that will be in attendance. It was stated that there could possibly be 500-700 people in attendance and that is not true. There are about 50 participants each week and their families who will be there at one time. One to two times a year they may have a race that would attract about 150 people at the most, stated Mr. Smith. The requirements to be able to be on the track were explained by Mr. Smith.

There was discussion concerning the parking for the vehicles and if the property had enough room to park all of the participants, parking for trailers and size of trailers, the use of screening around the track, fencing of the track, age of the participants, hours of operation, access to and from the Bike Trail, membership requirements, someone be on site at all times, and trash pickup. Mr. Smith provided answers to all of the questions.

Mr. Schmiesing reviewed the items that were discussed and approved at the April 12, 2012 Planning Commission meeting and they included:

- During week nights 14-15 kids in community actively engaged in BMX activities, knew building cold storage building which currently have active permit for
- Up to 50 riders during the event on the weekends, yes
- Estimate with parents coming to events to be crowd of about 150, yes
- Question of lighting, indicated no lights at present possibly in future
- Question regarding fencing, indicated there would be fencing around track

Mr. Schmiesing asked Mr. Smith if anything has changed from what the Planning Commission approved. Mr. Smith stated no nothing has changed. By way of the Planning Commission approving the Special Use these are the conditions we will be looking at when we review the Zoning Permit Application, stated Mr. Schmiesing. The Special Use is not a permit; it simply authorizes the use of the property. The step that follows that is the submittal of the construction documents for the approval of the permit to build the project. That has been submitted as of a week ago, the review is not complete, but as we go through we will be looking for the items stated, said Mr. Schmiesing.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mr. Schmiesing noted one thing we will be looking at is the off-street parking requirement when reviewing the permit. Code stipulates one space for every 4 patrons at maximum capacity, which is 37 ½ parking spaces. There appears to be adequate parking for the type of crowd previously discussed and considered. As a side note, there was discussion of parking trailers around the cold storage building, or along the proposed path connecting it to the linear park. All these things are consistent which was previously discussed and approved, and wanted to add to record as facts that were previously stated, said Mr. Schmiesing.

Angie Smith, 103 Brown Rd. Sidney, came forward and stated she wanted to address some of the concerns that were raised by the neighbors concerning trespassing and littering. Ms. Smith stated they want them to know they respect the neighbors, and are glad the neighbors care and shows them they appreciate their properties to. Ms. Smith gave a brief overview of what the neighbors can expect when the track is completed. We are just trying to help the kids in the area be better, and not having to drive over an hour away would be great. The season is from April thru October and will not be open in the winter months, with only be 28 races. If any of the neighbors have any questions Ms. Smith encouraged the neighbors to come speak with them as they plan on having any open door for anyone wanting to speak with them. Ms. Smith provided several photos of other tracks in area, the track they are proposing is not that large, the drawing in the newspaper made the track appear a lot bigger than it is really going to be, stated Ms. Smith.

Public Comment

Vicki Byers, 124 Morrow Street, came forward and voice her approval of the facility stating she believes it will be a positive thing for the area, and is glad to see some new business in the area. Ms. Byers further stated she is glad to see someone move into the house and the business making it a plus for the neighborhood, Originally I was opposed to the Linear Park and once we rode on it we changed our minds,

Roberta Hoelscher, 1018 Covington Ave. stated she lives right next door to the proposed property, and is concerned about her property value. Ms. Hoelscher is also concerned about having noise, trash bins, port-a-potties, and lights shining into her home at night. Ms. Hoelscher further stated she does not want the BMX track as she has lived there for over 40 years.

Cindy Sears, 1015 Covington Ave. came forward and voiced her concern about the increased traffic and congestion in the area. Ms. Sears stated she is aware they have had problems at the new Skate Park, and it is in a residential neighborhood. Ms. Sears believes what the Smith's want to do is great, but is not in favor of having this type of entertainment in the neighborhood.

Janet Ballard, 1106 Covington Avenue, came forward and voiced her concerns about the proposed track and stated she is against it as she feels it is going to cause increased traffic in the neighborhood. Ms. Ballard further stated she felt she should have received notification of the April 12, 2012 Planning Commission Meeting.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Myrl Cromer, 1110 Covington Avenue, came forward stating he believes it is a good idea but is the wrong place to put it. Mr. Cromer voiced his concern about the noise from loud speakers stating he has a daughter with Autism and is concerned how the noise will affect her.

John Small, 1118 Covington Avenue, came forward asking which residents were notified of the April 12, 2012 Planning Commission Meeting. Mr. Schmiesing explained who received the notification letters then and now. The mailing list was greatly expanded due to the types of concerns they were hearing from residents stating they did not see it in the paper and were not aware of the public hearing. Mr. Small asked if he would be notified of any other items in the future and would this affect property values. Mr. Spoltman stated he felt it would only affect the property values in a positive way.

Jenny Piatt, 1102 Covington Avenue came forward stating she is the daughter of Robert Smith, sister of Chris Smith, and lives in the house next door to the proposed BMX track. Ms. Piatt stated she received a letter in April regarding the Public Hearing and attended. Ms. Piatt also noted there is always a lot of trash along Covington Avenue and that she personally goes out and picks up the trash along Covington Avenue weekly. Ms. Piatt stated her daughter is 11 years old and she races BMX. There are not of spectators coming to these events, mostly parents and family, but thinks it would be a great asset to the community. The restaurants and other businesses in the area would also benefit from this. Ms. Piatt feels it is a family activity and is favor of the BMX track.

Linda Barton, 931 S. Wayne Street, came forward stating she is the daughter of Roberta Hoelscher who spoke previously. Ms. Barton cited an article she had read about a BMX Park being built at the edge of town in Raytown, Missouri. Residents in the article stated the traffic, litter, and crowds have affected their quality of life and property values, and that they can hear the loud speakers. Ms. Barton is concerned for her mother living next door with all the noise and traffic, and asked if anyone would want this next door to them.

Kathy Sherman, 643 W. Greene Street came forward and complimented the gentleman who wanted to invest \$50,000 to \$70,000 in the Piqua Community. They are not seeking funds from the city to invest in, he is doing it because it is important for the youth, and would like to have a track for his son's to practice on. Ms. Sherman stated she drove up to look at the area, and also the new Skate Park. The trash cans are being used as should be. Ms. Sherman further stated the BMX participants take pride in what they do, and thinks the benefits to the community will be outstanding also economically. The addition of the fence will be an extremely nice keep the kids involved in the site, and be very beneficial to the community.

Myrl Cromer, 1110 Covington Avenue, stated he wanted the Commission to know the bike shop will be making money from this project besides just selling bicycles and parts. He further stated he has lived there over 12 years, and no one has ever used that property before and the kids used the back part to play in and were cutting across it to the bike trail.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mr. Oda asked Mr. Cromer why he feels it is bad thing for the Bike Shop to make money. Mr. Cromer stated they stated it was for the kids in the community, but they will also make money off of it to.

Eric Jones, 1210 University, Sidney, came forward stating he is working with the Smith's on the BMX track project stating there is a lot of misunderstanding. They are investing a lot of money in this project and it will not be trashed. There will be an 8ft. fence all around the property, someone will be on site at all times, and they are also in the process of getting sponsorships for advertisements. Mr. Jones further stated they have working on cleaning up the area and hopefully it will encourage the neighbors to clean up their properties in the back also, and increase everyone's property values.

There was discussion of the number of vehicles that would be coming into the area. Mr. Jones explained how many vehicles would be coming and going at various times, and stated the neighbors would not notice any increase in traffic.

Roberta Hoelscher, 1018 Covington Avenue, came forward stating she thinks the idea is wonderful, but asked that they put it somewhere outside of the residential neighborhood. Ms. Hoelscher is concerned about the traffic and parking on the side streets.

Mr. Oda stated there has been a business there for quite some time now, and asked Ms. Hoelscher if she was are talking about the traffic there now. Traffic already exists there now, stated Mr. Oda. Ms. Hoelscher stated she has had trouble getting in and out of her driveway at times, and is concerned with the possibility of having increased traffic in the area.

Mindy Garland, 8790 Crestview Ct. came forward stating she has 3 children involved in the BMX sport and has to go out of town currently for them to practice and would like to have a track closer to home. This is a family oriented sport. They have volunteers who help pick up trash at the events, there is no drinking or foul language used, there are participants from the age of 3 up to a gentleman who is 78 that participates Ms. Garland is very much in favor of the BMX Track in the City of Piqua

Rebecca Wagner, 424 Bear Run, came forward stating she is the daughter of Ms. Hoelscher who lives next door to the proposed BMX track. Ms. Wagner stated she is not opposed to building the BMX track, but would like to see it somewhere else not in a residential neighborhood, and not next door to her mother's home. Ms. Wagner stated her mother has lived in her home for over forty years and is concerned about the increased noise from the proposed BMX track, the parking of large trailers, and increased trash in the neighborhood.

Ms. Wagner further stated she feels it is being pushy to allow the BMX track to be built in a residential neighborhood, and feels the rights of the neighbors are not being considered, only what is good for the City.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Ms. Wagner asked several questions concerning the use of loud speakers, what happens if the Smith's move next year does the permit stay with the Smith's or the property? Can someone come in and increase the size of the track, use of lighting, and noise in the area, who will make sure the area is maintained and the trash is picked up.

All of Ms. Wagner's were answered. Mr. Schmiesing further stated the Special Use that was approved states the track cannot be enlarged or expanded beyond what it was approved for by the Special Use Permit. If they would like to expand or grow in the future they would have to come back before the Planning Commission and get a new Special Use approved. Any property owner is responsible for the maintenance of their own property, stated Mr. Schmiesing.

Mr. Schmiesing further stated the testimony that was provided at the April hearing is part of the record on what is approved. Comments made then, and what the Smiths reiterated at this meeting, are the conditions that what will be imposed and in effect as we review the zoning permit application to ensure the plans conform to what has been authorized. A Certificate of Compliance will be issued once construction has been completed from that point forward.

Vicki Myers, 124 Morrow Street, voiced her opinion stating the children in the city need a place to ride their bikes, further stating the Smiths have made a great effort in the neighborhood to make a place for children to ride their bikes.

Mike Kueterman, 6010 Washington Avenue also representing the Piqua Apostolic Church, 830 Covington Avenue, came forward stating they are willing to accommodate the parking and the access to the bike path for patrons to come to the BMX track. Mr. Kueterman further stated kids belong in city parks and in residential areas, and feels the location of the BMX track is a great idea.

There was discussion on how many cars are at the church on Sunday, and how they deal with the traffic issue. Mr. Kueterman further explained.

Ms. Hoelscher, 1018 Covington Avenue, came forward stating all the people think the BMX track is wonderful, but they can get in their cars and go home, but we can't.

Tony Cox, 1006 Caldwell, came forward stating he grew up on South Street and could hear the loudspeakers at Pitsenbarger Park sometimes. Kids are riding bicycles on the skate park now and need a place to ride their bikes. Traffic is always there, Covington Avenue is a State Route. BMX is a free spectator sport, and spectators will be able to walk up to the fence and watch for free, stated Mr. Cox.

Mr. Oda thanked everyone for coming and offering their input, information, and their point of view. Further stating we all don't agree on all things, and commended everyone for being polite and informative as this helps the Planning Commission in making decisions and looking at the material from a different point of view.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 12, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mr. Spoltman inquired about the fence issue, will there be a fence around the track. Mr. Smith stated they have decided to go with an eight foot fence now, and a speaker system was mentioned. Mr. Smith stated there is a speaker system at every BMX track and they would like to have a system. Mr. Smith stated the speaker system would cover an area of about 100 x 50. A picture of the BMX track in Kettering was presented to the Commission showing the location of the speaker system they have in place. It was noted that the speaker system would be only used on Saturdays during race time from 4:00 to 8:00 P.M. Mr. Smith noted that they would work with their neighbors when using the speaker system.

Ms. Wagner asked if the races would always be on held on Saturday? Mr. Spoltman stated the testimony has stated the races would be on Saturdays from 4:00 – 8:00 P.M.

Mr. Schmiesing stated the items that were stated for the record that were included as conditions for the permit the hours are not discussed or not specifically identified and I am referring to the testimony that was given at this meeting. There is a noise ordinance that they are subject to complying with.

Mr. Spoltman stated no action will be taken at this time, this meeting has allowed the public to hear from the Smith's, and allowed the public to present their issues and concerns. Mr. Spoltman stated he personally has not heard anything different than from the first time it was presented in April.

Mr. Schmiesing stated this is a Special Use in the B Zoning District which is authorized by the Planning Commission, and the testimony and conditions provided in April will stand unless there is some additional action taken. This meeting and the City Commission meetings are just informational meetings, stated Mr. Schmiesing.

Mr. Spoltman noted that he stopped at the Bike Shop on Covington Avenue and stood in their driveway for a minute and counted over 50 cars, and does not believe 50 extra cars will be noted.

Monthly Reports

City Planner Chris Schmiesing stated the board members received an email with the monthly permit activity report, and asked if there were any questions regarding the report at this time. There is a steady increase in the commercial permit activity which is an encouraging sign, stated Mr. Schmiesing.

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 8:20 P.M.