

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MAY 14, 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

**Swearing in of New Board Members**

Cindy Pearson  
Gary Koenig

City Planner Chris Schmiesing administered the Oath of Office to new Board Members Cindy Pearson and Gary Koenig.

**ROLL CALL**

Members Present: Mark Spoltman, Mike Taylor, Cindy Pearson, Gary Koenig  
Members Absent: Jim Oda  
Staff Members: Chris Schmiesing, Becky Cool,  
Attendees: William Coomer

Moved by Mr. Taylor, seconded by Mr. Koenig to excuse Mr. Oda from the May 14, 2013 Planning Commission Meeting, Voice vote, Mr. Spoltman, Aye; Mr. Taylor, Aye; Ms. Pearson, Aye; and Mr. Koenig, Aye. Nay: None.

**MEETING MINUTES**

Chairman Spoltman asked if there were any additions, deletions or corrections to the meeting minutes included in the agenda packet. Mr. Taylor made a motion to approve the February 12, 2013 meeting minutes as submitted. Ms. Pearson seconded the motion. Voice vote, Mr. Koenig, Aye; Mr. Taylor, Aye; Ms. Pearson, 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 8-13**

A Resolution recommending a change in the zoning designation of parcel N44076500, a portion of the real property located at 1502 S. Main Street

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MAY 14, 2013 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Chris Schmiesing City Planner provided the staff report. This relates to 1502 S. Main Street and one of the 3 lots owned by Aesthetic Finishers. The current zoning for the lot in the rear is OS Open Space, and the applicant would like to change the zoning to I-2 (Heavy Industrial) so all three of the lots would be consistent. The applicant would like to expand his business, will be adding new jobs to the community, and is ready to move forward with the purchase of the new equipment as soon as this is approved. The change would be consistent with the surrounding zoning designation, and with the Master Land Use Plan in the Community adopted Comprehensive Plan, stated Mr. Schmiesing.

William Coomer, 1502 S. Main Street, applicant came forward and provided further information regarding the expansion of his business, and the reason for the request to change the zoning from OS Open Space to I-2 Heavy Industrial at this time. Mr. Coomer stated he has spoken with his neighbor Mr. Baker who uses part of the lot for parking at times for his banquet facility, and he is in favor of the zoning change.

There was discussion regarding the number of new employees the expansion would bring to the community, the size of the new building, parking located for the employees. Questions were raised regarding how the large trucks would get in and get turned around, and the business hours of the operations. Mr. Coomer answered all questions.

Mr. Schmiesing provided information regarding the separate driveway and how it was going to be configured. Mr. Coomer has been working with Bill Murphy Economic Development Director for a period of several months now with moving forward with the expansion, stated Mr. Schmiesing.

After further discussion and with all of the necessary requirements satisfied it was moved by Mr. Taylor seconded by Ms. Pearson, to adopt PC 8-13. Roll call vote, Mr. Koenig, Aye; Mr. Taylor, Aye; Ms. Pearson, Aye; and Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

## **OTHER BUSINESS**

### **Redevelopment Plan**

City Planner Chris Schmiesing provided a brief update regarding the future redevelopment plans for the Historic East Piqua and the East Ash Street Corridor. The City received a CDC Grant recently that will help to identify the community health concerns that relate to Brownfield issues in the community. This grant is providing a funding source that will help develop a strategy, provide information regarding the 20 Brownfield areas, and further stating this will help prioritize the top 5 sites. The Re Do Piqua program help to establish the top five sites that are to be improved and they include: North end of 25-A; South end of 25-A; East Ash Street Corridor; old Piqua Memorial Hospital site; and the Riverfront Development.

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MAY 14, 2013 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS

Mr. Schmiesing also provided information regarding the completion of the work on the I-75 project coming into the City of Piqua.

The CDC Grant the city received will provide funding for the first phase of the project by putting together a team of redevelopment experts who will assess the needs of the community. A Stakeholders dinner will kick off on June 5, 2013 where they will be a part of the discussion. The next day the experts will provide information they have compiled, and present it to the Stakeholders at a meeting on June 6<sup>th</sup>, 2013.

Mr. Koenig stated the entrance on Ash Street has improved since the widening of Ash Street.

**Monthly Reports**

City Planner Chris Schmiesing passed out a copy of the monthly permit activity report, and explained the various different permits that were issued including the new school projects, and asked if there were any questions regarding the report at this time.

Mr. Schmiesing reminded board members of the Workshop scheduled for May 23, 2013 at 6:00 P.M. in the Commission Chambers.

**Adjournment**

With no further business to conduct it was moved by Ms. Pearson, and seconded by Mr. Koenig, that the regular meeting be adjourned. With all those present in favor the regular meeting was adjourned at 6:30 P.M.