

CITY OF PIQUA, OHIO

PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 11, 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, Cindy Pearson, Gary Koenig  
Members Absent: None  
Staff Members: Chris Schmiesing, Becky Cool,  
Attendees: Dan Hoying, Art Schafer, Mike Philipps, Janel Ranly, **Bob Graeser**

**MEETING MINUTES**

Chairman Spoltman asked if there were any additions, deletions or corrections to the meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the May 14, 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 5-0 vote supporting the motion to approve the meeting minutes as submitted.

**NEW BUSINESS**

**PC 9-13**

A Resolution recommending a zoning designation upon the annexation of the real property located in Washington Township known as parcels M40-047450 and M40-047100

Chris Schmiesing City Planner provided the staff report. This is a request by the City of Piqua, the owner of the property, to establish a zoning designation upon annexation of the property located in Washington Township known as parcels M40-047450 and M40-047100. The Planning Commission makes a recommendation on the zoning of the property. This property will house the Water Treatment Plant.

It was noted for the record in the first line the City of Piqua should be inserted and the State of Ohio removed as the City if the owner of the property.

There was discussion of the use of the property, the amount of traffic and the noise level that will come from the proposed use, and the reason for the zoning designation.

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**PUBLIC COMMENT**

No one came forward to speak for or against PC 9-13.

Moved by Mr. Oda, seconded by Ms. Pearson, to adopt PC 9-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye; Mr. Taylor, Aye; Ms. Pearson, Aye; Mr. Spoltman, Aye. Motion carried on a 5-0 vote.

**PC 10-13**

A Resolution to consider a special use to allow a nonconforming structure to remain on a lot following demolition activity at the real property located at 500 Weber Street

Chris Schmiesing, City Planner provided the staff report. There was discussion on the number of structures that were to be taken down, if the foundation was to be removed and the lot graded, and the use of the lot after the demolition.

Art Schafer, Special Project Manager, came forward and provided a brief overview of the use of the property and passed out a map showing the area in question. Mr. Schafer answered all questions asked by the Planning Commission members regard the removal of all asbestos, and the use for the area after the structure is removed.

Mr. Schmiesing explained the demolition schedule and process, further providing information regarding the use of the property for parking.

There was discussion of the age of the structures and the various uses of the property over the years, Mr. Oda stated for the record he was going to look back and find out more information on the site, and further stating the site has historic significance with the Favorite Stove being located there in 1888. All Board members were in agreement to approve the special use of at this time.

Mr. Spoltman stated on a personal note he felt the lot would look better flat. Mr. Koenig voiced several concerns over the slab, ***and commented that the pavement design is subject to the approval of the City Engineer, and the parking plot plan must be submitted to the City Engineer (Public Works Director) for review.***

**PUBLIC COMMENT**

No one came forward to speak for or against PC 10-13.

Moved by Ms. Pearson, seconded by Mr. Oda, to adopt PC 9-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye; Mr. Taylor, Aye; Ms. Pearson, Aye; Mr. Spoltman, Aye. Motion carried on a 5-0 vote.

### **OTHER BUSINESS**

#### **Preliminary Plan – County Road 25-A Phase III Reconstruction Project**

Dan Hoying, Design Consultant from LJB provided information and several exhibits regarding the County Road 25-A Phase II Reconstruction Project.

The project includes:

- Widening of the pavement to include construction of a center turn lane
- Installation of new storm sewer
- Installation of water mains, where required, due to grade conflicts
- Installation of a new sanitary sewer main on the south side
- Installation of new curb, gutter and asphalt pavement for the entire project limits
- Installation of a multi-use path on the north side of the roadway
- Creation of a school zone along the Tomahawk Drive entrance

There was discussion on the various aspects of the project including if there would be lighting along the roadway, sidewalks, and crosswalks.

Mr. Schmiesing stated twelve representatives from Piqua attended the Miami Valley Cycling Summit recently and found the summit to be very interesting and informative. The City of Piqua will be hosting the Summit in 2015, stated Mr. Schmiesing.

#### **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.

#### **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 7:30 P.M.

**REVISED 8-5-2013**

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