

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
THURSDAY, AUGUST 8, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

6:00 P.M. – Chairman Spoltman called the Special 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: Bryan Magoto, Joshua Blackshire

MEETING MINUTES

Chairman Spoltman asked if there were any additions, deletions or corrections to the revised meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the June 11, 2013 meeting minutes as submitted, Ms. Pearson seconded the motion. Voice vote, Mr. Oda, Mr. Koenig, Aye: Mr. Taylor, Aye: Ms. Pearson, Aye: Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 5-0 vote supporting the motion to approve the revised meeting minutes as submitted.

NEW BUSINESS

PC 11-13

A Resolution to consider a development plan for real property known as parcel N44-075900, being located in a I-PUD (Industrial Planned Unit Development) zoning district

Chris Schmiesing City Planner provided the staff report. Next Generation Builders, LLC has submitted a development plan for the real property known as parcel N44-05900, located in a I-PUD Industrial Planned Unit Development zoning district.

Bryan Magoto, Next Generation Builders, LLC came forward and provided background on the reason for the request. The truck traffic to the facility will be mostly UPS trucks, not a lot of large semis will be coming in; they plan to keep the business local. The plan is to construct 3 separate buildings total. Each one of the three buildings will look different but will complement each other, with plans to add landscaping for beautification of the area.

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There were several questions raised on the number of buildings to be built at this time, what type of businesses they would like to have locate in them, would they be used for warehouse, where the loading docks would be located, and what the distance is to the lot lines.

Mr. Magoto stated he is very excited about this project, and provided the requested information answering all questions. After discussion of the requirements stated in the legislation, all of the Board Members present were in agreement that the information that was presented was very informative and provided the necessary requirements to approve the request at this time.

PUBLIC COMMENT

No one came forward to speak for or against PC 11-13.

Mr. Oda stated this is a positive move for the area in the Paul Sherry Industrial Park, and definitely a plus for the economic development of the Piqua community.

Moved by Mr. Oda, seconded by Ms. Pearson, to adopt PC 11-13. 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

Mr. Oda noted for the record that Mr. Meek of The Piqua Library History Department has taken a large number of pictures of the 1912-1914 structure that was formally the Favorite Stove and Range Building located at 500 Weber Street.

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 6:20 P.M.