

CITY OF PIQUA, OHIO

PLANNING COMMISSION MEETING MINUTES

THURSDAY, SEPTEMBER 10, 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: City Manager Gary Huff

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 August 8, 2013 Special Meeting minutes as submitted, Ms. Pearson seconded the motion. Voice vote, Mr. Oda, Aye: 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 meeting minutes as submitted.

NEW BUSINESS

PC 12-13

A Resolution amending the Zoning Code to amend the Subdivision Regulations Section 151

Chris Schmiesing City Planner provided the staff report stating this will amend the subdivision regulations to include construction performance requirements for subdivision improvements. The proposed amendments will provide the means for ensuring that the approved subdivision improvements will be constructed within a reasonable timeframe and that all of the work items incidental to the approved improvements will be completed prior to any individual lot improvements being permitted.

Sections 151.35- Recording of Plat: Requirements for Construction of Improvements, 151.70-, General; 151.71- Plans; and 151.73-Agreements and Guarantees are being amended. Mr. Schmiesing went over each of the sections that are being amended and explained the changes in each section.

There was discussion on the types of bonds that would be required, and what they would cover. Mr. Schmiesing stated the Law Director has reviewed the language and the amendments.

PUBLIC COMMENT

City Manager Gary Huff came forward stating this is a very important piece of legislation, and further stating he has worked in other cities that have these same regulations on their books and they are very pleased with the results they achieve.

Mr. Schmiesing stated he would like to amend PC-12-13 in the second line to remove the wording "amend the zoning code to" as it does not apply to this particular Resolution.

Moved by Mr. Oda, seconded by Mrs. Pearson, to amend PC Resolution 12-13 in the second line to remove the wording "amend the zoning code to". Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Pearson, Aye; Mr. Koenig, Aye; and Mr. Spoltman, Aye. Nay: None. Motion carried unanimously to amend PC Resolution 12-13.

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.

Moved by Mr. Oda, seconded by Mr. Koenig, to adopt amended PC 12-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye; Mr. Taylor, Aye; Mrs. Pearson, Aye; Mr. Spoltman, Aye. Motion carried on a 5-0 vote.

OTHER BUSINESS

None

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 6:35 P.M.