

**PLANNING COMMISSION MINUTES**  
**CITY OF PIQUA, OHIO**  
**6:00 P.M. - TUESDAY, MAY 13, 2014**  
**MUNICIPAL GOVERNMENT COMPLEX**  
**COMMISSION CHAMBERS - 201 W. WATER STREET**

**CALL TO ORDER**

1. Chair Comments                      Opening Remarks

Chairman Koenig outlined the meeting procedures that will be followed by the Planning Commission.

2. Roll Call                              Clerk Calls the Roll

Present: Mr. Oda, Mr. Spoltman, Mr. Koenig, Mr. Taylor, Ms. Pearson

Absent: None

3. Meeting Minutes                      March 11, 2014 Meeting Minutes

The minutes were approved by a unanimous vote.

Motion: Ms. Pearson

Second: Mr. Taylor

Voice Vote: 5-0

**NEW BUSINESS**

4. Resolution PC 6-14                      A Resolution to consider the vacation of a portion of Public Right of Way known as the alley behind 807 Nicklin Avenue

Mr. Schmiesing provided a brief overview of the request to vacate a portion of Public Right of Way known as the alley behind 807 Nicklin Avenue.

Curt South Construction Project Manager for Piqua City Schools came forward and provided additional information on the reason for the vacation of the right of way.

There was discussion on the location and use of the current alley, how it will affect the neighbors living on the alley, will it be a public alley, paved or blacktop, and who owns the alley area the city or the Board of Education.

Mr. South answered all questions. Mr. Schmiesing stated the vacation will allow for site improvements to the area.

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**Public Comment**

Ron Brandyberry 605 Ann Street came forward and voiced his concern over traffic going the wrong way on Ann Street when coming out of the alley. Mr. Schmiesing stated he would see that signage is installed indicating the one-way direction.

**Board Comments**

A question was raised if there would be access from the alley into the parking lot. Mr. South stated no, there will be curb, sidewalk, and parking blocks will define the parking area from the alley.

There was discussion of adding additional language to the Resolution for indicating the relocation of the alley.

The amendment to PC-6-14, under the 4<sup>th</sup> WHEREAS reads as: WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the portion of public right of way proposed for **modification, vacation, or plating**.

A motion to approve the vacation of a portion of Public Right of Way known as the alley behind 807 Nicklin Avenue as presented was approved, as amended.

Motion: Mr. Spoltman

Second: Mr. Oda

Roll Call Vote: 5-0

Aye - Oda, Koenig, Taylor, Pearson, and Spoltman

Nay: None

5. Resolution PC 7-14      A Resolution to consider the Vacation of a portion of Public Right of Way known as the alley behind 301 W. Water Street between Campbell Street and S. Downing Street

Mr. Schmiesing provided a staff report of the request to vacate a portion of Public Right of Way known as the alley behind 301 W. Water Street between Campbell Street and S. Downing Street

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Gary Felver, Officer of the American Legion Post came forward and provided information regarding the reason for the request. Safety in the parking Ares is the foremost reason for the request at this time. The American Legion plans on purchasing the adjoining properties in the future and will expand the parking lot. Mr. Schmiesing stated the American Legion owns everything east of Campbell Street including the small garage left on the lot closest to Campbell Street.

There were several questions raised about the public utilities in the area, and the use of the entire area as a parking lot. All questions were answered. Mr. Oda stated when the alley is completed he would like a few of the old bricks to remain in the alley.

A motion to approve the vacation of a portion of Public Right of Way known as the alley behind 301 W. Water Street between Campbell Street and S. Downing Street was approved by a unanimous vote.

Motion: Ms. Pearson

Second: Mr. Spoltman

Roll Call Vote: 5-0

Aye - Oda, Koenig, Taylor, Pearson, Spoltman

6. Resolution PC 8-14      A Resolution recommending a change in the Zoning Designation of Parcel N44-075900 a portion of the real property located at 220 Fox Drive

Mr. Schmiesing provided the staff report recommending a change in the Zoning Designation of Parcel N44-075900 a portion of the real property located at 220 Fox Drive

Anthony Scott, Keystone Homes came forward and provided information regarding the request to change the Zoning Designation of Parcel N44-075900 a portion of the real property located at 220 Fox Drive.

**Board Comments**

Several questions were asked including if the home to be built would be a single family residence, where the residence would be located on the lot, where the access to and from the residence would be located. Mr. Scott provided a drawing of the area. Mr. Oda received a drawing of the residence in the general configuration. All questions were

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answered.

The recommendation of the change in Zoning Designation for Parcel N44-075900 a portion of real property located at 220 Fox Drive was approved by a unanimous vote.

Motion: Mr. Oda

Second: Mr. Taylor

Roll Call Vote: 5-0

Aye - Oda, Koenig, Taylor, Pearson, Spoltman

**ADJOURNMENT**

The meeting was adjourned at 6:50 p.m.