

**PLANNING COMMISSION MINUTES**  
**CITY OF PIQUA, OHIO**  
**6:00 P.M. - TUESDAY, FEBRUARY 10, 2015**  
**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, Mrs. Pearson, Mr. Spoltman, Mr. Koenig, Mr. Taylor

Absent: None

**OLD BUSINESS**

3. Meeting Minutes                      October 14, 2014 Meeting Minutes

The minutes were approved by a unanimous vote.

Motion: Mr. Oda

Second: Mrs. Pearson

Voice Vote: 5-0

A motion was made to change the order of the meeting to move items number 7-8-9 to the top of the agenda at this time.

Motion: Mr. Spoltman

Second: Mr. Oda

Voice vote: 5-0

**NEW BUSINESS**

- 7.Resolution PC 4-15                      A Resolution authorizing a Special Use in an I2 (Heavy Industrial District) for a Gymnastics/Cheerleading Recreational Facility located at 262 Fox Drive

Mr. Schmiesing provided an overview of the reason for the request for the Special Use Permit. The Zoning Code was amended previously to allow Commercial Entertainment, Indoor as a Special Use in the I-2 (Heavy Industrial District). Staff recommends approval of this resolution.

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**Public Comments**

Applicant Dauna Hellyer of Tumble U came forward and provided a brief overview of what her plans are for the facility. She stated the facility will be used for gymnastics and cheerleading team classes, further stating she has a waiting list of gymnastic students and believes this location is perfect for her growing business.

Several questions were raised concerning the number of students and how they would be getting to this location, when most of the students would be in the area, if the building had been inspected, will need additional space in future, restrooms located close proximity, and if Ms. Hellyer had any plans for signage at this time.

All questions were answered by Ms. Hellyer and Mr. Schmiesing.

Motion: Mr. Oda

Second: Mrs. Pearson

Roll Call Vote: 5-0

Aye - Oda, Pearson, Taylor, Koenig, Spoltman

8. Resolution PC 5-15      A Resolution to authorize an upper floor dwelling Residential Special Use of the principal structure located at 409 N. Main Street

Mr. Schmiesing provided an overview of the request for the use of an upper floor dwelling in the CBD in the downtown area. This is exactly what the city would like to see in the downtown area, stated Mr. Schmiesing. This use requires a building inspection by the Miami County Building Regulations Department. City staff has no opposition to this use and is very receptive to it and recommends approval.

A question was raised about making a change in the Zoning Code to allow this type of dwelling in the downtown area in the future. Mr. Schmiesing stated yes should make a change in the code, and will look into it.

**Public Comments**

James Fisher, Applicant, came forward and provided a brief overview of his plans for the upstairs dwelling, stating he plans to make a New York Style Loft, and keep the historical look of the building.

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Several questions were raised concerning the use of the downstairs portion of the building, and who would be doing the work on the building. It was recommended that Mr. Fisher contact Lorna Swisher at Main Street Piqua and the Downtown Design Review Board regarding his plans.

Mr. Schmiesing stated he would look into drafting up a change to the Zoning Code to include downtown dwellings.

A motion to recommend the adoption of PC 5-15 was approved by a unanimous vote.

Motion: Mr. Spoltman

Second: Mr. Oda

Roll Call Vote: 5-0

Aye - Oda, Pearson, Taylor, Koenig, Spoltman

9. Resolution PC 6-15     A Resolution authorizing the Planning Commission to take action on the final plat of the 1.004 Acre Tract for the Piqua Water Storage Tank, and refer it to the City Commission for final acceptance

Mr. Schmiesing stated the City of Piqua Water Department is ready to move forward with construction documents at this time and this is the first step in the process.

Several questions were asked regarding the water tower and the easement necessary. Mr. Schmiesing answered all questions.

A motion to recommend the adoption of PC 6-15 was approved by a unanimous vote.

Motion: Mrs. Pearson

Second: Mr. Taylor

Roll Call Vote: 5-0

Aye - Oda, Pearson, Taylor, Koenig, Spoltman

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4. Resolution PC 1-15      A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2015 calendar year

The nomination of Mr. Oda to serve as Chair and Mrs. Pearson to serve as Vice Chair were unanimously approved by voice vote.

A motion to appoint the nominees as presented was approved.

Motion: Mr. Spoltman

Second: Mr. Taylor

Roll Call Vote: 3-0

Aye - Koenig, Taylor, Spoltman

Abstain - Oda & Pearson

5. Resolution PC 2-15      A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2014 2015 calendar year

The nomination of Mr. Spoltman to serve as the Planning Commission representative on the Board of Zoning Appeals was approved by a unanimous vote.

Motion: Mr. Oda

Second: Mrs. Pearson

Roll Call Vote: 4-0

Aye - Koenig, Taylor, Pearson, Oda

Abstain - Spoltman

6. Resolution PC 3-15      A Resolution recommending the Planning Commission appointment to the Housing Council for the 2015 calendar year

The nomination of Mr. Koenig to serve as the Planning Commission representative on the Housing Council was approved by a unanimous vote.

Motion: Mr. Spoltman

Second: Mr. Oda

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Roll Call Vote: 4-0

Aye - Pearson, Taylor, Spoltman, Oda

Abstain - Mr. Koenig

**OTHER BUSINESS**

Mr. Schmiesing stated he would be attending the Form Based Code Workshop on February 13 and 14, 2015 providing a brief overview of the program.

Mr. Schmiesing announced several upcoming events in the City of Piqua and they include:

Bicycle Summit on May 29<sup>th</sup>, Ft. Piqua Plaza

For the Love of Cites on June 2, Ft Piqua Plaza

**ADJOURNMENT**

The meeting was adjourned at 7:00 P.M.