

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, JANUARY 12, 2016
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS - 201 W. WATER STREET

CALL TO ORDER

1. Chair Comments Opening Remarks

Chairman Oda 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. Shear

Absent: None

OLD BUSINESS

3. Meeting Minutes December 8, 2015 Meeting Minutes

The minutes were approved by a unanimous vote.

Motion: Mrs. Pearson

Second: Mr. Koenig

Voice Vote: 5-0

NEW BUSINESS

4. Resolution PC 1-16 A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2016 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. Shear

Roll Call Vote: 3-0

Aye - Koenig, Shear, Spoltman

Abstain - Oda and Pearson

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5. Resolution PC 2-16 A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2016 calendar year

Motion: Mr. Shear

Second: Mr. Spoltman

Roll Call Vote: 4-0

Aye - Spoltman, Shear, Pearson, Oda

Abstain - Koenig

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

6. Resolution PC 3-16 A Resolution recommending the Planning Commission appointment to the Housing Council for the 2016 calendar year

Motion: Mrs. Pearson

Second: Mr. Koenig

Roll Call Vote: 4-0

Aye - Pearson, Shear, Koenig, Oda

Abstain - Mr. Spoltman

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

7. Resolution PC 4-16 A Resolution authorizing a Special Use in an B (General Business District) for an Auto repair Service

Mr. Schmiesing provided the staff report on the request for the Special Use Permit.

Board members asked several questions regarding the various uses for the property at this time.

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Public Comments

Applicant Anita Irvin was present and provided additional information on the use of the property. Ms. Irvin explained they would be renting U-Haul trailers also at the location. The primary use is for auto repairs and light service.

Mr. Schmiesing asked that the resolution be amended to clarify the intended use to add "*Vehicle, Sales, Rental and Services*"

Moved by Mr. Spoltman to amend Resolution No. PC 4-16 to add "**Vehicle Sales, Rental and Services**" to the Resolution. Seconded by Mr. Shear. Voice vote, Spoltman, Shear, Koenig, Pearson, and Oda. Nay: None. Resolution No. PC-4-16 was amended.

Motion: Mr. Spoltman

Second: Mrs. Pearson

Roll Call Vote: 5-0

Aye - Oda, Pearson, Shear, Koenig, Spoltman

A motion to recommend the adoption of PC 4-16 was approved, as amended by a unanimous vote.

Resolution No. P C 4-16 was adopted as amended.

8. Resolution PC 5-16 A Resolution recommending a change in the zoning designation of parcel N44-011730 located at 530 W. High Street in the B (General Business District) to R-1 (One-Family Residential) designation

Mr. Schmiesing provided an overview of the request for the use. The current use is considered a Special Use in in the B General Business and if it should be destroyed it would be subject to the current code. The house was built in the 1890's. Mr. Schmiesing asked that the Resolution be amended to delete the R-1 (One-Family Residential) destination, and insert "*R-2 (Two-Family Residential)*" at this time.

Board members asked several questions regarding the current use of the residence, and the difference in the R-1 designation versus the R-2 designation.

City staff has no opposition to this use and is very receptive to it and recommends approval.

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Moved by Mr. Koenig, seconded by Mrs. Pearson to amend Resolution No. PC 5-16 to delete the ~~R-1 One-Family Residential~~ designation, and insert ~~R-2~~ ~~Two-Family Residential~~. Voice vote; Spoltman, Shear, Koenig, Pearson, and Oda. Nay: None. Resolution No. PC 5-16 Was amended.

Public Comment

Perry Townsend, Applicant, came forward and provided a brief overview stating his plans to move in and use as a One-Family Residence.

A motion to recommend the adoption of PC 5-16 was approved, as amended by a unanimous vote.

Motion: Mrs. Pearson

Second: Mr. Spoltman

Roll Call Vote: 5-0

Aye - Oda, Pearson, Shear, Koenig, Spoltman

Resolution No. PC 5-16 was adopted as amended.

9. Resolution PC 6-16 A Resolution to consider the Vacation of a portion of Public Right of Way known as the alley that runs between Ford Drive and Linden Avenue

Mr. Schmiesing provided the Staff Report. No comments were received from any of the City Departments, or any of the neighbors in reference to the vacation of this alley.

Public Comment

George Lovett, representing the Applicant came forward to answer any questions and provided a brief overview of the reason for the request to vacate the alley at this time.

Board members asked several questions regarding the current use and the future plans for the proposed vacation area.

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Mr. Lovett and Mr. Schmiesing provided information regarding the current and future use and answered all questions.

Mr. Didier, Applicant came forward and provided additional information regarding his request to vacate his portion of the alley.

Motion: Mr. Spoltman

Second: Mr. Koenig

Roll Call Vote: 5-0

Aye - Oda, Pearson, Shear, Koenig, Spoltman

A motion to recommend the adoption of PC 6-16 was approved by a unanimous vote.

ADJOURNMENT

The meeting was adjourned at 6:45 P.M.

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