

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 8, 2018
MUNICIPAL GOVERNMENT COMPLEX -COMMISSION CHAMBERS

CALL TO ORDER

At 6:00 Chairperson Jim Oda called the meeting to order. Mr. Oda outlined the meeting procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Mr.Oda, Mr. Spoltman, Ms. Pearson, Mr. Koenig. Mr. Shear

Members Absent: None

Staff Members: Chris Schmiesing, Becky Cool

MEETING MINUTES

Motion to approve the minutes as stated of the April 9, 2018 meeting. Moved by Mr. Spoltman, seconded by Mr. Shear. Voice vote: Aye: Oda, Pearson, Shear, Koenig, and Spoltman. Nay: None. Motion carried on a 5-0 vote in support of the motion. Minutes were approved.

NEW BUSINESS

Resolution No. PC 16-18

A Resolution to consider Indian Ridge Section 7 Construction Documents
Mr. Schmiesing provided staff comments.

This section was originally plotted in 2002, with 36 lots with an R-1 Zoning. Staff has completed their review and recommends approval.

Rob Alexander, Union Shelby Rd., applicant came forward and provided additional information on the plans for Section 7. Mr. Alexander stated they are growing and are looking forward to getting started.

Board members asked several questions on the square footage of the homes and the lot sizes. Mr. Alexander answered all questions.

PUBLIC COMMENT

No persons came forward to offer public comment concerning this request.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

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ACTION

Motion: Mrs. Pearson
Second: Mr. Shear
Roll call: 5-0 to approve

RESOLUTION NO. PC 17-18

A Resolution to consider Indian Ridge Section 8 Plat
City Planner Chris Schmiesing provided the staff comments,
The Piqua City Code of Ordinances Section 151.34 provides the
procedure for approving the Final Plat for a subdivision project.
Rob Alexander, Applicant came forward and provided additional
information on the new Section to be opened.

PUBLIC COMMENT

No persons came forward to offer public comment concerning this
request.
Board members raised several questions regarding the timetable on the
new homes, the lot sizes, and the approximate square footage of the
new homes.
Planning Commission deliberated on the information provided and found
the request to be compatible with the stated intent of the zoning and
general economic development policies of the City, and noted that any
use would be subject to conformance with all applicable codes and
regulations of the City ensuring the areas will be maintained in such
a manner as to not be a threat to the general health, safety, and
welfare of the surrounding properties and property values.
A motion to approve the request was presented for consideration and
the item was called to a vote.

ACTION

Motion: Mr. Spoltman
Second: Mrs. Pearson
Roll call: 5-0 to approve

RESOLUTION NO. PC 18-18

A Resolution to consider Indian Ridge Section 8 Construction Documents
City Planner Chris Schmiesing provided the staff comments
The Piqua City Code of Ordinances Section 151.70 provides the
procedure for approving Construction Plans for a subdivision project.

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No persons came forward to offer public comment concerning this resolution.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

ACTION

Motion: Mr. Shear

Second: Mr. Spoltman

Roll call: 5-0 to approve

RESOLUTION NO. PC-19-18

A Resolution to consider A B General Business Zoning designation for 703 McKinley

City Planner Chris Schmiesing provided the staff comments.

Mr. Schmiesing provided background information on the request, what is required and the reasons why the request does not meet the criteria to change the zoning designation from R-1(One Family Residential) to B (General Business) at this time.

Bob Garbig, Applicant came forward and provided additional information on his request to change the zone from R-1 to B.

Chairman Jim Oda explained how the various uses are setup.

Board Member Stu Shear left the meeting briefly at 6:37 P.M. and rejoined the meeting at 6:40 P.M.

Board members asked Mr. Garbig several questions concerning his business and his plans for the use of the lot.

*No persons came forward to offer public comment concerning this request.

Planning Commission deliberated on the information provided and found the request to not be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

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A motion to deny the request was presented for consideration and the item was called to a vote.

ACTION

Motion: Mr. Koenig
Second: Mrs. Pearson
Roll call: 5-0 to Deny

Resolution No. PC-20-18

A resolution to consider a vehicle sales special use at 703 McKinley Avenue

Moved by Mr. Spoltman, seconded by Mr. Shear to withdraw Resolution PC 20-18 at this time due to the previous Resolution PC-19-18 being denied. Roll call, Aye: Oda, Pearson, Shear, Koenig, and Spoltman. Nay, None. Motion carried unanimously to withdraw Resolution PC 20-18 at this time.

RESOLUTION NO. PC-21-18

A resolution to consider a request to authorize the replat of multiple lots including the dedication of public right of way for Ash Street
City Planner Chris Schmiesing provided the staff comments.

The Piqua City Code of Ordinances Section 151.134 provides the procedure for approving the Final Plat.

Fifth Third has submitted a request to authorize the replat of multiple lots including the dedication of public right of way for the area located at Ash and Spring Streets. After approval by the Planning Commission it will go to the City Commission for final approval

Board members asked several questions, and Mr. Schmiesing provided answers to all questions.

Chairman Oda provided additional historical information on the area.

Steve Leffel, Surveyor, came forward and provided additional information stating there is a lot of history on this lot. Mr. Leffel further stated this is basically a housekeeping item.

No persons came forward to offer public comment concerning this request.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such

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a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

ACTION

Motion: Mr. Spoltman

Second: Mrs. Pearson

Roll Call 5-0 to approve

OTHER BUSINESS

Mr. Schmiesing stated the Code Piqua Design Public Charrette went very well with great participation.

The Planning Study wrapped up and will be sharing findings.

Mr. Schmiesing urged citizens to go the Code Piqua website at www.CodePiqua.com and check out all of the new updates.

ADJOURNMENT

With no other business before the Board, a motion was made and seconded to adjourn the meeting. With all those present in favor the meeting was adjourned at 7:00P.M.