

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, MAY 14, 2019
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS - 201 W. WATER STREET

CALL TO ORDER

At approximately 6:00pm Chairman Oda called the meeting to order and welcomed Kyrsten French in attendance, to her new role as City Planner. Mr. Oda outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Gary Koenig, Joe Wilson, Jim Oda, Cindy Pearson, Stu Shear

MEETING MINUTES

The minutes of March 12, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS

No new business was brought to the Planning Commission at this time.

OTHER BUSINESS

Proposed code amendment to allow accessory structure as principal permitted use.

Mr. Schmiesing reported that a current code violation has prompted the Planning Commission to have a discussion regarding an amendment to the code to allow for an accessory structure as a principal permitted use. In this case, the principal structure has been condemned as a result of deferred maintenance and needs to be demolished. The current code:

154.127 DEMOLITION STANDARDS; PERMIT REQUIREMENT states that demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to the building being demolished; and the demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to any buildings accessory to the building being demolished.

It was discussed that there are special circumstances in which a special use permit could be obtained in order to allow an accessory structure as a principal structure. Rare situational provisions have been accepted in the past through this process concerning older neighborhoods and contiguous lots. The commission members discussed that obtaining a special use permit has provided a positive outcome in regard to complying with zoning standards and maintaining residential character. A special use provides the opportunity for those with a unique circumstance to apply and bring to the Planning Commission for

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thoughtful consideration. It was also noted that many communities do not allow for a special use possibility.

The Planning Commission discussed the complications that may arise with a garage as a primary structure, such as renting out for auto repair. If the code was altered to generally allow for this type of use, it was predicted to open up additional misuse of residential zoning. After further discussion, there was no recommendation to amend the code as it relates to allowing an accessory structure as a principal permitted use.

Code Piqua

Mr. Schmiesing shared with the Planning Commission that the mobility framework map and diagnostics report are complete and available for review on the www.codepiqua.com website. Mr. Schmiesing noted there was a pause in progress on the CodePIQUA project as a result of recent vacancies in Development Department staff positions and indicated that the vacant positions have been filled and progress on the project will now resume. Ms. Kyrsten French shared with the Planning Commission a CodePIQUA document that included a Project Timeline, Proposed Functional Classification of Citywide Roadways/Street Cross-Sections, Truck Routes: Mobility Map, Roadway Classification, Street Cross-Sections, Bike Connections: Mobility Map and Street Cross Sections.

Mr. Schmiesing reported that he and Ms. French recently had a reboot call with Code Studio to discuss the framework, boundaries, attributes and setback information within the code language. CodePIQUA will provide concise information and to allow citizens to view the code as it relates to individual neighborhoods.

The proposed plan will eliminate truck routes leading to the downtown area and provide an alternate route. The Planning Commission discussed truck traffic and bike connections within the community as well as overall cross sections and possible radius improvements. CodePIQUA will ultimately reflect unified traffic routes to mitigate risk, improve safety and eliminate guess work for bicycle and truck traffic patterns.

Prioritizing projects will depend on traffic need as well as funding. This is thought to be a five year plan. Community stakeholders are part of the planning process and local values and preferences will be reflected in the finished work. Mr. Schmiesing indicated that once the Code Piqua plan is finalized, there will be further discussion on planning projects, as well as implementing plans. It was noted that this project is anticipated to be complete in roughly 6 months.

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ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Mr. Shear and seconded by Mr. Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at 7:05 P.M.

Attending the meeting to record and prepare the meeting minutes provided herein was Bethany Harp, Administrative Assistant, City of Piqua Development Department. Comments requesting corrections, additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.