

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, SEPTEMBER 10, 2019
MUNICIPAL GOVERNMENT COMPLEX
ADMINISTRATIVE CONFERENCE ROOM - 201 W. WATER STREET

CALL TO ORDER

At 6:00pm Chairman Oda called the meeting to order and welcomed all in attendance. Mr. Oda outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

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

MEETING MINUTES

The minutes of August 13, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS

Resolution PC 12-19

A Resolution to consider an amendment to the zoning chapter of the codified ordinances to modify code provisions pertaining to minimum permit requirements and restoration standards for demolition projects.

Chris Schmiesing explained that section 154.127 of the zoning code outlines demolition standards and permit requirements. As it is currently written, if the principal structure is demolished the accessory structure must also be demolished, unless the Planning Commission authorizes it to remain as a special use of the premises. Item PC 11-19 on the August Planning Commission Agenda demonstrated how the special use process is utilized to address this type of scenario.

A request from the City Commission resulted in the Law Director drafting the proposed amendment for Planning Commission consideration. Planning Commission members discussed the proposed amendment and commented on the pros and cons of the amendment. Planning Commissioners noted that the current code text prevents accessory structures that are no longer accessory to the original use they were designed to support from being left behind and possibly becoming a nuisance to the neighborhood. The commissioners also noted that the code text as proposed would allow a swimming pool or utility shed or greenhouse to be left behind. Planning Commission members noted the condition of the structure is not so much the concern of the zoning code, as this can be addressed by the property maintenance code; rather, the concern is if an accessory structure that is left behind ends up being used in a manner that is not compatible with the surrounding use types and it becomes a nuisance to the neighborhood. Planning Commission members noted that the way the code is currently written there is an opportunity to take all of these types of concerns

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into consideration and if it is determined it will be okay then the structure can be allowed to remain. Planning Commission members also noted the proposed amendment would remove the opportunity to evaluate the circumstances and make a determination as to the appropriateness of the accessory structure being allowed to remain. After deliberation the Planning Commission recommended by a 4-1 roll call vote that the proposed amendment be defeated and the code text remain as currently written.

No additional comments were offered by persons in attendance.

Resolution PC 13-19

A Resolution to consider the Vacation of a portion of platted public right of way known as the alley passing through parcels N44-099860, N44-047300, N44-047320 and N44-092240.

Staff noted that this request is in preparation of platting several parcels into one single parcel. Staff noted the proposed portion of right of way to be vacated is currently occupied by private improvements and it is not necessary to any utilities or public transportation interests.

Mike Harwood, Project Manager for Hartzell Industries - 1025 S. Roosevelt Avenue, Piqua, came forward and stated that the intention is to clean up the property lines and to combine separate lots for future development purposes. He indicated Hartzell has no intention of making any changes or alterations to the portions of their property abutting the existing alley to the south and there are no changes planned for that area.

No one else came forward and no additional comments were made at this time.

Stu Shear motioned to approve Resolution PC 13-19 and Joe Wilson seconded. Resolution PC 13-19 was approved by a 5-0 roll call vote.

OTHER BUSINESS

No other business at this time.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Mr. Shear and seconded by Mrs. Pearson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:34 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, Administrative Assistant, City of Piqua Development

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Department. Comments requesting corrections, additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.