

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, JANUARY 14, 2020
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: Jim Oda, Stu Shear, Joe Wilson

Members Absent: Gary Koenig

MEETING MINUTES

The minutes of December 10, 2019 Planning Commission Meeting were approved 3-0 by voice vote.

NEW BUSINESS

Resolution PC 1-20

A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2020 calendar year.

Jim Oda explained the nomination process and asked the board members to express their interest in serving as the chair or vice chair during the upcoming calendar year. Mr. Oda indicated interest in serving as chair, Mr. Shear indicated interest in serving as vice-chair.

The chair was then open for nominations. The board unanimously approved the nomination of Mr. Jim Oda as the chairman and Mr. Stu Shear as the vice-chairman by 3-0 voice vote. The item was approved by a 3-0 voice vote.

Resolution PC 2-20

A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2020 calendar year.

Mr. Oda provided an explanation of the Board of Zoning Appeals duties and responsibilities, its member structure, and meeting schedule.

Board member Joe Wilson volunteered to serve as Planning Commission appointment to the Board of Zoning Appeals for the 2020 calendar year. Mr. Shear motioned to approve the appointment of Joe Wilson to the BZA and Mr. Wilson seconded the motion. Resolution PC 2-20 was approved by a 3-0 voice vote.

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Resolution PC 3-20

A Resolution recommending the Planning Commission appointment to the Housing Council for the 2020 calendar year.

Mr. Oda provided an explanation of the Housing Council duties and responsibilities, its member structure, and meeting schedule.

Mr. Koenig volunteered to serve as the Planning commission appointment to the Housing Council in an email prior to the meeting date. Mr. Shear motioned to approve the appointment of Mr. Koenig to the housing council and Mr. Wilson seconded the motion. Resolution PC 3-20 was approved by a 3-0 voice vote.

Resolution PC 4-20

A Resolution requesting the replat of several lots north of Wood Street, the vacation of a portion of alley right-of-way and the dedication of new public right-of-way.

Kyrsten French, City Planner, offered the staff report. She explained that the applicant is seeking to build a multifamily project on the site, and needs to replat to create a larger site to build on. This site, located next to the bike path connection to the Southview Neighborhood, is currently a vacant gravel lot, the Wood Street Community Center building and an aging structure.

The right-of-way to be vacated is currently unmarked and unimproved. The right-of-way to be dedicated will reconnect the alley parallel to and just north of Wood Street back to Wood Street with a North-South connector. While the piece of land to be vacated is unimproved and not currently used as an alley, the piece to be accepted will be paved as an alley by the developer, creating a stronger alley network connection north of Wood Street. Staff recommends approval of this resolution.

Megan Cyr, applicant, 350 Worthington Rd - Westerville, came forward and explained the reason behind the request.

Chris Schmiesing, Community Development and Economic Director, came forward and explained the need behind the development and expressed approval of this resolution.

Wesley Young, property owner, Dayton, came forward and provided background information on the project. He noted that it is planned to be a 14 month project to construct 52 units.

Planning Commission members discussed and agreed that this development project complements the City's planning documents. No additional comments were offered by persons in attendance.

Stu Shear motioned to approve Resolution PC 14-19 and Joe Wilson seconded. Resolution PC 4-20 was approved by a 3-0 roll call vote.

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OTHER BUSINESS

Kyrsten French discussed the Code Piqua schedule update. She noted that work is being finalized on display details. The next steps include: zones, development standards and additional public outreach. The plan is to have Code Piqua passed by the end of 2020. Kyrsten noted that by the next meeting, there will be additional dates distinguished.

Chris Schmiesing discussed future board and committee planning. Chris noted benefits of consolidating the Board of Zoning Appeals, Planning Commission as well as the Downtown District Design Review Board into one board. Combining the three boards would benefit customers, future developers and staff members by bringing knowledgeable groups together to streamline the development and permitting processes. This single group will provide greater efficiency, effectiveness and timeliness. This concept is thought to be an opportunity to form a board that will build on the strengths and advance a best-fit service for all residents and those looking to improve the city. This board will address zoning appeals as a quazi-judicial body if necessary. This concept will be introduced to the BZA and DDDR by the end of the month and brought to City Commission in February.

The Planning Commission Board members unanimously agreed on this concept.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Joe Wilson and seconded by Stu Shear to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:10 P.M.

Attending the meeting to 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.