

PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, NOVEMBER 9, 2010
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS - 201 W. WATER STREET

CALL TO ORDER

- | | |
|-------------------|----------------------|
| 1. Chair Comments | Opening Remarks |
| 2. Roll Call | Clerk Calls the Roll |

OLD BUSINESS

- | | |
|--------------------|----------------------------------------------|
| 3. Meeting Minutes | Adoption of October 12, 2010 Meeting Minutes |
|--------------------|----------------------------------------------|

NEW BUSINESS

- | | |
|------------------------|--------------------------------------------------------------------------------------------------------------------|
| 4. Resolution PC 19-10 | A resolution requesting authorization of an accessory building special use of a lot contiguous to 447 Young Street |
| 5. Resolution PC 20-10 | A resolution requesting authorization of a vehicle sales and service special use at 405 S. Main Street |

OTHER BUSINESS

- | | |
|-------------------|--------------------------------------------------------------------|
| 6. Planning Grant | Community Challenge Planning Grant |
| 7. Monthly Report | General Information, Legislative Update, Special Projects, Permits |

ADJOURNMENT

- | | |
|----------------|-------------------------|
| 8. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
OCTOBER 12, 2010 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

6:00 P.M. – Chairman Spoltman called the meeting to order. Mr. Spoltman noted for the record the hearing of each item would be conducted according to a modified Roberts Rules of Order, more specifically as follows:

- A. Clerk to State the Agenda Item
- B. Staff Comments
- C. Applicant/Agent Comments
- D. Other Affected Parties Comments
- E. Board Member Comments and Questions
- F. Board To Take Action On The Item

ROLL CALL

Members Present: Jim Oda, Mike Taylor, Mark Spoltman, Jean Franz, and Brad Bulp
Members Absent: Jean Franz
Staff Members: Chris Schmiesing,
Attendees: Catherine Yant, Scott Johnson, Jesse Chapa

Moved by Mr. Oda, seconded by Mr. Bulp to excuse Jean Franz from the October 12, 2010 Piqua Planning Commission Meeting. A roll call vote resulted in a 4-0 vote to excuse Mrs. Franz from the October 12, 2010 Planning Commission Meeting.

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mr. Bulp made a motion to approve the September 14, 2010 Meeting minutes as submitted. Mr. Taylor seconded the motion. Mr. Oda, Aye: Mr. Bulp, Aye: Mr. Taylor, Aye: and Mr. Spoltman, Aye. A roll call vote resulted in a 4 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-17-10

A resolution requesting authorization of an animal grooming special use at 124 S. Wayne Street

Mr. Schmiesing stated this request is for authorization of an animal grooming special use of the existing building located at 124 S. Wayne Street. The proposed improvements include modest interior alterations, with a new sign and awning on the front of the building. The subject property is adjacent to residential dwelling units to the south and southwest, and the rear backs up to a church parking lot, a community banquet hall is on the north side, and across the street to the east is more parking area on the community social service facility. The existing off street parking area in the rear will remain as is and provide off street parking for the employees of the business.

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Mr. Schmiesing further stated staff recommends the following conditions for approval of the Special Use Permit.

1. The business hours shall be limited to between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday.
2. There shall be no boarding or keeping of animals on the premises outside of normal business hours.
3. There shall be no business related activities conducted outdoors.

Public Comment

Catherine Yant, 9320 US RT 36, Bradford, applicant came forward and stated her goal is to open a Dog Grooming Business with business hours from 9:00 a.m. to 5:00 p.m. Monday thru Friday, and there would not be any boarding of any animals except during normal business hours, and no outdoor activity.

Mr. Oda inquired as to the former use of the building at 124 S. Wayne Street. Mr. Schmiesing stated the last use of the building was a Specialty Retail Shop, S & J Collectables.

Chairman Spoltman reviewed the criteria for considering a Special Use Permit.

A motion was made by Mr. Oda to approve the request with the conditions recommend by staff and the motion was seconded by Mr. Bubp. Roll Call Vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye, and Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 4-0 vote to approve the request with the recommendations as stated.

Mr. Schmiesing stated the Zoning Permit has already been filled out and will be processed and the applicant will be notified when completed.

2. A Resolution requesting authorization of a child day care special use at 8527 N. County Road 25-A

Mr. Schmiesing stated this resolution would authorize a child day care special use of the existing building located at 8527 N. County Road 25-A. The proposed improvements include modest exterior and interior alterations to accommodate the day care. The property is located on an arterial route and has ample off-street parking and drop-off/pick up area with a fenced exterior playground area. The operation of the child day care center will be in accordance with State of Ohio requirements for such a facility and allows the proposed special use of the premises to coexist and be compatible with the surrounding light industrial and residential uses.

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Public Comment

Jesse Chapa of TMC, applicant came forward and stated they plan to open a seasonal day care center normally operating from May through November. This is a federally funded Head Start Program and will be serving agriculture workers' children from six weeks to five years of age. Two buses will be provided for transportation of the children to and from the facility and there would be no additional traffic by parents coming to the facility. Mr. Chapa further stated they currently have a two-year lease with the Church.

Board member questions included the number of children and staff at the location daily, would the staff be local, and is this a partial occupancy of the building. Mr. Chapa stated there would be approximately 45 children and 21 staff daily, with most of the staff being local, and they would only be occupying the back portion of the building, which is the former day care section of the church use of this facility.

Chairman Spoltman reviewed the criteria for considering a Special Use.

Mr. Oda stated he sees no conflict with the surrounding uses and feels it would fit in the area.

A motion was made by Mr. Bubb to approve the request, seconded by Mr. Taylor. Roll Call Vote, Mr. Oda, Aye; Mr. Bubb, Aye; Mr. Taylor, Aye, and Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 4-0 vote to approve the request.

OTHER BUSINESS

Monthly Reports

Monthly Reports were presented and accepted.

Adjournment

With no further business to conduct it was moved and seconded that the regular meeting be adjourned. With all those present in favor the regular meeting was adjourned at 6:30 P.M.

RESOLUTION No. PC 19-10

WHEREAS, Clifford Smith, owner of the subject parcel located in the City of Piqua, being in a district zoned R-1 (One-family Residential), has submitted a request to authorize a utility shed accessory building special use of Inlot 3900.

WHEREAS, a utility shed accessory building not accessory to a principal structure is a special use in the R-1 One-family Residential zoning designation in which the property is located; and,

WHEREAS, section 154.066 of the City of Piqua Code of Ordinances provides the procedure for authorizing the special use of a premises by approval of a special use permit request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ the request made with the following conditions; 1) The subject lot and lot known as 447 Young Street shall continue to maintain a common owner; 2) The shed use shall be accessory to the principal use found at 447 Young Street as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____, and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Clifford Smith Phone 937-778-8153
Applicant's Address 447 Young St.
- 2. Owner's Name Clifford Smith Phone 937 778-8153
Owner's Address 447 Young St
- 3. Type of legal interest held by applicant Construction Tool Shed
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) _____
B. Address LOT #3900
- 5. Existing zoning Residential
- 6. Existing usage Residential
- 7. Proposed usage ~~No change~~ Construction Tool Shed
- 8. Proposed special usage ~~No change~~ Construction Tool Shed
- 9. No. of plot plans submitted (16 required UNLESS waived) _____
- 10. Describe the reason for the requested special use:

Tool Shed

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant Clifford Smith Date 10-17-10

Signature of Owner Clifford Smith Date 10-17-10

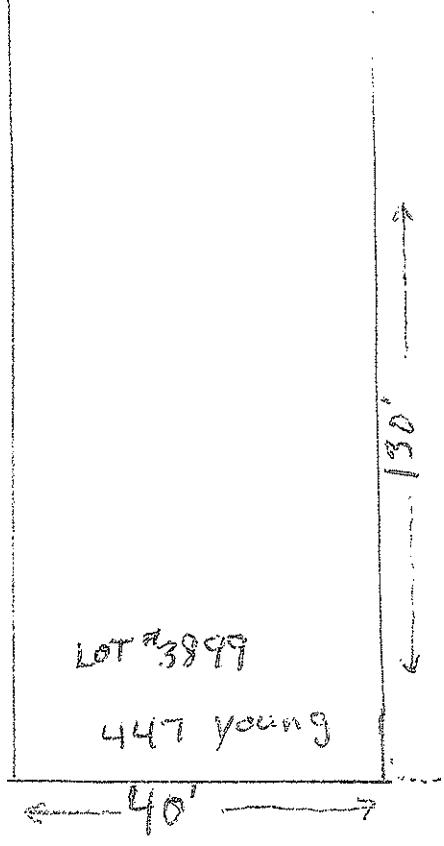
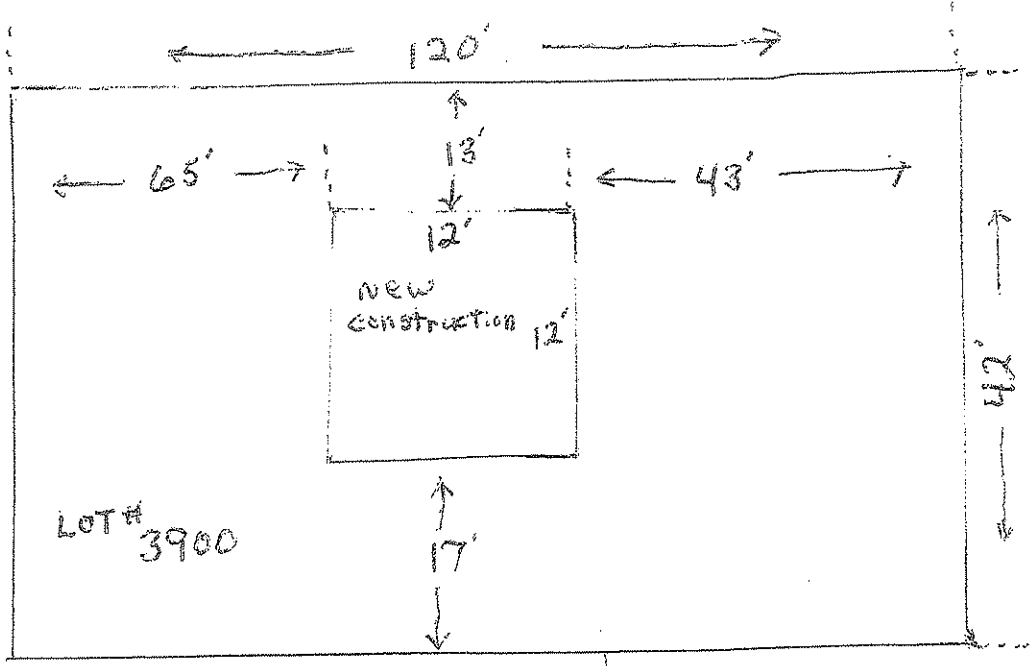
Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

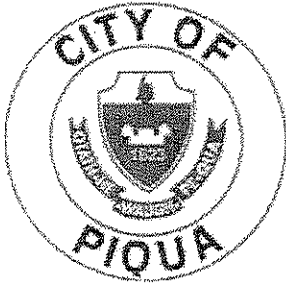
***** OFFICE USE ONLY *****

\$100.00 Fee Paid \$ 100.00 | Date Fee Paid 10-18-10 | Date Fee Paid Oct. 18 2010

Receipt No. 194924 P.C. Res. No. 19-10

S






PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

STAFF REPORT

Date: October 25, 2010
To: Planning Commission
From: Chris Schmiesing, City Planner 
Subject: Inlot 3900 – Accessory Building Special Use

GENERAL INFORMATION

Applicant: Clifford Smith
Owner: Clifford Smith
Location: Inlot 3900 (Orr Street)
Zoning: R-1 (One-Family Residential)
Land Use
Existing: Vacant Lot
Proposed: Utility Shed – Accessory Building
Request: Authorization of an accessory building special use to permit a utility shed not accessory to a principal structure at this location.

DISCUSSION/FINDINGS

This request is to authorize the construction of a private utility shed on a vacant lot without a principal structure. The 12 foot x 12 foot building would be located 65 feet toward the interior of the lot away from the adjacent street frontage. The shed use will be incidental to use/occupancy of the single family residence located at 447 Young Street.

COMPREHENSIVE PLAN

The goals, principles, objectives and strategies described in the Comprehensive Plan support permitting property uses that contribute positively to the neighborhood concerned and the community in general.

CONCLUSION

The subject lot is contiguous to the lot occupied by the principal use to which the shed will be "accessory." The intended use and location of the shed will be consistent and compatible with other structures found within the neighborhood.

STAFF REPORT

Date: October 25, 2010
Subject: Inlot 3900 – Accessory Building Special Use

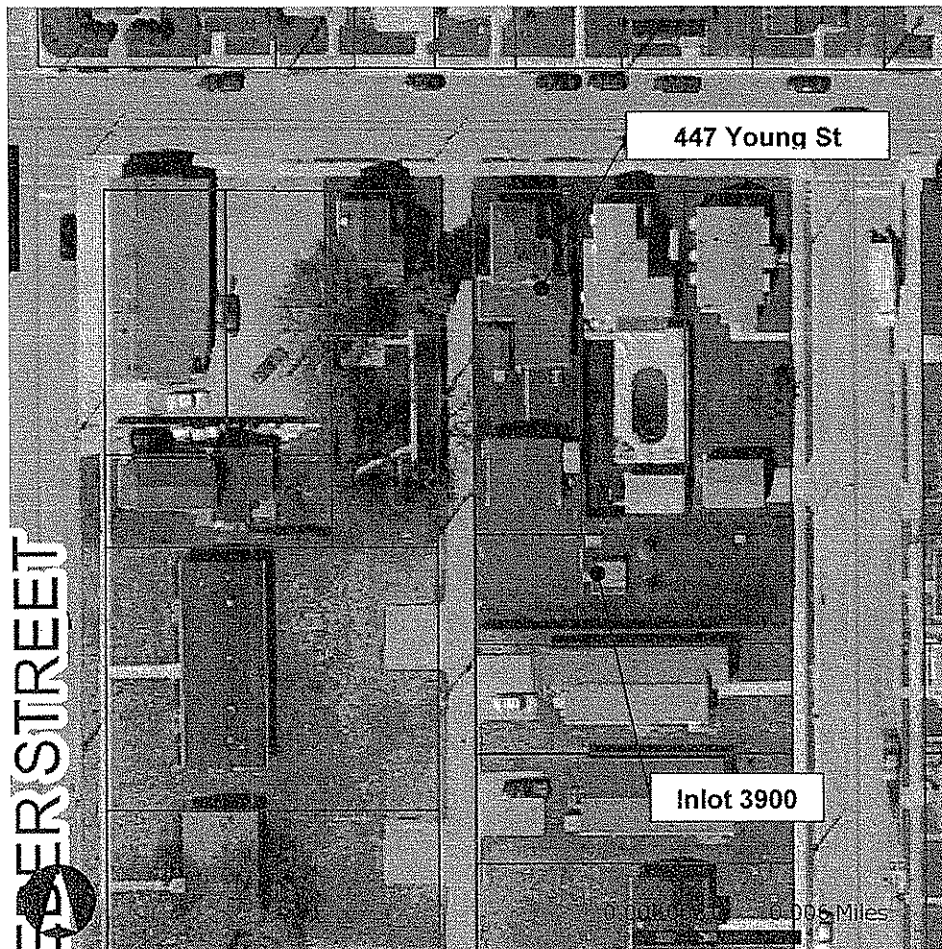
Page 2

RECOMMENDATION

Staff recommends that the Planning Commission *approve* the requested special use with the following condition:

1. The subject lot and the lot known as 447 Young Street shall continue to maintain a common owner.
2. The shed use shall be accessory to the principal use found at 447 Young Street.

VICINITY MAP



RESOLUTION No. PC 20-10

WHEREAS, Bob L. Garbig, on behalf of Brad Ulbrich owner of the subject parcel located in the City of Piqua, being in a district zoned B (General Business), has submitted a request to authorize an vehicle sales and service use special use at 405 S. Main Street; and,

WHEREAS, a vehicle sales and service use is a special use in the B General Business zoning designation in which the property is located; and,

WHEREAS, section 154.066 of the City of Piqua Code of Ordinances provides the procedure for authorizing the special use of a premises by approval of a special use permit request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ the request made with the following conditions; 1) The hours of business shall be limited to 8:00 A.M. to 8:00 P.M. Monday through Saturday, and 11:00 A.M. to 6:00 P.M. on Sunday; 2) The number of vehicles displayed on the pavement at any given time be limited to 6 vehicles; 3) A minimum of two off street parking spaces and room to turn around an automobile shall be maintained on the gravel area to the rear of the building at all times; 4) A maneuvering lane with a minimum width of 24 feet, extending from the drive opening to the gravel off street parking in the rear of the building, shall be maintained at all times; 5) At no time will there be inoperable or damaged vehicles parked, stored, or otherwise kept on the premises, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____, and the voting record on this motion is hereby recorded as follows.

RESOLUTION No. PC 20-10

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name BLG Auto Sales Phone 418-4792
Applicant's Address 405 S. Main St Piqua Ohio 45356
- 2. Owner's Name Bob L. Garbig Phone 418-4792
Owner's Address 811 McKinley Ave. Piqua, Oh 45356
- 3. Type of legal interest held by applicant Auto Sales
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) _____
B. Address 405 S. Main St Piqua Oh 45356
- 5. Existing zoning B
- 6. Existing usage VACANT
- 7. Proposed usage Auto Sales
- 8. Proposed special usage Auto Sales
- 9. No. of plot plans submitted (16 required UNLESS waived) _____

10. Describe the reason for the requested special use:

Used Car lot, For use of Auto and Truck Sales

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

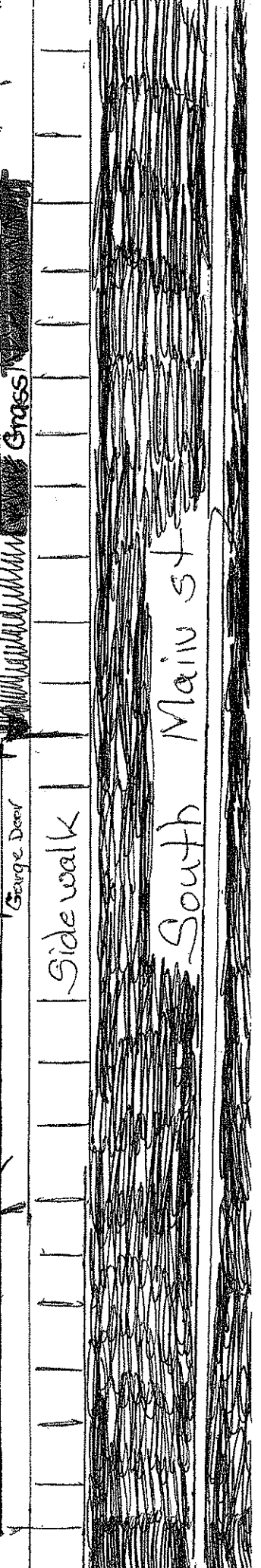
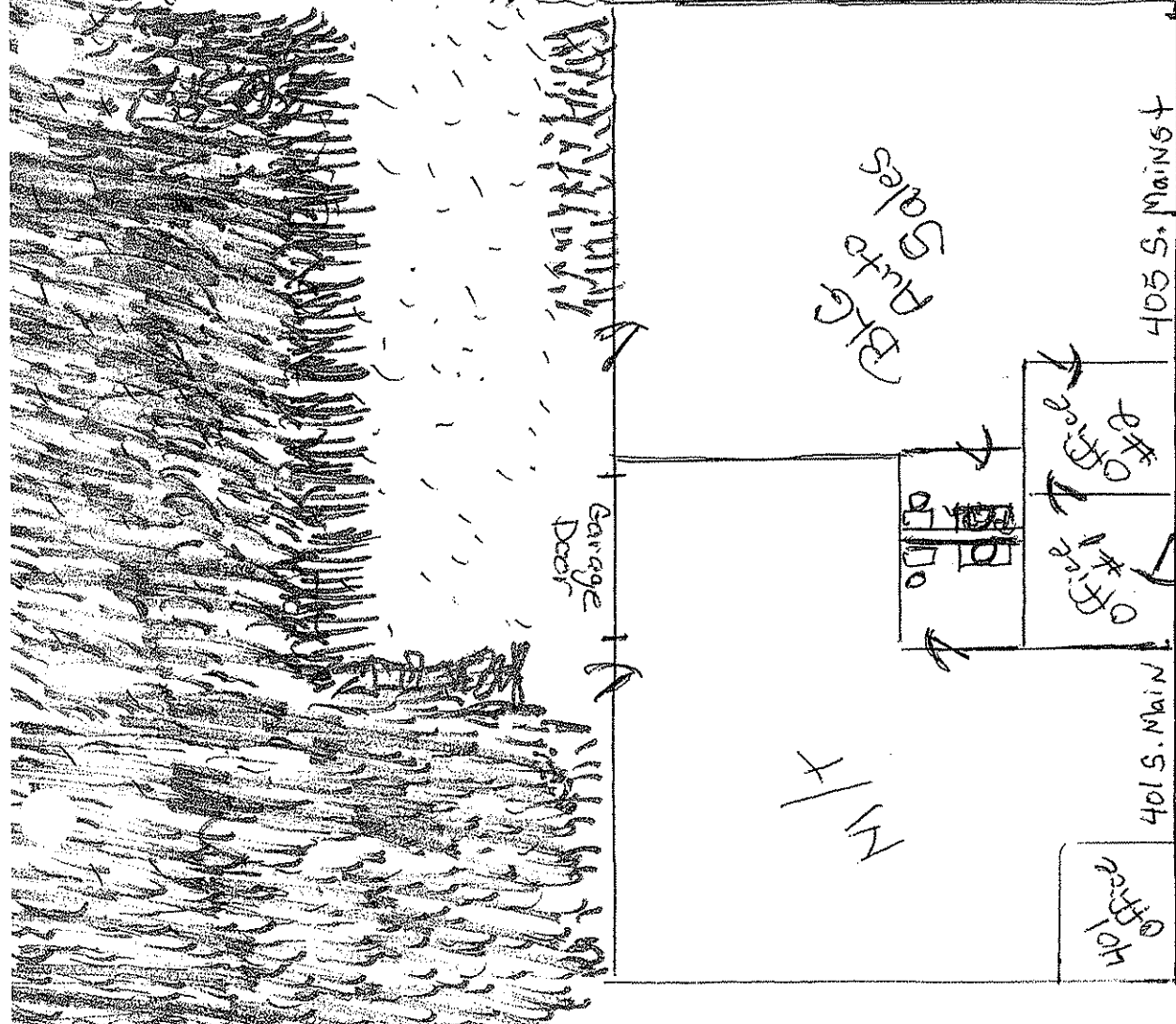
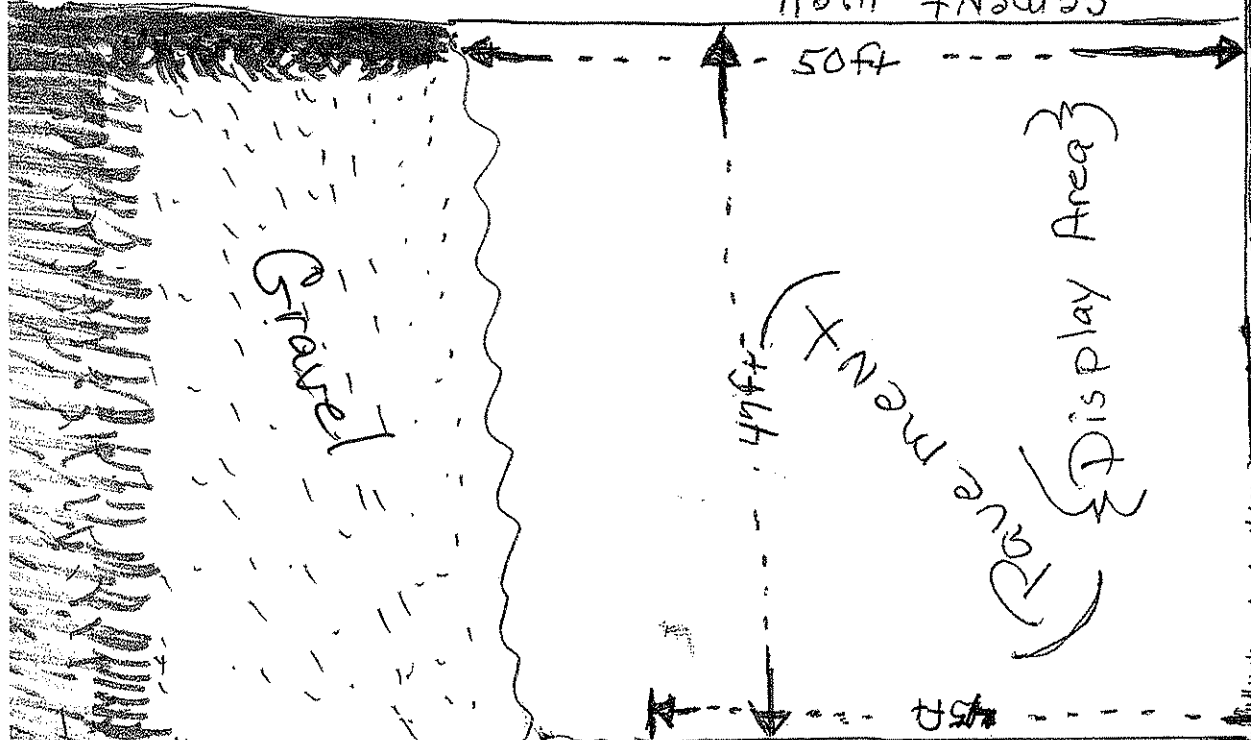
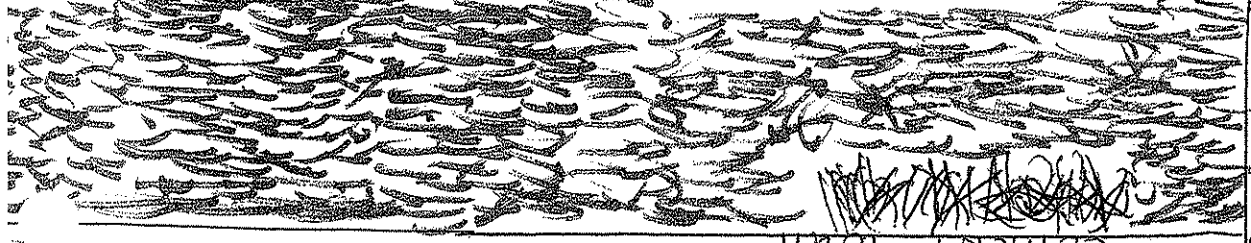
* Signature of Applicant Bob L. Garbig Date 10/19/2010
 * ^{Business} Signature of Owner Bob L. Garbig Date 10/19/2010
 * Property Owner [Signature] Date 10/19/2010

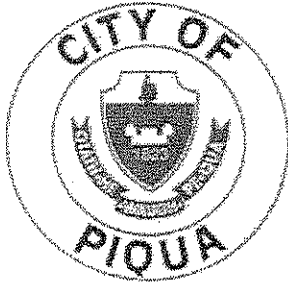
Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

\$100.00 Fee Paid \$ 100.00 | Date Fee Paid 10-21-10

Receipt No. 194926 | P.C. Res. No. _____





PLANNING AND ZONING

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201 West Water Street • Piqua, Ohio 45356
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E-Mail: cschmiesing@piquaoh.org

STAFF REPORT

Date: October 25, 2010
To: Planning Commission
From: Chris Schmiesing, City Planner
Subject: 405 S. Main Street – Vehicle Sales and Service

GENERAL INFORMATION

Applicant: BLG Auto Sales
Owner: Ulbrich's Inc.
Location: 405 S. Main Street
Zoning: B (General Business)
Land Use
Existing: Machine Shop
Proposed: Vehicle sales and service
Request: Authorization of vehicle sales and service special use at this location.

DISCUSSION/FINDINGS

This request is to authorize the vehicle sales and service use of the existing building and pavement found at this location. The proposed improvements include cleaning up the existing site amenities. The subject property is located on an arterial route and includes +/- 2,200 square feet of pavement surface with approximately 50 feet of street frontage which includes the drive entrance from the Main Street public right of way. The building provides a service bay that will accommodate one or two vehicles at a time, and also includes a small office space. To the rear of the building is an existing gravel area and to the south of the existing lot is an existing bush row. Across the street and next door to the north is more commercial property use activity. Across the street and further north along Main Street, and immediately south of this property, are residential use types.

COMPREHENSIVE PLAN

The goals, principles, objectives and strategies described in the Comprehensive Plan support permitting property uses that contribute positively to the neighborhood concerned and the community in general.

CONCLUSION

The operation of a vehicle sales and service use at this location will be subject to State of Ohio requirements for such a facility. With the pavement area street frontage including the drive opening to this lot, limited pavement surface area and street frontage remains for the display of vehicles. The existing pavement lacks boundary control. The neighborhood in which the proposed use will be situated is struggling to avoid further decline.

STAFF REPORT

Date: October 25, 2010
Subject: 405 S. Main Street – Vehicle Sales and Service

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RECOMMENDATION

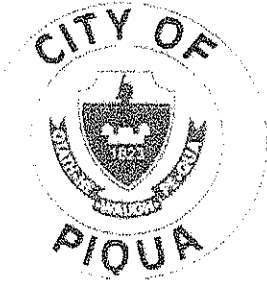
Staff recommends that the Planning Commission **approve** the requested special use with the following conditions:

1. The hours of business be limited to 8Am to 8PM Monday through Saturday and 11AM to 6PM on Sunday.
2. The number of vehicles displayed on the pavement at any given time be limited to 6 vehicles.
3. A minimum of two off street parking spaces and room to turn around an automobile shall be maintained on the gravel area to the rear of the building at all times.
4. A maneuvering lane with a minimum width of 24 feet, extending from the drive opening to the gravel off street parking in the rear of the building, shall be maintained at all times.
5. At no time will there be inoperable or damaged vehicles parked, stored, or otherwise kept on the premises.

VICINITY MAP



405 S. MAIN ST



DEVELOPMENT OFFICE

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

October 29, 2010

***** MEETING NOTICE *****

Please be advised that the City of Piqua Planning Commission will conduct a meeting at the time and location stated below.

TIME: **6:00PM**
DATE: **Tuesday, November 9, 2010**
LOCATION: **Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street**

To view the Planning Commission packet in its entirety, visit http://www.piquaoh.org/agenda_plan_comm.htm, or stop by the Development Office.

Please contact me if you have any questions pertaining to this notice.

Chris Schmiesing

Christopher W. Schmiesing
City Planner

PLANNING COMMISSION

SEPTEMBER 14, 2010

MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
PC 19-10	BOB GARBIG BLG AUTO SALES	811 MCKINLEY AVENUE	PIQUA, OH 45356
PC 19-10	BRAD ULBRICH	P. O. BOX 154	PIQUA, OH 45356
PC 19-10	ULBRICHS	P.O. BOX 1494	PIQUA, OH 45356
PC-19-10	JAMES KRUSE	8638 N PIQUA LOCKINGTON RD.	PIQUA, OH 45356
PC 19-10	ALFRED & ROASLIE COOPER	419 S. MAIN STREET	PIQUA, OH 45356
PC-20-10	CLIFFORD & JOYCE SMITH	447 YOUNG STREET	PIQUA, OH 45356
PC 20-10	DENNIS & REBECCA LATHAM	451 YOUNG STREET	PIQUA, OH 45356
PC 20-10	AARON GRAVES	429 WEBER STREET	PIQUA, OH 45356
PC 20-10	SALLY KRISS	441 YOUNG STREET	PIQUA, OH 45356
PC 20-10	SULLENBERGER RENTALS	9827 SPIKER ROAD	PIQUA, OH 45356
	JIM VETTER(SOUTHVIEW NEIGHBORHOOD)	714 S. DOWNING STREET	PIQUA, OH 45356
ENTIRE PACKET TO:			
	FRED ENDERLE	INTER-OFFICE MAIL	
	CHRIS SCHMIESING	INTER-OFFICE MAIL	
	PLANNING COMMISSION	REGULAR MAIL	
E-MEETING NOTICE TO:			
	AMY WELKER	EMAIL	
	CHRIS BOEKE	EMAIL	
	CITY COMMISSION	EMAIL	
	DEAN BURCH	EMAIL	
	DEBBIE STEIN	EMAIL	
	FRED ENDERLE	EMAIL	
	BILL MURPHY	EMAIL	
	LORNA SWISHER	EMAIL	
	MARTIN KIM	EMAIL	
	STACY WALL	EMAIL	
	AMY HAVENAR	EMAIL	
	BRUCE JAMISON	EMAIL	
	PIQUA DAILY CALL	EMAIL	
	DAYTON DAILY NEWS	EMAIL	
	WPTW	EMAIL	
	PIQUA CHANNEL 5	EMAIL	
	MIAMI COUNTY HOME BUILDERS ASSOCIAT	EMAIL	