

PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, FEBRUARY 8, 2011
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 | December 14, 2010 Meeting Minutes |
|--------------------|-----------------------------------|

NEW BUSINESS

- | | |
|-----------------------|--|
| 4. Resolution PC 1-11 | A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2011 calendar year |
| 5. Resolution PC-2-11 | A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2011 calendar year |
| 6. Resolution PC-3-11 | A Resolution requesting authorization for the reconstruction of a convenience store special use at 226 West Water Street |

OTHER BUSINESS

- | | |
|-------------------|--|
| 7. Concept Plan | Water Street Streetscaping Plan |
| 8. Monthly Report | General Information, Legislative Update, Special Projects, Permits |

ADJOURNMENT

- | | |
|----------------|-------------------------|
| 9. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
DECEMBER 14, 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, Mark Spoltman, Jean Franz, and Brad Bulp
Members Absent: Mike Taylor
Staff Members: Chris Schmiesing, Becky Cool
Attendees: None

Moved by Mr. Oda, seconded by Mr. Bulp to excuse Mr. Taylor from the December 14, 2010 Planning Commission Meeting. Mr. Oda, Aye; Mr. Bulp, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A voice vote resulted in a 4-0 vote to excuse Mr. Taylor.

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mrs. Franz made a motion to approve the November 9, 2010 meeting minutes as submitted. Mr. Bulp seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mrs. Franz, 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-21-10

A Resolution acting on a request to vacate a portion of unimproved public alley right of way located south of Hemm Avenue and west of S. Main Street

Mr. Schmiesing provided an aerial map exhibit and stated this is a request to vacate a portion of the platted public right-of-way located south of Hemm Avenue and west of S. Main Street. The City of Piqua Municipal Power System has purchased the property located on either side of the subject alley way and desires to consolidate the parcels into one tract of land. The purpose of the consolidation of the parcels is to create a tract large enough to accommodate an improvement project purposed at this site. The alley is currently vacant with no existing surface improvements and the primary land use is light industrial in this area.

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Vacating the alley right-of-way will allow the property to be combined with the adjoining properties, and upon replatting the land into one tract will facilitate the construction of the proposed improvements to build a Service Center for the City of Piqua.

Ms. Franz asked when they plan on building the service center with the current economy? Mr. Schmiesing stated by being able to construct a new service center they will be able to consolidate their operations into one location and more efficiently serve the customer base in the community. Ms. Franz also inquired to area around and the Dome itself. Mr. Schmiesing explained they will vacate the Dome, that is where the current offices are located now, and a couple pieces of equipment are still stored in there also. By building the Service Center they will be able to consolidate the equipment and some of the things that are still being stored in the Power Plant. The Federal Government currently owns the Dome, and the City will continue to occupy it.

Mr. Schmiesing further stated the City Commission previously declared their intent to vacate this alley, and this is the Public Hearing that is required. No one came forward to speak for or against this item.

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

OTHER BUSINESS

Monthly Reports

Mr. Schmiesing went over the monthly reports.

Mr. Oda asked what commercial building was being demolished on N. Roosevelt. Mr. Schmiesing explained the Fincel Oil Company is removing the front part of their building that looked like a house.

Monthly Reports were presented and accepted.

Mr. Schmiesing provided a new Planning Commission Calendar for 2011. The Board reviewed and accepted the Planning Commission Calendar for 2011.

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 6:13 P.M.

RESOLUTION No. PC 01-11

PURSUANT TO, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations as originally adopted February 5, 2002, the Planning Commission Chairman and Vice-Chairman shall be elected annually; and,

WHEREAS, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations states the Planning Commission shall appoint chairman and vice-chairman by a majority vote in the month of January, or at the first regularly scheduled meeting held during the calendar year; and,

WHEREAS, the Planning Commission has nominated _____ as the chairman and _____ as the vice-chairman and both have agreed to serve in this capacity if appointed by the Planning Commission;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ the request made, 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"/>

PROCEDURES FOR APPOINTING A CHAIR AND VICE-CHAIR

Step One - Determination of interest in being nominated.

The chair will ask the secretary to call the role. When your name is called and you are asked if you are interested in serving in the chair or vice-chair position during the upcoming calendar year, respond by stating YES if you are interested, NO if you are not interested. The secretary will first ask if you are interested in serving as chairperson, you will respond; then the secretary will ask if you are interested in the serving as vice-chairperson, and you will respond again.

Declaration of candidacy.

Board Member	Chair		Vice-Chair	
	YES	NO	YES	NO
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"/>

Step Two - Nomination of Chair and Vice-Chair.

The chair will open the floor for nominations. Board members interested in making a nomination will choose from the eligible candidates identified in the previous step and nominate the individual for each position that they feel is best suited to serve in that capacity. The chair will close the floor only after each board member interested in nominating a chair and vice-chair has had an opportunity to do so.

Chairperson _____

Vice-Chairperson _____

Step Three - Motion to accept nominated persons.

The chair will accept a motion to appoint a chair and vice-chair. Said nominees to be appointed are to be identified in the motion, and upon the motion receiving a second the chair will ask the secretary to call the role. Motions without a second will die. Seconded motions that fail to secure a majority vote (at least 3 supportive votes) will be considered defeated. The chair will accept a new motion and repeat the process until a majority vote is cast in support of a motion.

RESOLUTION No. PC 02-11

PURSUANT TO, article 154.142(A)(2) of the City of Piqua Code of Ordinances, the Planning Commission is to provide a recommendation concerning the Planning Commission representative to be appointed to the Board of Zoning Appeals to serve for the 2011 calendar year; and,

WHEREAS, _____ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ the request made, 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"/>

RESOLUTION No. PC 03-11

WHEREAS, Dave Mitchell, on behalf of Schafer Investments, owner of the subject parcel located in the City of Piqua, being in a district zoned CBD (Central Business District), has submitted a request to authorize the reconstruction of a convenience store special use at 226 West Water Street, Inlot 95, said Inlot also known as parcel N44-002540; and,

WHEREAS, a convenience store is a special use in the CBD Central Business District zoning designation in which the property is located; and,

WHEREAS, section 154.140 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, 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"/>

Date: _____

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Dave Mitchell Phone 937-461-2250
Applicant's Address 1256 Stanley Ave., Dayton, OH. 45404
- 2. Owner's Name Schafer Investments Phone 937-295-2801
Owner's Address PO Box 376, 9109 SR66, Ft. Loramie, OH
- 3. Type of legal interest held by applicant Construction
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) N44-002540
B. Address 226 W. Water St.
- 5. Existing zoning CBD
- 6. Existing usage Convenience Store with gasoline dispensing
- 7. Proposed usage Same
- 8. Proposed special usage Same
- 9. No. of plot plans submitted (10 required UNLESS waived)
- 10. Describe the reason for the requested special use:

Build new convenience store building to replace existing

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 Dave Mitchell Date 1/26/11

Signature of Owner R E Sch Date 1/28/11

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

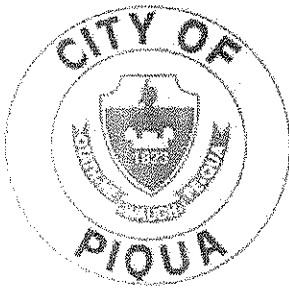
***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 | Date Fee Paid 1-31-11
ck# 46613
Receipt No. 194965 | P.C. Res. No. 3-11

RECEIVED

JAN 31 2011


CITY OF PIQUA DEVELOPMENT OFFICE



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: January 28, 2011
To: Planning Commission
From: Chris Schmiesing, City Planner 
Subject: 226 W. Water Street Special Use

GENERAL INFORMATION

Applicant: Dave Mitchell
Owner: Schafer Oil
Location: Inlot 95
Zoning: CBD (Central Business District)
Land Use
Existing: Fuel Facility; Convenience Store; Parking Lot
Proposed: Fuel Facility; Convenience Store; Parking Lot
Request: Authorization of a special use to permit the reconstruction of the convenience store use at this location.

DISCUSSION/FINDINGS

This request is to authorize the reconstruction of the existing building structure found at this location. The proposed construction will replace the existing building improvements with a larger building that provides additional retail floor space. The new construction will replace the existing convenience store use of the premises.

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 proposed use is compatible with the stated intent of the CBD zoning district and the general economic development policies of the City; the use will not threaten the general health, safety, and welfare of the surrounding properties; and, the use will be required to conform to all other applicable codes and regulations of the City. Note – A variance request concerning the off street parking allowance will be forwarded to the BZA. Likewise, existing non-standard conditions related to the existing site development features will remain unless the Planning Commission requires the remediation of these items as part of the approval of this request.

STAFF REPORT

Date: January 28, 2011
Subject: 226 W. Water Street – Special Use

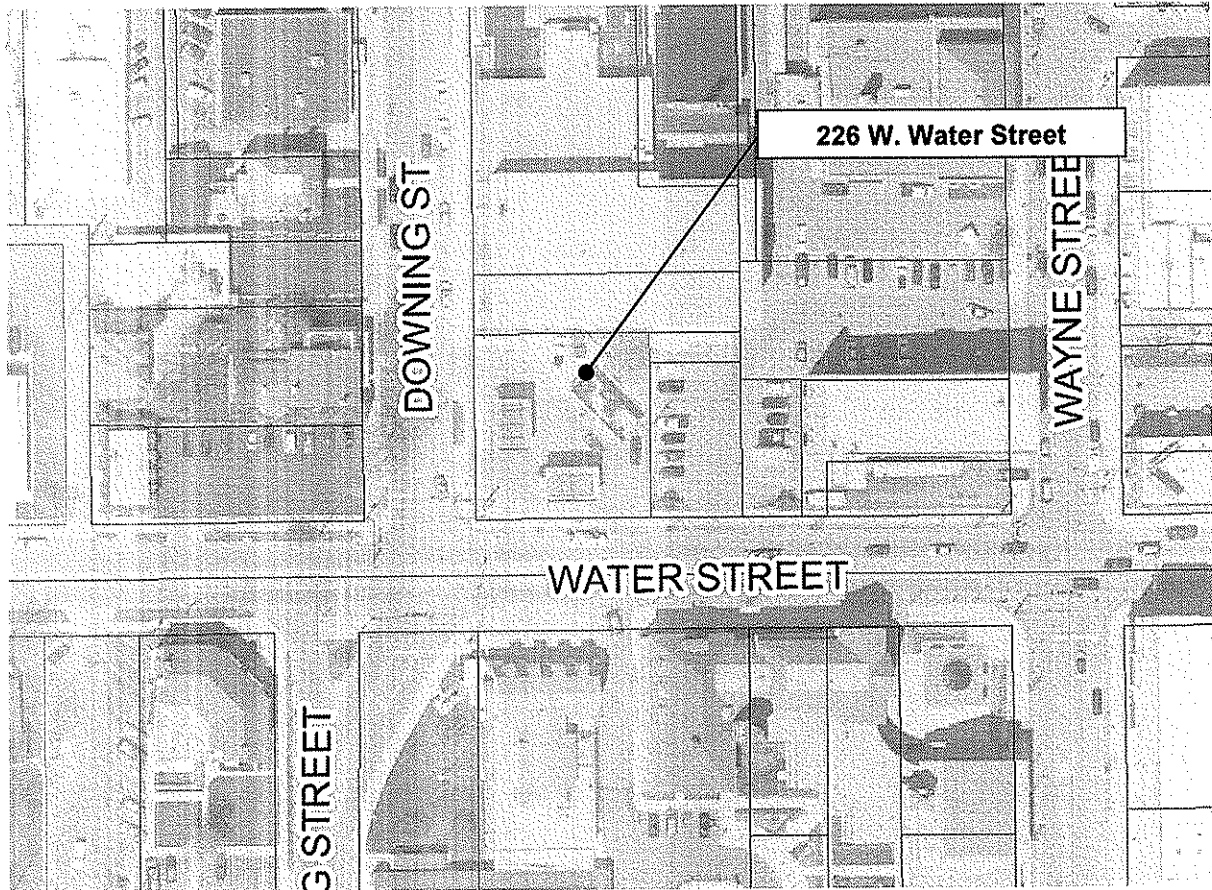
Page 2

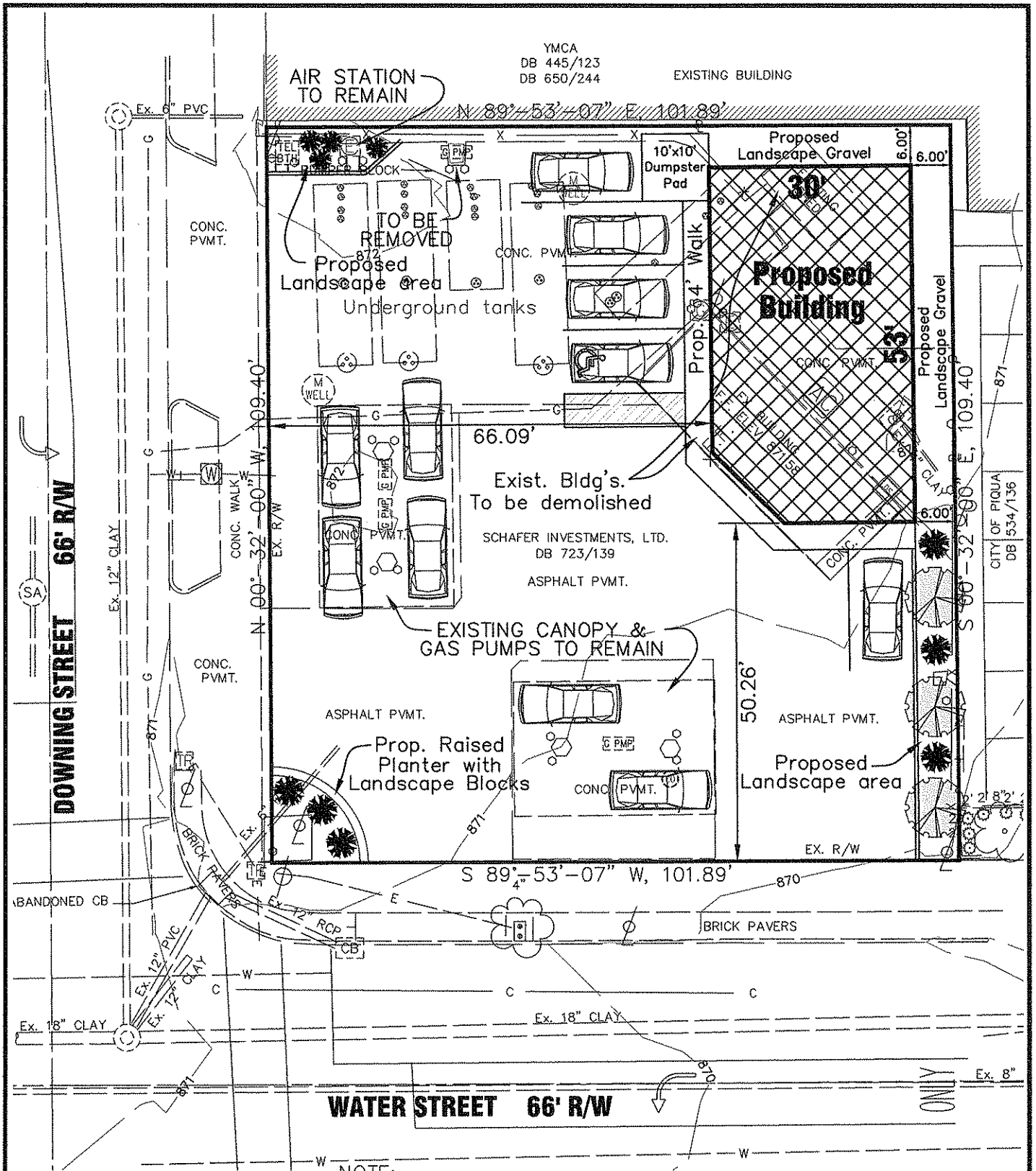
RECOMMENDATION

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

1. The existing parking lot improvements immediately adjacent to the public sidewalk shall be vacated to delineate and separate the pedestrian and vehicular facilities. The pavement is to be removed to a minimum distance measuring 3 feet from the back of the public sidewalk to the nearest edge of the parking lot pavement. The vacated pavement area shall be densely planted with plant materials measuring 12 to 24 inches in height; and, the edge of the vacated pavement area nearest to the existing parking lot pavement shall be bordered by a concrete barrier curb measuring 6 inches above the parking lot surface and 12 inches below the parking lot grade. Drive openings are excluded from this requirement.

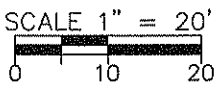
VICINITY MAP





NOTE:
 PARKING REQUIRED = 12 SPACES
 PARKING SUPPLIED = 9 SPACES
 (INCLUDES 4 SPACES AT GAS PUMPS)

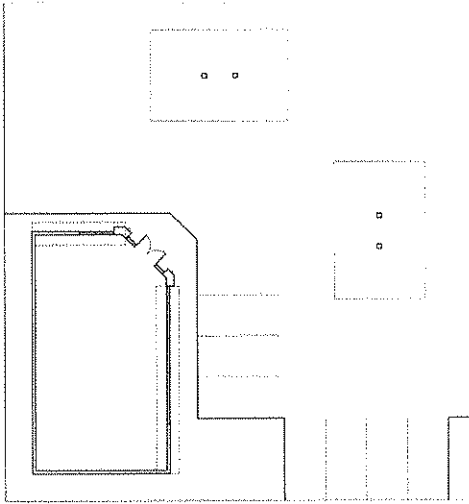
SCHAFER CONVENIENCE STORE
 PLOT PLAN
 CORNER WATER & DOWNING STREETS
 PIQUA, OHIO
 DATE: JAN. 17, 2011



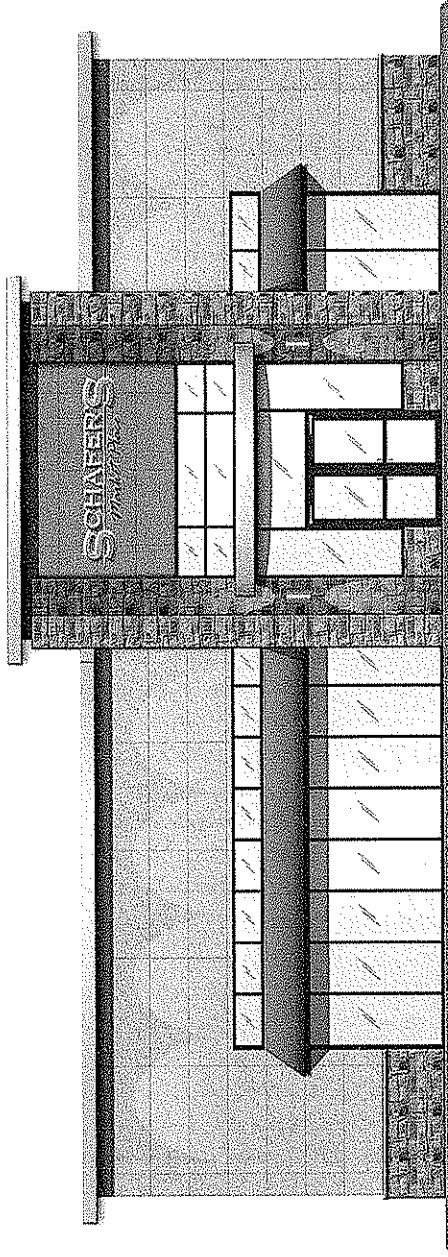
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DRAWING:	MIAPIQ1015small
DRAWN BY:	seb

CHOICE ONE
ENGINEERING

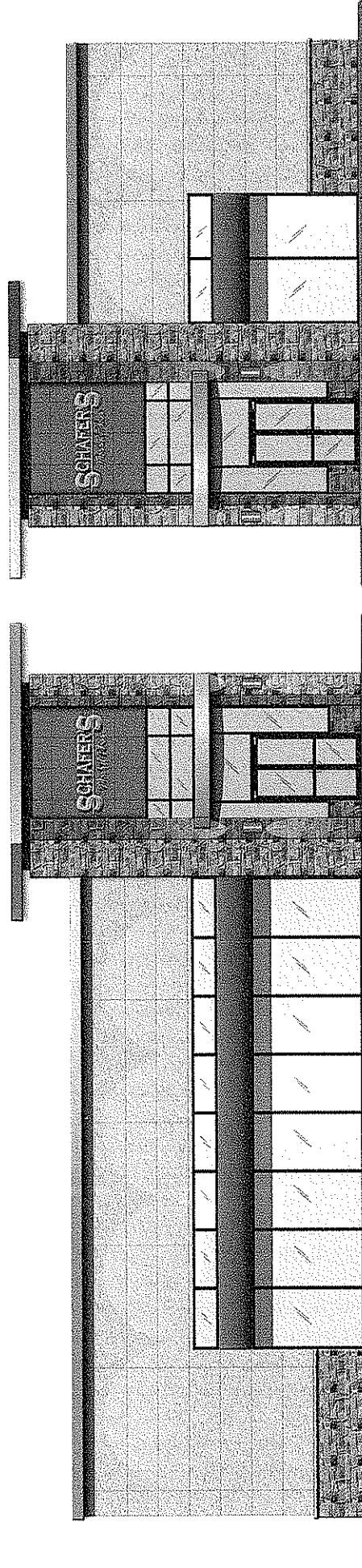
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
 (937) 497-0200 FAX (937) 497-0300
 www.choiceoneengineering.com



SITE PLAN REFERENCE



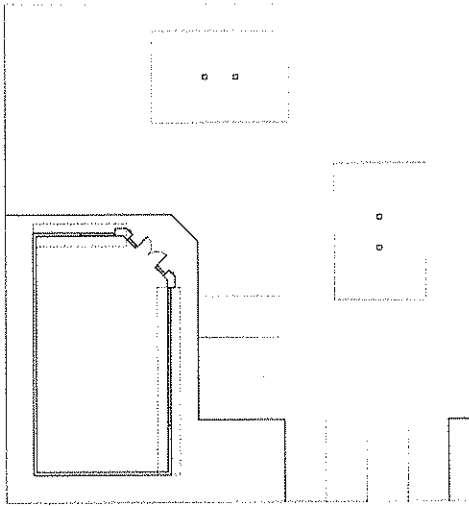
EXTERIOR FRONT ELEVATION



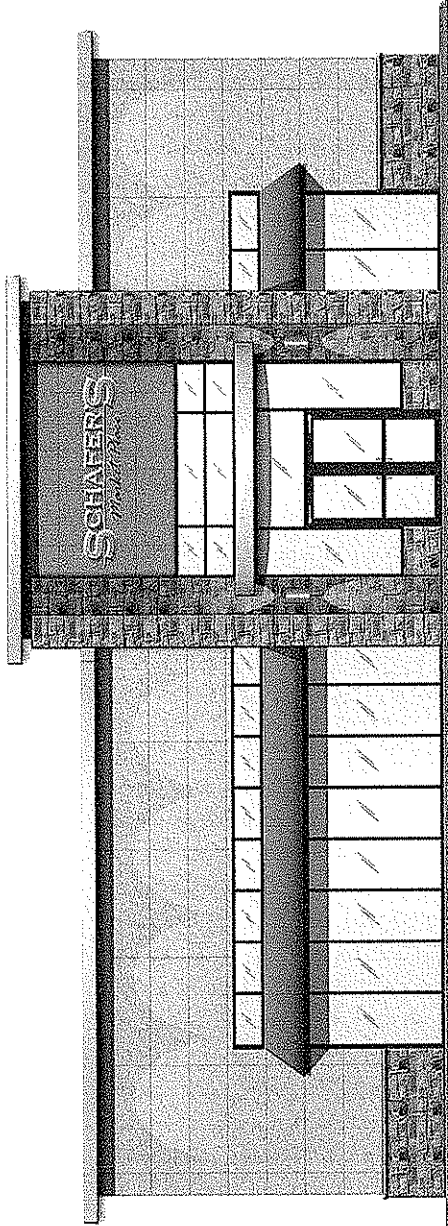
EXTERIOR SIDE ELEVATIONS

EXTERIOR ELEVATIONS

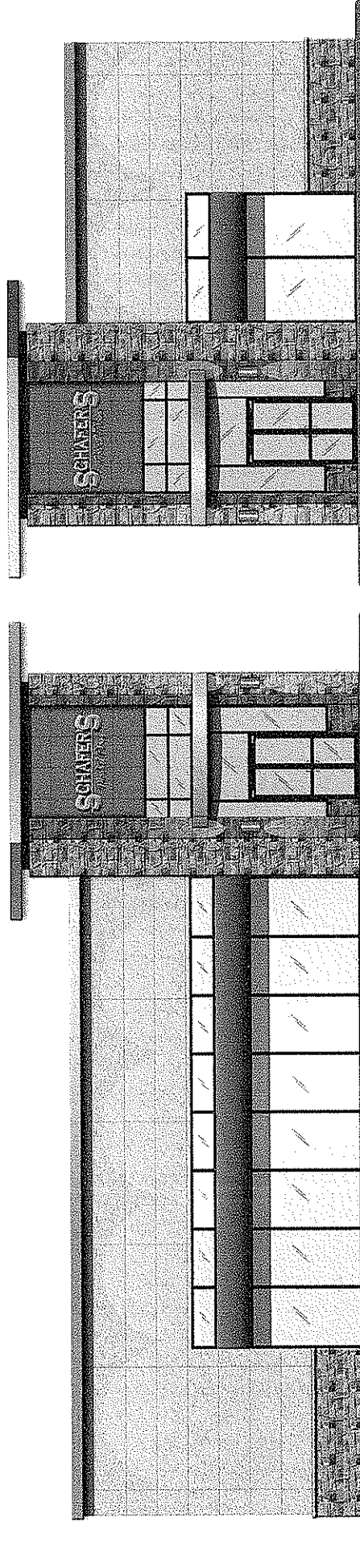
Designed for:
SCHAFER OIL-PIQUA, OH



SITE PLAN REFERENCE



EXTERIOR FRONT ELEVATION

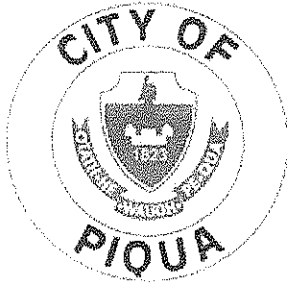


EXTERIOR SIDE ELEVATIONS

EXTERIOR ELEVATIONS

Designed for:

SCHAFFER OIL-PIQUA, OH



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

January 31, 2011

***** 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, February 8, 2011**
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 DECEMBER 14, 2010 MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
PC-3-11	YMCA	223 W. HIGH STREET	PIQUA, OH 45356
PC-3-11	LAURIE & JOSEPH REISER	208 N. 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 ASSOCIATION	EMAIL	