

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JANUARY 10, 2023
COMMISSION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER

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

ROLL CALL

Members Present: Joe Wilson, Gary Koenig, Shannon Brandon, Brad Bubp, Eddie Harvey

MEETING MINUTES

The minutes of December 13, 2022, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 1-23

A resolution requesting a Certificate of Appropriateness for a new sign at 114 W. Ash Street Kyrsten French, City Planner, provided a staff report. She explained The sign package includes a primary wall sign and a secondary vinyl decal to be installed on the entry door. In the future, the applicant would like to install a shingle sign to add additional dimension to the structure. If allowed by the landlord, a paint refreshment may be proposed at a later date.

Ms. French noted that the Planning Commission reviewed this proposal preliminarily at the December meeting, and some concern was expressed that the signage appeared a little bit stark. Staff spoke with Ms. Ervin, who provided more detail, and expressed that the intended look is for a clean, modern design that coordinates with their product branding. The sign will be raised off the surface of the facade somewhat, and the colors proposed were inverted to be a black sign with white text. Staff recommends approval of the request.

The board deliberated and moved on to voting.

No one else came forward to speak on the item.

Brad Bubp made a motion to approve Resolution PC 1-23 and Eddie Harvey seconded the motion. Resolution PC 1-23 was approved by a 5-0 roll call vote.

Resolution PC 2-23

A resolution requesting a Certificate of Appropriateness for new paint colors at 320-322 N. Wayne Street

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Kyrsten French, City Planner, provided a staff report. She noted that the structure appears to have originally been a Queen Anne style home, later amended to be a storefront.

The building owner would like to paint the previously painted wood, brick, the siding “Dorian Gray” and the trim with “Domino”. The applicant’s intent is to highlight the existing architectural features of the building and restore some dimensionality to the facade.

The absence of the two semicircular windows on the second story, the replacement of the storefront window on the south side, and the absence of an awning are the have changed the appearance of the structure since the capture of the historic photo included, date unknown. The changes proposed will enhance the appearance of the building and highlight its features. Staff recommends approval of the request.

Steve Schmidlapp, applicant, 1241 Bentley Circle – Troy, came forward to speak on the item. He provided some history of the building and noted that many years ago, a Doctor lived upstairs with an office on the lower level. The porch was enclosed in the early 1900s. He explained that the flat front windows are being replaced with plate glass and the soffits will be replaced. It is planned to rent out the storefront in the future.

The board deliberated and asked for clarification on the windows. It was discussed that this building has been previously modified. It was agreed that highlighting some of the architectural details will boost the appearance.

No one else came forward to speak on the item.

Joe Wilson made a motion to approve Resolution PC 2-23 and Brad Bubp seconded the motion. Resolution PC 2-23 was approved by a 5-0 roll call vote.

Resolution PC 3-23

A resolution to appoint a Planning Commission member to the Housing Council for 2023

Kyrsten French, City Planner, provided a staff report. She explained that the Housing Council takes annual inspections of the properties located within a CRA when an exemption has been granted per requirements of the Ohio Revised Code.

Mr. Koenig noted that the meeting takes place once per year in March. Mr. Koenig is the current Planning Commission representative, and asked if there was interest from any other board member.

Joe Wilson nominated Gary Koenig to represent the Planning Commission on the Housing Council and Eddie Harvey seconded the nomination. Gary Koenig was nominated by the Planning Commission and he agreed to serve in this capacity if appointed by the City Commission.

No one else came forward to speak on the item.

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Joe Wilson made a motion to approve Resolution PC 3-23 and Brad Bulp seconded the motion. Resolution PC 3-23 was approved by a 5-0 roll call vote.

OTHER BUSINESS

Discussion of Downtown Historic District Design Review

Kyrsten French noted that the Planning Commission will meet with Heritage Ohio tomorrow, January 11, 2023, from 5:30-7:00 pm for an informational session. This meeting will be public but is not an open meeting. Kyrsten encouraged the commissioners to email her any questions ahead of time, to be sure they are all addressed during that timeframe.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Shannon Brandon and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:30 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, 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.gov