

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
5:30 P.M. – TUESDAY, FEBRUARY 14, 2023
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 5:30 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

APPROVAL OF MINUTES

The minutes of January 10, 2023, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 4-23

A resolution requesting a recommendation for rezoning from R2-Two Family Residential to R3-Multifamily Residential at N44-250445.

Kyrsten French, City Planner, provided the staff report. She explained that the owner of the property would like to convert the brick Sunday school building into six high-end apartments. The parcels to the south of this property are zoned R3-Multifamily. There is room for 4-5 parking spaces behind the building. Any other vehicles would have to park on the street. Staff recommends approval of the request.

The applicant, Bill Timmerman, came forward to speak with the Planning Commission. He explained that he plans to use higher-end fixtures and flooring during the renovation of the building. This will allow him to attract tenants willing to pay the planned \$1200 a month in rent. Background and credit checks will be part of the rental process.

The board clarified that regardless of the project, the board is only looking to see if it's appropriate to rezone this property to multifamily.

No one else came forward to speak on the item.

Shannon Brandon made a motion to approve Resolution PC 4-23 as it is written and Joe Wilson seconded the motion. Resolution PC 4-23 was approved by a 4-1 roll call vote.

Resolution PC 5-23

A resolution requesting a recommendation for a code amendment to Chapter 90: Animals to allow “backyard chickens” at residences within the city limits.

Kyrsten French, City Planner, provided the staff report. The chickens would be raised for egg production, not meat. There has been mixed feedback on this issue. Some residents have signed a petition to have chickens. There have also been health and safety concerns raised about backyard chickens. Some subdivisions may have deed restrictions that would prevent backyard chickens.

Ms. French mentioned that Tipp City has started allowing backyard chickens and the City of Piqua can use that as a test case.

The board discussed the health and safety of the chickens and the general public regarding keeping backyard chickens. Ms. Brandon expressed that the restrictions written into the standards may be detrimental to the welfare of backyard chickens, particularly the restriction from having an outdoor run. Mr. Wilson brought up the risks of histoplasmosis to the eyes and lungs. Mr. Koenig directed the City Planner to gather more health-related analysis on the topic. Information from the Miami County Health Department and the CDC was provided to the City Planner.

Eddie Harvey made a motion to table Resolution PC 5-23 and Brad Bubp seconded the motion. Resolution PC 5-23 was tabled by a 5-0 vote.

Resolution PC 6-23

A resolution requesting a recommendation for a new configuration of traffic flow on Market Street.

Chris Schmiesing, Economic and Community Development Director, provided the staff report. The one-way traffic direction would change from eastbound toward Main Street, to westbound toward Wayne Street. The parking angles would need to be changed to accommodate the westbound traffic. Mr. Schmiesing explained that changing the flow of traffic would eliminate a point of conflict from Main Street. Wayne Street has a lower volume of traffic so the point of conflict would be less with the westbound traffic flow. Staff recommends approval of the request.

The board confirmed that the change in traffic flow isn’t a substitution for previously discussed changes to make Main Street more pedestrian friendly. The changes to Main Street are still in the design phase, but changing the Market Street traffic flow can occur this spring.

No one came forward to speak on the item.

Brad Bubp made a motion to approve Resolution PC 6-23 and Eddie Harvey seconded the motion. Resolution PC 6-23 was approved by a 5-0 roll call vote.

Resolution PC 7-23

A resolution requesting approval of construction documents for utility service extension to 1208 Recker Road, Ohio Patient Access Dispensary.

Kyrsten French, City Planner, provided the staff report. An 8-inch water and an 8-inch sewer lines would be installed to the site. Staff recommends approval of the request.

The applicant was not present and no one else came forward to speak on the item.

Shannon Brandon made a motion to approve Resolution PC 7-23 and Eddie Harvey seconded the motion. Resolution PC 7-23 was approved by a 5-0 roll call vote.

OTHER BUSINESS

After adjournment, the Planning and City Commission will meet for a work session.

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.

The meeting minutes provided herein were prepared by Melissa Clune, City of Piqua Development Department. Comments requesting corrections, additions, or deletions to the content of this record should be directed to Ms. Clune at mclune@piquaoh.gov