

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, MARCH 14, 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

APPROVAL OF MINUTES

The minutes of the February 14, 2023, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 8-23

A resolution for a request for a Certificate of Appropriateness for 418 N. Main Street for a new awning.

Kyrsten French, City Planner, provided the staff report. The staff recommends approval of Resolution PC 8-23.

No one came forward to speak on the item.

Joe Wilson made a motion to approve Resolution PC 8-23 and Brad Bubp seconded the motion. Resolution PC 8-23 was approved by a 5-0 roll call vote.

Resolution PC 13-23

The Planning Commission Chair suggested completing the review of the next Certificate of Appropriateness, a resolution to request a Certificate of Appropriateness for 523 N. Main Street for façade changes and window installation.

Kyrsten French, City Planner, provided the staff report. There was not much historic information to be found on the subject property, but the proposal would add character and dimension to the façade that would be welcome. Staff recommends approval of Resolution PC 13-23.

The applicant Jamie Gigure, Midwest Maintenance, came forward to speak on the subject. He explained that new windows will be placed in existing window openings that were covered. The body of the building will be painted "Light Mist", the Trim will be "Artic White" and the awning will be "Smoke." The Board discussed window placement.

No one else came forward to speak on the item.

Joe Wilson made a motion to approve Resolution PC 13-23 and Brad Bubp seconded the motion. Resolution PC 13-23 was approved by a 5-0 roll call vote.

Resolution PC 9-23

A resolution requesting a recommendation for removal of "Title XV: Land Usage," to be replaced with "Title XV: Development Code," as advertised with the Code Piqua project

Kyrsten French, City Planner, provided the staff report. "Title XV: Development Code" will be available on the American Legal website and in a PDF format. Staff recommends approval of Resolution of PC 9-23.

Michael Sherry, 430 Fox Drive - Piqua, came forward to ask the Planning Commission to remove the high-impact use that allows rock quarrying inside the city limits.

Eva Silvers, 319 3rd Street - Piqua, came forward to agree with Mr. Sherry. She stated that a rock quarry in the city wouldn't be aesthetically pleasing.

Joshua Blackshire, Sherry Development, came forward to agree with Mr. Sherry.

Charlene Blair, Wilshire Drive - Piqua, came forward to state that the new code should have a focus group made up of Piqua citizens to help decide on future code changes.

The Board deliberated and discussed the item. A Commissioner asked if removing the high-impact use from the code would prevent previously approved rock quarrying. Staff explained changing a code does not change items previously approved under that code. Mr. Sherry clarified that he understands that removing high-impact use will not change the current situation, but it would prevent future quarrying sites in the City.

No one else came forward to speak on the item.

Brad Bubp made a motion to approve Resolution PC 9-23 and Eddie Harvey seconded the motion. Resolution PC 9-23 was approved by a 5-0 roll call vote.

Resolution PC 10-23

A resolution requesting approval of construction documents for the reconstruction of Lincoln Street from W. Ash Street to Park Avenue

Kyrsten French, City Planner, provided the staff report. She explained that Lincoln Street from Boone Street to North Street is a full rebuild of the road to repair a sinking problem. The remainder of the project area, from W. Ash Street to Park Avenue, will consist of upgrading the water main and resurfacing the road. Staff recommends approval of Resolution of PC 10-23.

No one came forward to speak on the item.

Joe Wilson made a motion to approve Resolution PC 10-23 and Eddie Harvey seconded the motion. Resolution PC 10-23 was approved by a 5-0 roll call vote.

Resolution PC 11-23

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. A similar resolution was brought before the Planning Commission during the February meeting. The resolution was rewritten in response to comments made at that meeting. Staff recommends approval of Resolution PC 11-23.

The board discussed the health and safety of the chickens and the general public regarding keeping backyard chickens. Mr. Koenig clarified that the Planning Commission will only decide if they will send a recommendation to the City Commission to allow backyard chickens. The City Commission will decide if backyard chickens will be allowed in the City of Piqua.

Paige Stemen, Madison Avenue – Piqua, came forward to speak on the item. She stated that chickens need free ranch time, such as time in a chicken run. It will keep odors down and make the chickens healthier.

Charlene Blair, Wilshire Drive - Piqua, came forward to speak on the item. She said that there could be smells associated with chickens, but it would be the same as fertilizer put on the lawn. She explained that unless there is a rooster present, chickens aren't very loud.

Alysha Richardson, Manier Avenue - Piqua, came forward to speak on the item. She stated that surrounding areas allow backyard chickens. She also stated that you need to clean up after chickens just like you would clean up after your other pets.

Pam Hawes, Cleveland Street – Piqua, came forward to speak on the item. She stated that she had chickens when she lived in the country, and she would like to have chickens while she lives in the city. She suggested getting metal cans for the feed, to prevent rodents.

Eva Silvers, 319 3rd Street – Piqua, came forward to speak on the item. She stated that 4-H has information on raising chickens.

Phil Wead, 919 Boone Street – Piqua, came forward to speak on the item. He stated that he is against having backyard chickens in the City. He's not sure that people will properly raise chickens to prevent the spread of diseases.

Russ Fashner, 801 Forest Avenue – Piqua, came forward to speak on the item. He commented that the section on cats and dogs states that you cannot have more than 4 over the age of 3 months, but it doesn't state when an outside cat you are feeding becomes your pet. He also mentioned that rabbit hutches need to be cleaned every day. He would like to know who will make sure the rabbit and chickens areas are being cleaned properly.

Shannon Brandon made a motion to approve Resolution PC 11-23 and Brad Bubp seconded the motion. Resolution PC 11-23 was approved by a 3-2 roll call vote.

Resolution PC 12-23

A resolution to appoint a Planning Commission member to the Board of Zoning Appeals for the 2023-2024 annual term.

Shannon Brandon was nominated by the Planning Commission to serve on the Board of Zoning Appeals pending the decision of the City Commission.

Brad Bubp made a motion to approve Resolution PC 12-23 and Eddie Harvey seconded the motion. Resolution PC 12-23 was approved by a 5-0 roll call vote.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Brad Bubp and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 7:40 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