

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, MAY 10, 2022  
COMMISSION CHAMBERS – 201 W. WATER STREET

**CALL TO ORDER**

At 6:00pm 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: Gary Koenig, Eddie Harvey, Shannon Brandon, Joe Wilson, Brad Bubp

**MEETING MINUTES**

The minutes of the April 12, 2022 Planning Commission Meeting were approved by voice vote.

**NEW BUSINESS**

**Resolution PC 15-22**

A resolution to recommend a Certificate of Appropriateness for new signage at 400 N. Wayne Street located in the Downtown Historic District

Kyrsten French, City Planner gave a staff report. She noted that the applicant has proposed to replace the Nationwide signage in the east panel to the HR Associates sign. The sign panel on the south face of the building has been removed. The existing sign location and new design do not appear to detract from the character of the district or the property. Staff recommends approval of the request.

The board discussed and noted that this change was not significant to what previously existed in terms of color and size.

No one else came forward to speak on the item.

The board deliberated and discussed the easement request. Brad Bubp made a motion to approve Resolution PC 15-22 and Eddie Harvey seconded the motion. Resolution PC 15-22 was approved by a 5-0 roll call vote.

**Resolution PC 16-22**

A resolution to recommend a Certificate of Appropriateness for new signage and façade painting at 311 North Main Street located in the Downtown Historic District

Kyrsten French, City Planner gave a staff report. Kyrsten explained that the applicant has proposed to remove the orange accent color that is currently on the building and use the darker and lighter olive-gray already established on the façade in those areas. This will allow easier matching to the proposed signage and branding while retaining the quality appearance of the façade. Staff recommends approval of the paint change to the façade.

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The signs proposed will retain some of the character of the 311 Draffhouse signage by being textured and being placed in almost the same locations on the building. The signage lends to a neighborhood and local feel, and is appropriate to the historic building and its context. Staff recommends approval of the request.

The board discussed the proposed changes and agreed that the accent colors fit in the downtown historic district.

No one else came forward to speak on the item.

The board deliberated and discussed the easement request. Joe Wilson made a motion to approve Resolution PC 16-22 and Eddie Harvey seconded the motion. Resolution PC 16-22 was approved by a 5-0 roll call vote.

### **Resolution PC 17-22**

A resolution to recommend a Certificate of Appropriateness for new signage at 411 North Main Street located in the Downtown Historic District

Kyrsten French, City Planner gave a staff report. It was noted that the applicant has confirmed that the unused wall sign panel will be removed. The proposed window sign will be less than 50% of the window area and less than 10 SF, as provided by the zoning code. Staff believes the quality and design of the proposed sign fits within the character of the Downtown Historic District, and that the proposal does not detract from the building's historic preservation or appearance. Staff recommends approval of the request.

The board discusses and noted that the existing absolute sign panel will be required to come down.

Melanie Walker, owner of 411 N. Main St. came forward to speak on the item. She confirmed that the existing signage is scheduled to come down. She explained she plans to replace the windows during the summer as well. Melanie also spoke of additional interior work happening at the building.

Charmaine Huey, applicant, 9937 N. Hardin Rd. came forward to speak on the item and was available for questions. She explained that her timeframe to begin work will be in May pending approval. She discussed with the board that the business will be a tattoo studio. She expressed her excitement for Piqua and Main Street and shared background details on her business.

No one else came forward to speak on the item.

The board deliberated and discussed the easement request. Joe Wilson made a motion to approve Resolution PC 17-22 and Shannon Brandon seconded the motion. Resolution PC 17-22 was approved by a 5-0 roll call vote.

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**OTHER BUSINESS**

A brief discussion regarding historic standards were discussed amongst the board. Lorna Swisher, Main Street Director, came forward and noted a Heritage Ohio Downtown Review webinar. Kyrsten French provided an update on the Lock 9 project. The project is expected to be completed in 2023.

**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 6:20 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.org](mailto:bharp@piquaoh.org).