

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JULY 12, 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: Eddie Harvey, Joe Wilson, Brad Bulp, Gary Koenig, Shannon Brandon

MEETING MINUTES

The minutes of the June 14, 2022 Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 21-22

A resolution requesting a Certificate of Appropriateness for signage at 123 N. Main St.

The board deliberated and noted that the sign design was appropriate in the Historic District.

No one else came forward to speak on the item.

The board deliberated and discussed the request. Brad Bulp made a motion to approve Resolution PC 21-22 and Joe Wilson seconded the motion. Resolution PC 21-22 was approved by a 5-0 roll call vote.

Resolution PC 22-22

A resolution requesting a Special Use to operate an emergency cold shelter at the Bethany Center located at 339 South Street

Kyrsten French provided a staff report. She explained that the Bethany Center is a soup kitchen and food pantry serving the community of Piqua. The uses over time match the historic pattern of blended uses that have been a part of the neighborhood fabric of Southview since its original construction. Mr. Rickert, the applicant, has submitted an operations plan detailing the need for a cold shelter in Piqua and the accommodations the Bethany Center is looking to provide. These accommodations would be for men only, with alternative arrangements provided for women or children who need help.

Piqua Police and Fire have been notified of the operations plan and comments from both were shared with the board. A change of use permit would need to be secured if the resolution was approved.

The board asked for clarification on the request. Kyrsten explained that the board is able to vote on the special use and may place conditions on the special use if the board desired. The board deliberated and discussed the request further. It was noted

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that the State of Ohio would have additional requests regarding building and state codes. All board members agreed that this sort of facility is needed within the community, but not necessarily in this zoning district.

The board asked clarification of the category this special use would fall into. Elderly housing facilities fall into a similar category to assisted living. Mr. Koenig noted that he is in disagreement of this special use within the R1 boundaries.

Shawn Rickert, Director of the Bethany Center, applicant, came forward to speak on the item. He explained the need for the emergency cold shelter and shared preliminary details. At this time, the plan is to host 3-5 people overnight when necessary. He noted that he understands that further operational planning needs to take place before opening as a cold shelter. The cold shelter ran from the center previously was not officially approved, and was ran by volunteers. The future staff will be trained and paid staff. A security policy is being created at this time in order to address the concerns of fire and police. The open date is expected in November of 2022. Mr. Rickert thanked the board for their time and suggestions.

Jim Stammen, 3229 Sioux Dr., came forward in support of this item. Mr. Stammen explained the purpose of the request and shared the need of an emergency cold shelter in Piqua.

Rebecca Sousek, Piqua Compassion Network, 1100 Scudder St., came forward to speak on the item. She explained that PCN is partnering with the Bethany Center to create a separate non-profit in order to open the cold shelter. Ms. Sousek also noted the need for this type of shelter in Piqua.

Shannon Brandon made a motion to approve Resolution PC 22-22 with the condition that the Bethany Center provide the City of Piqua Police an operations plan for approval, Brad Bubp seconded the motion. Resolution PC 22-22 was approved by a 4-1 roll call vote.

Resolution PC 23-22

A resolution requesting a zoning change from R3 to CBD at 200 Harrison St., parcel N44-000030

Resolution PC 23-22 and PC 24-22 were discussed together.

Joe Wilson made a motion to approve Resolution PC 23-22 and Eddie Harvey seconded the motion. Resolution PC 23-22 was approved by a 5-0 roll call vote.

Resolution PC 24-22

A resolution requesting a Special Use for residences in the CBD, parcel N44-000030

Resolution PC 23-22 and PC 24-22 were discussed together.

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Kyrsten French, City Planner offered a staff report. It was noted that James Edmonds, applicant, has requested a rezoning of 200 Harrison Street from R3 to CBD - Central Business District, with a Special Use for a residential use within the CBD contingent on rezoning approval by the City Commission.

The developer has purchased 200 Harrison Street and would like to add the property to the Townhomes project reviewed by the Planning Commission earlier this year. The proposed layout now includes the private alley connecting through to Harrison Street. The lot added to the development would host a new duplex, and each unit will be sold separately.

Due to their proximity to downtown, Lock 9 Park, and other lots zoned CBD, staff has recommended that all lots in the project be zoned CBD prior to being replatted to suit the new development. If the Planning Commission agrees that this use is desired, staff also recommends that a Special Use for the residential use be approved by the Planning Commission at this meeting, designed in the resolution language to be approved concurrently with the City Commission's approval for rezoning.

The Planning Commission discussed that it makes sense to rezone to Central Business District and to create a uniform setback requirement across the lots that were approved previously. All board members were in agreement that the residential use within the CBD was an appropriate special use as well.

Eddie Harvey made a motion to approve Resolution PC 24-22 and Brad Bubp seconded the motion. Resolution PC 24-22 was approved by a 5-0 roll call vote.

OTHER BUSINESS

Rates and Fees

Kyrsten French provided a packet of information regarding the upcoming rates and fees update. It was explained that this information was given to the City Commission in an earlier work session for their comments and feedback. Each department was tasked to review and updating this information. Development fees were updated to reflect the cost breakdown of completing each permit review, inspection, etc.

The Planning Commissioners asked for clarification of what is involved in the review processes.

Kyrsten also noted that there is discussion on wayfinding signage throughout the Caldwell District.

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

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meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:30 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.org.