

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, AUGUST 9, 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 July 12, 2022 Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 25-22

A resolution requesting a Certificate of Appropriateness for signage at 500 N. Main Street

Kyrsten noted that Papa Johns is proposal a detached monument sign that will now be located on the side of the building facing Main Street. They also plan to landscape flowering plants around the base of the sign. Staff recommends approval of this request.

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 25-22 and Joe Wilson seconded the motion. Resolution PC 25-22 was approved by a 5-0 roll call vote.

Resolution PC 26-22

A resolution requesting a Certificate of Appropriateness for installation of new windows at 331 N. Main Street

Kyrsten French provided a staff report. She explained that the proposal would include replacement of the window frames and glass. The material shown in the staff report is the sample provided by the applicant.

Mr. Treon, applicant shared that both Elite and Lucky's Pad (431 N. Main St. and 108 N. Main, respectively), have used this window type, and Treon's would select a lighter white color most similar to Elite. This change will allow the window to be double paned, and appearance-wise will result in a slightly thicker frame than 331 currently has. Staff recommends approval of the Certificate of Appropriateness.

Michael Treon, applicant, came forward to speak on the item. He explained that the current windows are older and inefficient. The new windows are double paned and

insulated, so they will not only be better aesthetically but also more energy efficient. He clarified that the window frame is black aluminum with a lighter window shade than the previously noted locations. There will be no change in size.

No one else came forward to speak on the item.

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The board deliberated and discussed the request. Shannon Brandon made a motion to approve Resolution PC 26-22 and, Joe Wilson seconded the motion. Resolution PC 26-22 was approved by a 5-0 roll call vote.

Resolution PC 27-22

A resolution requesting a Certificate of Appropriateness for signage at 329 N. Main Street

Kyrsten French provided a staff report. She referenced a photo in the packet that shows the former Rocket Cleaners location. It was noted that the previous signage has been removed and the location is being converted into a Dance Studio. Staff recommends approval of the Certificate of Appropriateness.

The board deliberated and noted that possibly white would be a better color to contrast the window for visibility. The board agreed that should this resolution pass, the applicant may use either black or white font.

No one else came forward to speak on the item.

Joe Wilson made a motion to approve Resolution PC 27-22 and Eddie Harvey seconded the motion. Resolution PC 27-22 was approved by a 5-0 roll call vote.

OTHER BUSINESS

Capital Improvements Plan Review and Discussion

Kyrsten French noted that the document within the agenda packet is a draft of the Capital Improvements Plan (CIP) for 2022. She describes the ranking system, process of scoring. It was noted that this is a forum for open discussion and public engagement opportunity.

The CIP Committee was made up of Planning Commission Chair, Gary Koenig, and a City Commissioner, Chris Grissom. Also participating in the discussion were the City Manager and department heads who submitted the project. One additional invited Commissioner was unable to attend the scoring meeting. This is the City's second year conducting a public CIP review process, and the CIP list will continue to be reviewed annually.

The board discussed their role in the CIP and further deliberated their thoughts of the draft. It was noted that they believe there should be visuals to assist the average citizen to better understand the document. The board agreed that they hope for more information to be on the website and social media. The board went through the projects listed in the draft and continued further high level conversation.

Dave Fishback, 615 W. Green Street, came forward to speak on the item. He asked for clarification on who was on the CIP committee as well as questions on the overall process.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Eddie Harvey and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:20 P.M.

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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.