

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, AUGUST 18, 2021
FORT PIQUA PLAZA

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, Joe Wilson, Eddie Harvey

Members Absent: Shannon Brandon, Brad Bubp

MEETING MINUTES

The minutes of the July 13, 2021 Planning Commission Meeting will be reviewed and voted on at the next normally scheduled meeting.

NEW BUSINESS

OTHER BUSINESS

2022-2024 Capital Improvements Plan

Kyrsten French, City Planner, summarized the CIP contents and explained the factors behind each projects ranking. It was noted that the Planning Commission has not always been involved in the review of scoring upfront and this is an opportunity for transparency community input.

Paul Oberdorfer, City Manager, explained that the CIP is a community planning tool that clearly identifies and prioritizes projects to eventually implement into the City's master plans, goals, objectives and to assist in financial planning. Questions were answered about the organization of the document. It was noted that the document's categories align with each department's budget. It was explained that there are projects ranked high based on ADA requirements.

Melanie Walker, 526 Wayne St, noted her appreciation of the CIP document. She asked questions regarding funding for upkeep of any new improvements.

It was explained that there is 10% increase built into the project estimates for maintenance of new improvements within the CIP. Other tools and technology were discussed to keep up with future maintenance.

The importance of Lock 9 improvements and funding sources were discussed by both Paul Oberdorfer, City Manager and Chris Schmiesing, Community and Economic Development Director. It was noted that the construction on the redevelopment of the park will resume in the fall of 2021 upon the receipt of a \$500k ODNR LWCF grant secured by the City of Piqua. Previously the City of Piqua secured a \$150k grant from

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the State of Ohio Capital budget. Additional public and private funding sources will allow for the west half of the park improvements to move forward in the fall 2021. The remaining work is to be funded and start in spring of 2022.

David Fishback, 615 W Greene St, expressed his appreciation for the CIP document. He asked who had been involved with the ranking up to this point and the order of operations before final adoption.

It was discussed that a CIP team was established including internal staff as well as members of the City Commission and Planning Commission. The Special Planning Commission meeting on August 18, 2021 is an opportunity for additional input from the Commissioners as well as public input. The CIP will go to City Commission for final approval and financial approval of any project over \$50,000 will again return to City Commission for approval. The CIP is published as a draft on the City's website.

Code Piqua Review discussion on navigating the new zoning map, form-based standards in new residential districts

Kyrsten French, City Planner, noted that there is a complete Code Piqua draft at this time. She shared with the Commissioners a section of the code that will cover design standards of accessory structures in residential areas. The draft as it is written will remove subjectivity. The board was asked to consider this change for future discussion.

Main Street Corridor Upgrades Plan

It was discussed that this topic has been presented several times to discuss with the community the problem points in the Main Street Corridor. Booker Design Collaborative and Gamble Associates created renderings of potential plan options. The plans are not finalized and this will likely be a 2-5 year plan. It was also discussed that the City has engaged a consultant to inquire about short term recommendations.

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 7:28 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.