

PLANNING COMMISSION AGENDA  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, SEPTEMBER 1, 2009  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS - 201 W. WATER STREET

CALL TO ORDER

- |                   |                      |
|-------------------|----------------------|
| 1. Chair Comments | Opening Remarks      |
| 2. Roll Call      | Clerk Calls the Roll |

OLD BUSINESS

- |                    |  |
|--------------------|--|
| 3. Meeting Minutes | Adoption of August 4, 2009 Meeting Minutes |
|--------------------|--|

NEW BUSINESS

- |                        |   |
|------------------------|---|
| 4. Resolution PC 18-09 | A resolution authorizing the construction of a new building and the installation of equipment essential to 911 communications |
|------------------------|---|

- |                        |  |
|------------------------|--|
| 5. Resolution PC-19-09 | A Resolution to consider for approval the landscape plan for the intersection of USR 36 and I-75 |
|------------------------|--|

OTHER BUSINESS

- |                   |  |
|-------------------|--|
| 6. MONTHLY REPORT | General Information, Legislative Update, Special Projects, Permits |
|-------------------|--|

7. Accessory Uses

8. Going Places

ADJOURNMENT

- |                |                         |
|----------------|-------------------------|
| 9. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, AUGUST 4, 2009 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

**CALL TO ORDER**

6:00 P.M. – Chairman Mark Spoltman called the meeting to order. Mr. Spoltman noted for the record the hearing of each item would be conducted according to a modified Roberts Rules of Order, more specifically as follows:

- A. Clerk to State the Agenda Item
- B. Staff Comments
- C. Applicant/Agent Comments
- D. Other Affected Parties Comments
- E. Board Member Comments and Questions
- F. Board To Take Action On The Item

**ROLL CALL**

Members Present: Mark Spoltman, Brad Bubp, Mike Taylor, and Jean Franz  
Members Absent: Jim Oda  
Staff Members: Chris Schmiesing, Becky Cool  
Attendees: Roberta Rike

Motion was made to excuse Mr. Oda from the August 4, 2009 Piqua Planning Commission Meeting. Voice vote, Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; Mr. Spoltman, Aye.

**MEETING MINUTES**

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the July 7, 2009 meeting minutes included in the agenda packet. Mrs. Franz made a motion to approve the July 7, 2009 meeting minutes as submitted, and Mr. Taylor seconded the motion. Mr. Bubp, Aye; Mrs. Franz, Aye; Mr. Taylor, Aye, and Mr. Spoltman, Aye. A voice vote resulted in a 4-0 vote in supporting the motion to approve the meeting minutes as submitted.

**NEW BUSINESS**

**1. PC-17-09**

**Staff Comments**

A Resolution authorizing a General Merchandise use to be located at 1129 Park Avenue Mr. Schmiesing stated this is a request to authorize a change in the use of the premises to allow an existing nonconforming personal service retail sales and service use to be changed to a nonconforming general merchandise retail sales and service use. The proposed use is consistent with the past use of the property, and will be compatible with the surrounding land use and the neighborhood in general. Staff recommended the Planning Commission approve this request.

**Public Comments**

Roberta Rike, 5564 W. US. Rt. 185, Covington, applicant came forward and stated she plans to open a specialty shop for women, and by doing so help the community and herself. Several questions were asked regarding the cosmetic work that is being done, the hours of operation, and the projected opening date.

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MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mrs. Rike explained she is doing minor cosmetic work, and plans to open around the first of September. The hours of operation are not set yet, they may vary but will be either 11:00 A.M. – 5:00 P.M. or 12: P.M. – 6:00 P.M., said Mrs. Rike.

Mrs. Rike also inquired as to the possibility of placing a sandwich sign on the front sidewalk at certain times to announce sales, and placing a park bench in front of the building for customers to enjoy. Mr. Schmiesing stated he would get together with Mrs. Rike and discuss the options.

Mr. Spoltman stated his agreement with the staff report.

Voting Record

Mr. Taylor moved to approve the request, seconded by Mrs. Franz. Roll Call vote, Mr. Bupp, Aye: Mr. Taylor, Aye: Mrs. Franz, Aye: and Mr. Spoltman, Aye. A Roll Call vote resulted in a 4-0 vote to approve the request.

OTHER

**Monthly Report**

Monthly reports were reviewed and Mr. Schmiesing went over several of the items.

Mr. Schmiesing and Chairman Spoltman updated the Planning Commission on the Storm Water Advisory Committee activity.

Mr. Schmiesing updated the Planning Commission on happenings related to the Comprehensive Plan transportation objectives and responded to questions.

ADJOURNMENT

With no further business to conduct it was moved and seconded that the regular meeting be adjourned. With all those present in favor the regular meeting was adjourned at 6:45 p.m.

RESOLUTION No. PC 18-09

WHEREAS, Candace Goodall, Architect, on behalf of Miami County 911 Communications Center, owner of the subject facilities, located at 1241½ E. Ash Street in the city of Piqua, Ohio, being in a district zoned B General Business, has submitted a request to authorize the construction of a new building and the installation of equipment essential to 911 communications; and

WHEREAS, section 154.025 (C) 2 list "Essential Services" as an accessory permitted use; and,

Whereas, section 154.005 definition of "Essential Services" states, "Buildings required in conjunction with an essential service may be permitted in a district when approved by the Planning commission. In granting this permission the Planning commission shall take into consideration the location, size, use and effect the building will have on adjacent land and buildings."; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member \_\_\_\_\_ hereby moves to \_\_\_\_\_ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member \_\_\_\_\_, and the voting record on this motion is hereby recorded as follows.

Date: \_\_\_\_\_

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



DEVELOPMENT OFFICE

201 West Water Street • Piqua, Ohio 45356  
Phone (937) 778-2049 • Fax (937) 778-0809

GENERAL PERMIT APPLICATION

**APPLICANT INFORMATION**  Primary Contact  Billing Contact

Company/Organization Name: Candace Goodall, Architect

Contact Person First Last Name: Candace Goodall

Street Address: 1265 Fairway Drive City: Troy State: Ohio Zip: 45373

Email Address: cg.arch@earthlink.net Home Phone: 937-335-1579

Cell Phone: 937-573-8616 Work Phone: 937-335-1579 Fax: 937-335-1579

**LOCATION INFORMATION**  No Existing Address Assignment / Address Assignment Requested

Street Address:

Owner Name:

Parcel ID: N44 -

Subdivision/Neighborhood Name:

**DETAIL INFORMATION**

Use Type:  Residential  Commercial-Business  Commercial-Residential

Use Class:  Principal  Accessory  Temporary

Work Description: Install new communications center building / communications equipment

Work Class:  New Construction  Addition/Enlargement  Remodel/Alteration  Tenant Finish  
 Demolition  Change Use/Occupancy  Reconstruction  Relocation

Work Scope:  Building Structure  Other Structure (parking, driveway, deck, pool, etc...)  Signage

Work Valuation: \$ Start Date: October 2009 End Date:

Existing Use:

Proposed Use:

Notes:

**APPLICANT'S ACKNOWLEDGEMENT**

I hereby request review of this application and the submittals provided incidental and necessary thereto, and hereby request certification that the application and submittals provided conform to the applicable provisions of the City of Piqua Code of Ordinances, and request the approval and issuance of a General Permit for this project, purpose of said permit request being to authorize the planned use of the subject property and to authorize the release of any other permits required for the work necessary to complete this project.

Applicant's Signature: [Signature] Date: 8-17-09

**OWNER'S CONSENT**

I, the owner of record of the subject property, hereby acknowledge with full consent the application and submittals presented, and understand and acknowledge that receipt of certification that the application and submittals provided conform to the applicable provisions of the City of Piqua Code of Ordinances, and or the approval and issuance of the General Permit, in no way waives or dismisses any applicable local, state, or federal standards or laws, or the obligation of the property owner to comply with the same. Further, I the owner of record of the subject property, hereby grant permission to the enforcing official to enter upon the subject property for the purpose of inspecting the use or work incidental and pursuant to this application request.

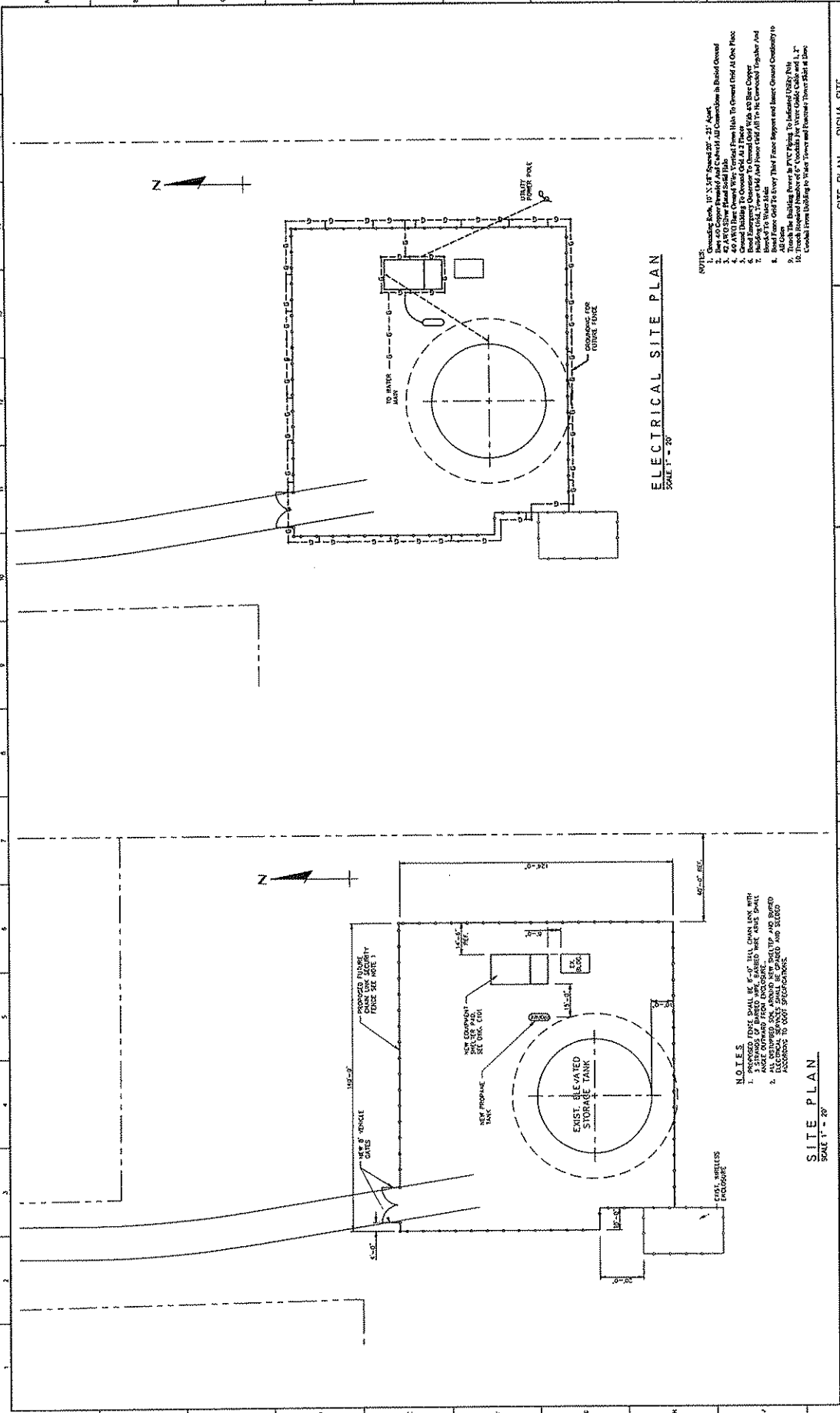
Owner's Signature: Date:

**OFFICE USE**

Received By: Date:

Receipt Number: Date:

Approved By: Date:




**NOTES**

1. PROPOSED FENCE SHALL BE 4'-0" TALL GAIN LEX WITH A STRIPES OF BERRY AND WHITE PATTERN. GATES SHALL BE 4'-0" TALL WITH A STRIPES OF BERRY AND WHITE PATTERN. ALL GATES SHALL BE 4'-0" WIDE AND BE BURIED ACCORDING TO 2007 SPECIFICATIONS.
2. ALL EXISTING SOIL AROUND NEW TANKS AND BURIED ACCORDING TO 2007 SPECIFICATIONS.

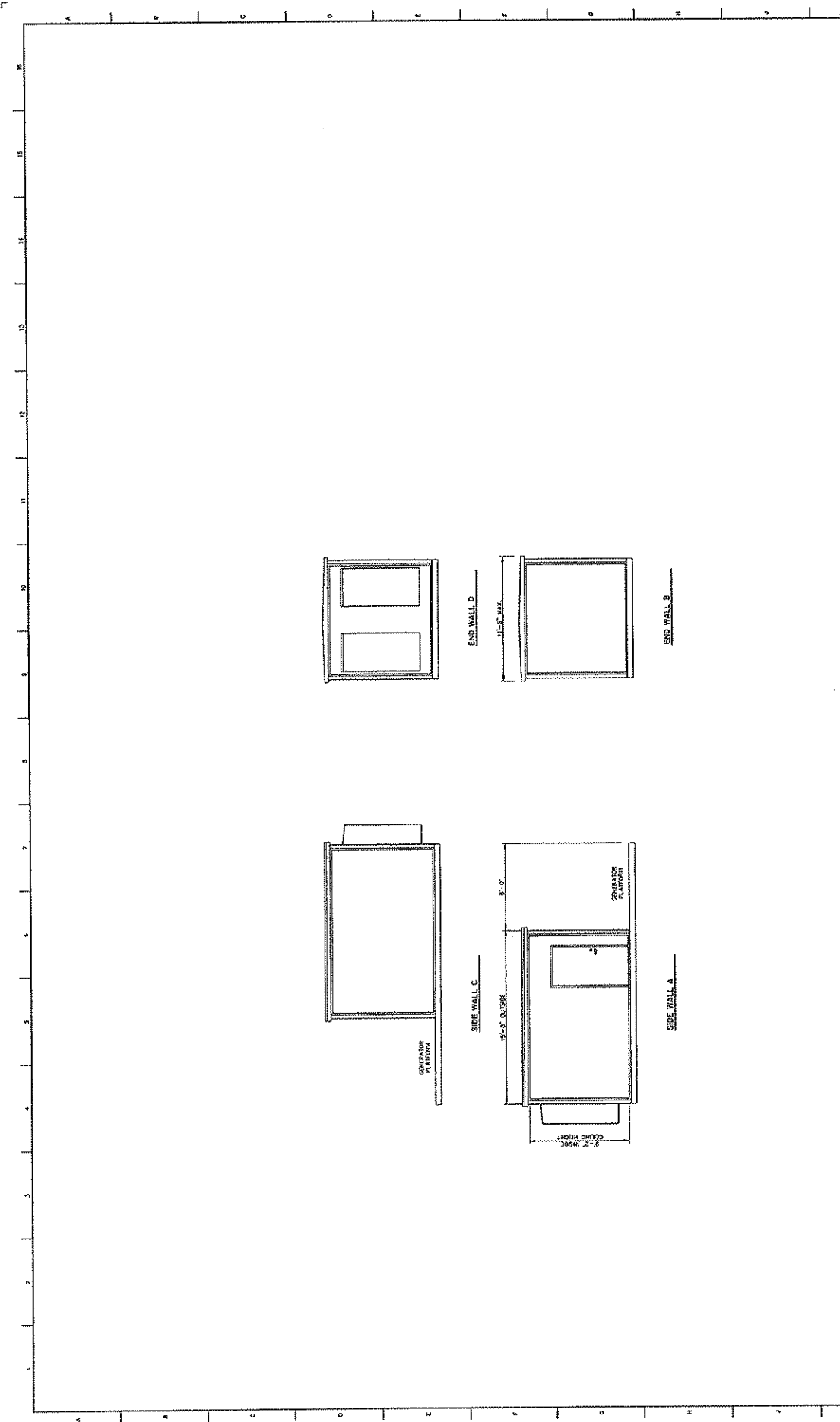
**SITE PLAN**  
SCALE 1" = 20'


**ELECTRICAL SITE PLAN**  
SCALE 1" = 20'

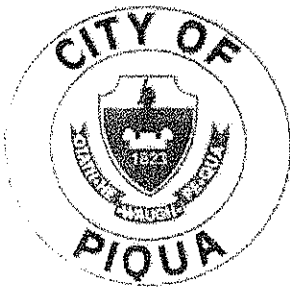
- NOTES:**
1. Grounding Rods, 10' X 1/2" APPROX. 20' - 25' APART.
  2. ALL WIRE SHALL BE 600 VOLTS RATED.
  3. ALL WIRE SHALL BE 600 VOLTS RATED.
  4. 40 AMP 240V BREAKER WITH 1/2" CONDUIT FROM TOWER TO GROUND ROD AT ONE PLACE.
  5. 100 AMP 240V BREAKER WITH 1/2" CONDUIT FROM TOWER TO GROUND ROD AT ONE PLACE.
  6. ALL WIRE SHALL BE 600 VOLTS RATED.
  7. ALL WIRE SHALL BE 600 VOLTS RATED.
  8. ALL WIRE SHALL BE 600 VOLTS RATED.
  9. ALL WIRE SHALL BE 600 VOLTS RATED.
  10. THROUGH THE ROOF OF THE BUILDING FOR WIRE CABLE CABLE AND 1/2" CONDUIT FROM BUILDING TO TOWER TOWER AND ELECTRICAL TOWER SHALL BE DONE.

 Associated Professional Engineering Consultants, Inc. 885 W. Central Avenue Suite 100 Miami, FL 33135		SITE PLAN - PIQUIA SITE RADIO SYSTEM UPGRADE/TOWER SITES	
		MIAMI CO. COMMUNICATION CENTER MIAMI COUNTY, OHIO Project No. <b>09030</b>	
Drawn By	CAM	Drawn Date	7/23/09
Checked By	OSP	Check Date	
Scale	1" = 20'	Sheet No.	L101

No.	Date	Description
0	08/14/09	RELEASE FOR CONSTRUCTION
1	07/23/09	PRELIMINARY - FOR REVIEW



		<b>Associated Professional Engineering Consultants, Inc.</b> 854 W. Central Avenue Suite 200 Miami, FL 33135 Phone: (305) 371-4000	
<b>CONCRETE SHELTER LAYOUT AND SPECIFICATIONS</b> <b>RADIO SYSTEM UPGRADE/TOWER SITES</b>			
<b>MIAMI CO. COMMUNICATION CENTER</b> MIAMI COUNTY, OHIO		<b>09030</b>	
Drawn By: CJK Date: 7/27/09	Checked By: CJK Date: 7/27/09	Project No.: 09030	Scale: 1/4" = 1'-0"
Description:		Date:	
0 CJK 8/11/09 RELEASED FOR CONSTRUCTION	1 CJK 8/10/09 PRELIMINARY - FOR APPROVAL	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	A B C D E F G H I J K



## PLANNING AND ZONING

Christopher W. Schmiesing – City Planner  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2049 • FAX (937) 778-5165  
E-Mail: cschmiesing@piquaoh.org

### STAFF REPORT

Date: August 20, 2009  
To: Planning Commission Members  
From: Chris Schmiesing, City Planner  
Subject: PC Resolution 18-09

### GENERAL INFORMATION

Applicant: Candace Goodall  
Owner: 911 Communications owns building/equipment (City of Piqua owns land)  
Location: 1241 ½ E Ash Street  
Zoning: B General Business District  
Land Use  
Existing: Essential Services  
Proposed: Essential Services  
Request: Replace existing essential services building with a new structure.

### DISCUSSION/FINDINGS

This request is to approve the plans submitted for improvements related to the replacement of a building used in providing essential services to the community. The building being replaced houses equipment integral to the 911 communications system components located at the City of Piqua E. Ash Street water tower site. The existing building being vacated will be reoccupied by the Amateur Radio Club or removed from the premises. The new structure will be positioned just to the north of the existing building and will include a pad and generator equipment located adjacent to the building and a propane tank that will be located nearby. A security fence to be erected in the future is also shown on the plans.

The zoning code states the following criteria to be utilized when considering this type of request.

*In granting this permission the Planning Commission shall take into consideration the location, size, use, and effect the building will have on adjacent land and buildings.*

Staff's comments: The utilitarian nature of the use and the appearance of the proposed building and accessory features stand in stark contrast to the commercial architecture and landscaping typical of the development types permitted and found in this zoning district. In addition, the proposed utility building, propane tank and generator will be out in plain sight and readily visible from the surrounding commercial development parcels.



## STAFF REPORT

Date: August 20, 2009  
Subject: PC Resolution 18-09

Page 2

The devaluating effect the appearance of these items will have on the surrounding development parcels must be considered.

### COMPREHENSIVE PLAN

The overarching theme repeated throughout the comprehensive plan is the need to promote development and redevelopment projects that enhance the aesthetics of the community.

### CONCLUSION

The essential services use is an existing use of this premise and the proposed improvements will not change the use of the premises, however, the proposed improvements will have an affect on the character of the area and represent the types of accessory features that are typically located out of sight or screened from the public view when located in a business development area.

### RECOMMENDATION

Staff recommends that the Planning Commission **approve** this request with the following condition:

- A landscape plan designed to wholly or partially screen the proposed use activity from public view shall be prepared by a landscape architect and submitted to the City Planner for approval. The landscape plan shall be submitted for approval by a date which allows for construction and installation of the landscape features to be fully installed and complete by not later than 30 days following the erection and or installation of the essential services building described by this document.

VICINITY MAP



1241 1/2 E. ASH STREET

RESOLUTION No. PC 19-09

WHEREAS, the City of Piqua has secured the services of Envision-Works, Inc., landscape architects and planners, to develop a landscape plan for the intersection of USR 36 and I-75; and,

WHEREAS, section 32.001 (C) of the City of Piqua Code of Ordinances states the members of the Planning Commission shall be vested with the powers as provided in section 94 of the Piqua Charter; and,

WHEREAS, section 94 of the City of Piqua Charter states the Planning Commission shall have powers "...concerning the plan, design, location, removal, relocation, and alteration of any buildings or structures belonging to the city or location in public streets or public property; the location, widening, extension, and vacation of streets, parks, parkways, playgrounds; and other public places; the approval of plats for the subdivision of land; location of railroads and street railways; the zoning of the city..."; and,

WHEREAS, the Planning Commission has studied the landscape plan presented for consideration and approval; and

NOW THEREFORE BE IT RESOLVED, board member \_\_\_\_\_ hereby moves to \_\_\_\_\_ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member \_\_\_\_\_, and the voting record on this motion is hereby recorded as follows.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubb	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date: \_\_\_\_\_

# PLANNING COMMISSION MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
<b>MEETING NOTICE AND AGENDA TO:</b>			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD		
PC 18-09	Candace Goodall	1265 Fairway Drive	Troy, Ohio 45356
PC 18-09	Miami County 911 Communications Center	210 Marybill	Troy, Ohio 45356
PC 18-09	Hsiang Wen Chun	1811 Park Avenue	Piqua, Ohio 45356
PC 18-09	Ash Street Center LLC	1227 E. Ash Street	Piqua, Ohio 45356
PC 18-09	Bent Tree Apartments Limited Partnership	1240 Garbry Road	Piqua, Ohio 45356
PC 19-09	Envision-Works, Inc.	5600 Kentshire Drive- Suite 2	Kettering, Ohio 45440
	Mackenzie Emrick	123 Linden Avenue	Piqua, Ohio 45356
<b>ENTIRE PACKET TO:</b>			
	FRED ENDERLE	INTER-OFFICE MAIL	
	CHRIS SCHMIESING	INTER-OFFICE MAIL	
	PLANNING COMMISSION	REGULAR MAIL	
<b>E-MEETING NOTICE TO:</b>			
	AMY WELKER	EMAIL	
	CHRIS BOEKE	EMAIL	
	CITY COMISSION	EMAIL	
	DEAN BURCH	EMAIL	
	DEBBIE STEIN	EMAIL	
	FRED ENDERLE	EMAIL	
	BILL MURPHY	EMAIL	
	LORNA SWISHER	EMAIL	
	MARTIN KIM	EMAIL	
	STACY WALL	EMAIL	
	AMY HAVENAR	EMAIL	
	BRUCE JAMISON	EMAIL	
	PIQUA DAILY CALL	EMAIL	
	DAYTON DAILY NEWS	EMAIL	
	WPTW	EMAIL	
	PIQUA CHANNEL 5	EMAIL	
	MIAMI COUNTY HOME BUILDERS ASSOCIAT	EMAIL	