CALL TO ORDER
1. Chair Comments Opening Remarks
2. Roll Call Clerk Calls the Roll

OLD BUSINESS
3. Meeting Minutes August 14, 2012 Meeting Minutes

NEW BUSINESS
4. Resolution PC 17-12 A resolution to recommend an amendment to the zoning code to include a Bed and Breakfast use as a special use in the R-1AA One Family Residential and R-1A One Family Residential zoning districts.

5. Resolution PC 18-12 A resolution to approve a Contractor Office and Shop use of an accessory structure located in a B General Business zoning district at 321 S. Roosevelt Avenue.

OTHER BUSINESS
6. Monthly Reports Projects

ADJOURNMENT
7. Adjournment Adjourn Regular Session
CALL TO ORDER

6:00 P.M. – Chairman 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: Jim Oda, Jean Franz, Brad Bubp, Mark Spoltman, and Mike Taylor
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Scott Kaster, Viola Ault, Dauna Hellyer, Deborah Petty, Deb Kenworthy, Terri Osterdree

MEETING MINUTES
Vice Chairman Oda asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mrs. Franz made a motion to approve the July 24, 2012 meeting minutes as submitted. Mr. Bubp seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mr. Taylor, Aye: Mrs. Franz, Aye. Mr. Spoltman, Aye: Nay: None. A roll call vote resulted in a 5-0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

PC-15-12

A Resolution to recommend an amendment to the zoning code to include a Commercial Recreation Facilities, Indoor use as a Special Use in the B General Business, I-1 Light Industrial, and I-2 Heavy Industrial zoning district.

Mr. Schmiesing gave a brief overview of the request for the change in the zoning code at this time. There was discussion on the information presented by Mr. Schmiesing regarding a special use being required on an individual basis as to the activity being requested at that time.
**Public Comment**

Dauna Hellyer, 2921 Rudy Rd. Tipp City, Ohio, applicant came forward and gave a brief overview of what her plans are if the code is changed. She plans on moving into a building located on Country Club Road that was formally the Takita facility. Plans include teaching gymnastics and cheerleading. At this time Ms. Hellyer is currently working out of a few rooms at a school in Tipp City, and would like to expand her business in the Piqua area at this time.

Ms. Hellyer, answered questions regarding the type of activities that would be taking place in the new facility along with the number of students, and the hours of operation for her business.

After a brief discussion a motion was made by Mr. Oda, seconded by Mr. Bubp, to amend PC 15-12. To add under Special uses in Code Sections B General Business, I-1 Light Industrial, and I2 Heavy Industrial “commercial entertainment facilities, indoor” Roll Call Vote: Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote.

Motion was made by Mr. Bubp, seconded by Mr. Taylor, to approve amended PC 15-12 as stated. Roll Call Vote: Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote.

**PC-16-12**

A Resolution to consider a request to vacate a portion of the public alley right of way adjacent to Inlots 3084-3088

Mr. Schmiesing gave a brief overview of the properties being discussed, showing a drawing of the area and explaining the location of the alley right of way. All parties involved are in agreement to the vacation of the portion of the public alley right of way at this time, said Mr. Schmiesing.

**Public Comment**

Deborah Petty, 623 Linden Avenue, came forward stating she is a little confused where the public alley right of way is located. Ms. Petty asked how much footage each property owner would receive when the alley is vacated. Mr. Schmiesing explained where the alley is located is grass now and not an alley as you would expect to see.

Terri Osterdree, 620 Brice Avenue, voiced her opinion concerning the vacation of the right of way alley at this time.
Motion was made by Mr. Taylor, seconded by Ms. Franz, to approve PC 16-12. Roll Call Vote: Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye, Mr. Spoltman, Aye. A roll call vote resulted in a 5-0 vote.

Mr. Schmiesing explained the next step in the process is the Planning Commission recommendation will be forward to the City Commission for their review at the August 21, 2012 meeting, and will go through three readings.

**Monthly Reports** - Projects

Mr. Schmiesing gave an overview of the progress on the Rt. 36 Beautification Project stating the City Commission has scheduled a Commission Work Session for September 13, 2012 for further discussion and review of the project.

Mr. Schmiesing also gave a progress update on the E. Ash Street Project stating a proposed completion date is set for November, 2012, but could possibly to done sometime in October.

**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 6:35 P.M.
WHEREAS, the Planning Commission has submitted a request to amend the zoning code to include a Bed and Breakfast use as a special use in the R-1AA One Family Residential and R-1A One Family Residential zoning districts; and,

WHEREAS, sections 154.141 of the City of Piqua Code of Ordinances provides the procedure for considering an amendment to the zoning code; and,

WHEREAS, the Planning Commission has studied the request, included herein as exhibit 'A', and conducted a public hearing concerning this matter;

NOW THEREFORE BE IT RESOLVED, board member ____________ hereby moves to recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents attached hereto as Exhibit 'A', and the motion is seconded by board member ____________, and the voting record on this motion is hereby recorded as follows.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
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<tbody>
<tr>
<td>Mr. Jim Oda</td>
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<td>Mr. Mark Spoltman</td>
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§ 154.020 R-1AA ONE-FAMILY RESIDENTIAL DISTRICT.

(A) Intent. The intent of this district is to provide low-density one-family dwellings in predominately undeveloped areas of the city, plus those public and private facilities serving the residents of the area.

('97 Code, § 150.311)

(B) Principal permitted uses.

(1) Residential uses. One-family detached dwellings.

(2) Institutional and public recreational uses.

(a) Elementary, junior high and high schools.

(b) Places of worship.

(c) Libraries.

(d) Public recreation facilities.

('97 Code, § 150.312)

(C) Accessory permitted uses.

(1) Accessory structures.

(2) Home occupations.

(3) Essential services.

('97 Code, § 150.313)

(D) Special uses. A building or premises may be used for the following purposes in the R-1AA One-Family Residential District if a special use permit for the use has been obtained in conformance with the provisions of § 154.140.

(1) Residential uses.

(a) Bed and breakfast inn

(2) Institutional and public recreational uses.
EXHIBIT A

(a) Child day care centers.

(b) Cemeteries.

(c) Public offices, public buildings, public utilities.

(d) Membership sports and recreation clubs.

('97 Code, § 150.314)

(2) Planned Unit Developments. Planned Unit Development overlay subject to the provisions of §§ 154.040 through 154.047.

(3) Accessory uses.

(a) Private garages (not necessary to a principal use).

(E) Parking regulations. Parking within the R-1AA One-Family Residential District shall be regulated in conformance with the provisions of §§ 154.080 through 154.083.

('97 Code, § 150.315)

(F) Sign regulations. Signs within the R-1AA One-Family Residential District shall be regulated in conformance with the provisions of §§ 154.095 through 154.107.

('97 Code, § 150.316)

(G) Height and area regulations. The maximum height and minimum lot requirements within the R-1AA One-Family Residential District shall be as follows.

(1) General requirements for dwellings.

<table>
<thead>
<tr>
<th>Minimum lot area</th>
<th>20,000 square feet</th>
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<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>100 feet</td>
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<tr>
<td>Minimum front yard setback</td>
<td>50 feet</td>
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<tr>
<td>Minimum side yard setback</td>
<td>15 feet</td>
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<tr>
<td>Minimum rear yard setback</td>
<td>40 feet</td>
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<tr>
<td>Maximum height</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

(2) Front yard. There shall be a required front yard setback on each side of a through lot facing a street.

(3) Side yard. There shall be a required front yard setback on each street side of a corner lot.
(4) **Accessory buildings.** Accessory buildings within the R-1AA One-Family Residential District shall be regulated in conformance with the provisions of §§ 154.121 and 154.122.

(‘97 Code, § 150.317) (Ord. 42-96, passed 9-17-96; Am. Ord. 5-06, passed 3-20-06; Am. Ord. 17-08, passed 7-21-08) Penalty, see § 154.999

§ 154.021 R-1A ONE-FAMILY RESIDENTIAL DISTRICT.

(A) **Intent.** The intent of this district is to provide low density one-family dwellings in a predominantly developed and stable area of the city, plus those public and private facilities serving the residents of the area.

(‘97 Code, § 150.321)

(B) **Principal permitted uses.**

(1) **Residential uses.** One-family detached dwellings.

(2) **Institutional and public recreational uses.**

(a) Elementary, junior high and high schools.

(b) Places of worship.

(c) Libraries.

(d) Public recreation facilities.

(‘97 Code, § 150.322)

(C) **Accessory permitted uses.**

(1) Accessory structures.

(2) Home occupations.

(3) Essential services.

(‘97 Code, § 150.323)

(D) **Special uses.** A building or premises may be used for the following purposes in the R-1A One-Family Residential District if a special use permit for the use has been obtained in conformance with the provisions of § 154.140.

(1) **Residential uses.**
EXHIBIT A

(a) **Bed and breakfast inn**

(2) **Institutional and public recreational uses.**

(a) Child day care centers.

(b) Cemeteries.

(c) Public offices, public buildings, public utilities.

(d) Membership sports and recreation clubs.

(2) **Accessory uses.**

(a) Private garages (not accessory to a principal use).

(‘97 Code, § 150.324)

(3) **Planned Unit Developments.** Planned Unit Development overlay subject to the provisions of §§ 154.040 through 154.047.

(E) **Parking regulations.** Parking within the R-1A One-family Residential District shall be regulated in conformance with the provisions of §§ 154.080 through 154.083.

(‘97 Code, § 150.325)

(F) **Sign regulations.** Signs within the R-1A One-Family Residential District shall be regulated in conformance with the provisions of §§ 154.095 through 154.107.

(‘97 Code, § 150.326)

(G) **Height and area regulations.** The maximum height and minimum lot requirements within the R-1A One-Family Residential District shall be as follows.

(1) **General requirements for dwellings.**

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<thead>
<tr>
<th>Minimum lot area</th>
<th>10,000 square feet</th>
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<td>Minimum front yard setback</td>
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<td>Minimum side yard setback</td>
<td>8 feet</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>less of 30 feet or 20% of lot depth</td>
</tr>
<tr>
<td>Maximum height</td>
<td>35 feet</td>
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</table>
(2) **Front yard.** There shall be a required front yard setback on each side of a through lot facing a street.

(3) **Side yard.** There shall be a required front yard setback on each street side of a corner lot.

(4) **Accessory buildings.** Accessory buildings within the R-1A One-Family Residential District shall be regulated in conformance with the provisions of §§ 154.121 and 154.122.

('97 Code, § 150.327) (Ord. 42-96, passed 9-17-96; Am. Ord. 5-06, passed 3-20-06; Am. Ord. 17-08, passed 7-21-08) Penalty, see § 154.999
Thursday, August 16, 2012

To: Chris Schmiesing
   City Planner
   201 West Water Street
   Piqua, OH   45356

Subject: Bed and Breakfast
   1220 Park Avenue
   Piqua, OH   45356

Dear Mr. Schmiesing,

We are writing in hopes to consider amending the zoning code to provide an opportunity for a Bed and Breakfast to be operated at our residence. Per our conversations, we concur with your desire to amend the code to allow for us to achieve this request.

We will appreciate your assistance with this matter. We can be reached at our residence at 937-778-8012, if you should have any questions regarding our lovely historical home on Park Avenue.

Respectfully submitted,

[Signature]

Mrs. Georgia Armstrong
Dr. Norman Armstrong

Mrs. Georgia Armstrong
RESOLUTION No. PC 18-12

WHEREAS, Michael Shoemaker, owner of the subject location in the city of Piqua, Ohio, being in a district zoned B (General Business Zoning District), has submitted a request to authorize a Contractor Office and Shop special use to be located at 321 S. Roosevelt Avenue; and,

WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing a the approval of a special use request; 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.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name Michael Shoemaker
   Phone 437-4510434
   Applicant's Address 321 S Roosevelt Ave

2. Owner's Name Shoemaker Construction
   Phone Same
   Owner's Address Same

3. Type of legal interest held by applicant

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)
   B. Address

5. Existing zoning B

6. Existing usage Construction office only, no customers/sales

7. Proposed usage Construction office only

8. Proposed special usage Construction company out of garage

9. No. of plot plans submitted (16 required UNLESS waived)

10. Describe the reason for the requested special use:

     Mortgage company is asking for it.

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant ___________________________ Date __________

Signature of Owner ___________________________ Date __________

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

$100.00 Fee Paid 9/1000 Cash 1 Date Fee Paid 9-4-12

Receipt No. 204642 P.C. Res. No. 1812
Alley

Door

24' 6"

18'

11'

17' 6"

5'

4' 5"

3' 6"

2' 6"

32' 6"

21'

10'

321 S Roosevelt Ave

House
<table>
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<th>RESOLUTION</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
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<tbody>
<tr>
<td>PC 17-12</td>
<td>DR. NORMAN ARMSTRONG</td>
<td>1220 PARK AVENUE</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 18-12</td>
<td>MICHAEL SHOEMAKER</td>
<td>321 S. ROOSEVELT</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC 18-12</td>
<td>PHILIP SHOEMAKER</td>
<td>5662 U.S. RT. 36</td>
<td>Covington, OH 45318</td>
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<tr>
<td>PC 18-12</td>
<td>RANDALL CASERTA</td>
<td>331 S. ROOSEVELT</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC 18-12</td>
<td>SULLENBERGER RENTALS</td>
<td>9829 N. SPIKER RD</td>
<td>Piqua, OH 45356</td>
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<td>VICTOR McBRIDE</td>
<td>324 S. ROOSEVELT</td>
<td>Piqua, OH 45356</td>
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<td>PC 18-12</td>
<td>CARNES INVESTMENTS IV LLC</td>
<td>3762 W. ST. RT. 185</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 18-12</td>
<td>RESIDENT</td>
<td>317 S. ROOSEVELT</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 18-12</td>
<td>RESIDENT</td>
<td>338 YOUNG STREET</td>
<td>Piqua, OH 45356</td>
</tr>
</tbody>
</table>

ENTIRE PACKET TO:

- GARY HUFF: INTER-OFFICE MAIL
- CHRIS SCHMIESING: INTER-OFFICE MAIL
- PLANNING COMMISSION: REGULAR MAIL

E-MEETING NOTICE TO:

- AMY WELKER: EMAIL
- CHRIS BOEKE: EMAIL
- CITY COMMISSION: EMAIL
- DEAN BURCH: EMAIL
- DEBBIE STEIN: EMAIL
- GARY HUFF: 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
September 4, 2012

*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission will conduct a meeting at the time and location stated below.

TIME: 6:00PM
DATE: Tuesday, September 11, 2012
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street

To view the Planning Commission packet in its entirety, visit http://www.piquaoh.org/agenda_plan_comm.htm, or stop by the Development Office.

Please contact me if you have any questions pertaining to this notice.

Chris Schmiesing
Christopher W. Schmiesing
City Planner