

PLANNING COMMISSION AGENDA  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, SEPTEMBER 11, 2012  
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 | 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. |
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OTHER BUSINESS

- |                    |          |
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| 6. Monthly Reports | Projects |
|--------------------|----------|

ADJOURNMENT

- |                |                         |
|----------------|-------------------------|
| 7. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY,  
AUGUST 14, 2012 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS

**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 Bulp, 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. Bulp seconded the motion. Mr. Oda, Aye: Mr. Bulp, 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.

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
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AUGUST 14, 2012 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

**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.

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY,  
AUGUST 14, 2012 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Motion was made by Mr. Taylor, seconded by Ms. Franz, to approve PC 16-12. Roll Call Vote: Mr. Oda, Aye; Mr. Bubb, 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.

RESOLUTION No. PC 17-12

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.

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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 Bulp	<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"/>

## EXHIBIT A

### § 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.*

Minimum lot area	20,000 square feet
Minimum lot frontage	100 feet
Minimum front yard setback	50 feet
Minimum side yard setback	15 feet
Minimum rear yard setback	40 feet
Maximum height	35 feet

(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.

## EXHIBIT A

(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.**

Minimum lot area	10,000 square feet
Minimum lot frontage	75 feet
Minimum front yard setback	30 feet
Minimum side yard setback	8 feet
Minimum rear yard setback	less of 30 feet or 20% of lot depth
Maximum height	35 feet

## EXHIBIT A

(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

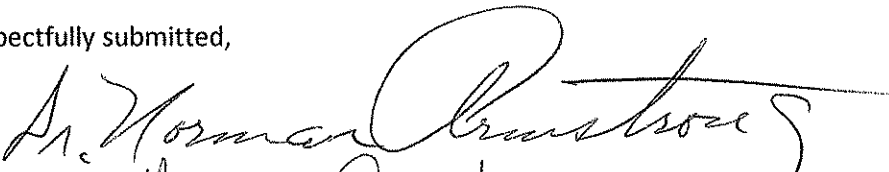

Piqua, OH 45356

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,

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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	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"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Michael Shaemaker Phone 937-451-0434  
Applicant's Address 321 S Roosevelt Ave
- 2. Owner's Name Shaemaker 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 [Signature] Date \_\_\_\_\_

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

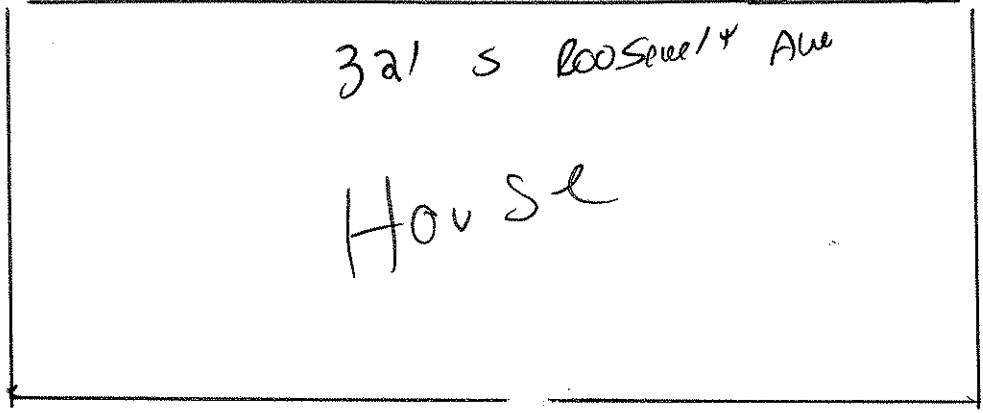
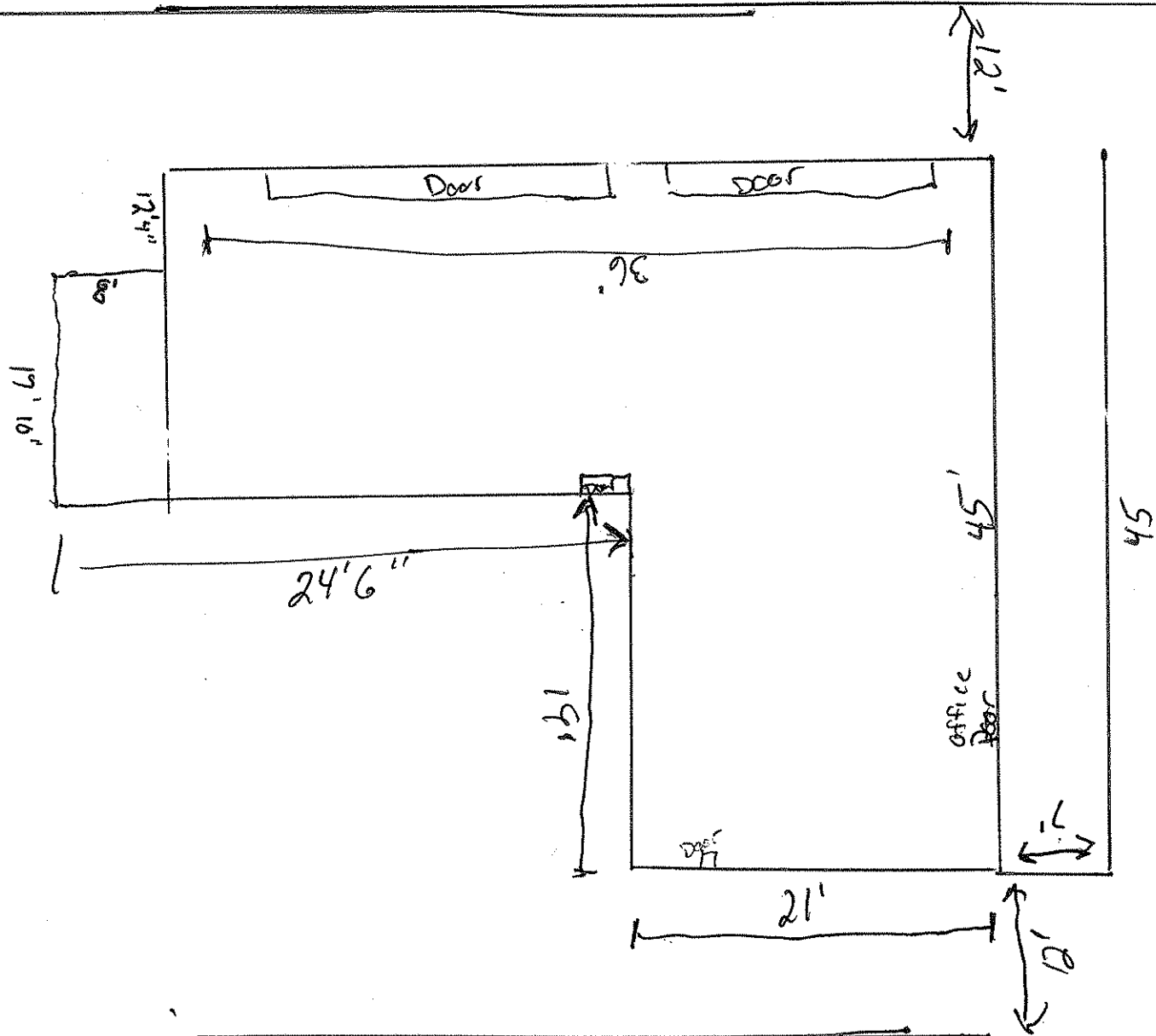
Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

\*\*\*\*\* OFFICE USE ONLY \*\*\*\*\*

\$100.00 Fee Paid 100.00 Cash | Date Fee Paid 9-4-12

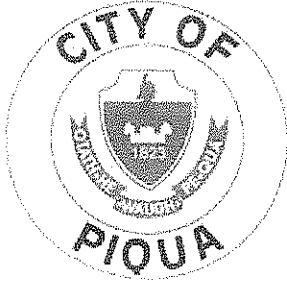
Receipt No. 206642 | P.C. Res. No. 18-12

Alley



PLANNING COMMISSION  
 SEPTEMBER 11, 2012  
 MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
PC 17-12	DR. NORMAN ARMSTRONG	1220 PARK AVENUE	PIQUA, OH 45356
PC 18-12	MICHAEL SHOEMAKER	321 S. ROOSEVELT	PIQUA, OH 45356
PC 18-12	PHILIP SHOEMAKER	6692 US RT. 36	COVINGTON, OH 45318
PC 18-12	RANDALL CASERTA	331 S. ROOSEVELT	PIQUA, OH 45356
PC 18-12	SULLENBERGER RENTALS	9829 N. SPIKER RD	PIQUA, OH 45356
PC 18-12	VICTOR MCBRIDE	324 S. ROOSEVELT	PIQUA, OH 45356
PC 18-12	CARNES INVESTMENTS IV LLC	3762 W. ST. RT. 185	PIQUA, OH 45356
PC 18-12	RESIDENT	317 S. ROOSEVELT	PIQUA, OH 45356
PC 18-12	RESIDENT	338 YOUNG STREET	PIQUA, OH 45356
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 ASSOCIATION	EMAIL	



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**DEVELOPMENT OFFICE**

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Christopher W. Schmiesing – City Planner  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2049 • FAX (937) 778-0809  
E-Mail: [cschmiesing@piquaoh.org](mailto:cschmiesing@piquaoh.org)

September 4, 2012

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**\*\*\* MEETING NOTICE \*\*\***

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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 – 2<sup>nd</sup> 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](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