CALL TO ORDER

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

OLD BUSINESS

3. Meeting Minutes  December 11, 2012 Meeting Minutes

NEW BUSINESS

4. Resolution PC 1-13  A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2013 calendar year

5. Resolution PC 2-13  A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2013 calendar year

6. Resolution PC 3-13  A Resolution recommending the Planning Commission appointment to the Housing Council for the 2013 calendar year

7. Resolution PC 4-13  A Resolution recommending the adoption of the South and Sunset Streets Intersection Action Plan

8. Resolution PC 5-13  A Resolution to authorize a One Family Residential Special Use of the second floor of the principal structure located at 418 N. Main Street

9. Resolution PC 6-13  A Resolution to authorize a One Family Residential Special Use of the principal structure located at 604 W. High Street

10. Resolution PC 7-13  A Resolution recommending a zoning designation of B General Business upon the annexation of the real property located at 8090 Looney Road
OTHER BUSINESS

11. Resolution PC 12-12
   A Resolution authorizing a Outdoor Commercial Entertainment Special Use of the real property located at 1032 Covington Avenue

12. Monthly Report

ADJOURNMENT

12. 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, Mark Spoltman, Mike Taylor
Members Absent: Brad Bupp
Staff Members: Chris Schmiesing, Becky Cool,
Attendees: Georgia Armstrong, Shirley Rhoades, Sharon & John Newsom, Martha Wright, Ron Cool, Lonnie Starrett, Michele Starrett, Tracy Gover, Mike Gutmann

Moved by Mr. Oda, seconded by Mrs. Franz to excuse Mr. Bupp from the December 11, 2012 Piqua Planning Commission Meeting. Voice vote, Mr. Taylor, Aye: Mr. Oda, Aye: Mrs. Franz, Mr. Spoltman, Aye. Nay, None.

MEETING MINUTES
Chairman Spoltman asked if there were any additions, deletions or corrections to the meeting minutes included in the agenda packet. Mrs. Franz made a motion to approve the November 13, 2012 meeting minutes as submitted, Mr. Taylor seconded the motion. Voice vote, Mr. Oda, Aye: Mr. Taylor, Aye: Mrs. Franz, Aye; Mr. Spoltman, Aye. Nay: None. A roll call vote resulted in a 4-0 vote supporting the motion to approve the meeting minutes as submitted.

OLD BUSINESS

Moved by Mr. Oda, seconded by Mrs. Franz to bring PC 22-12 back to the table. Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None.

PC-22-12 (Tabled at the 11-13-2012 Meeting)
A Resolution to authorize a bed and breakfast special use at 1220 Park Avenue

City Planner Chris Schmiesing gave a brief overview of the request by Dr. & Georgia Armstrong to have a bed and breakfast in their home located at 1220 Park Avenue. Mr. Schmiesing presented a timeline of the various steps that have been taken, and of the meetings that have taken place in the past regarding this property. Mr. Schmiesing went over each of the requirements regarding the Special Use zoning in the R-1AA, and the definition of a Bed and
Breakfast along with the requirements that must be met. A Zoning Permit would be required, and Mr. Schmiesing explained that the Special Use designation goes with the property not the property owner if the Armstrong’s should move.

Georgia Armstrong, applicant, came forward and gave a brief overview of their plans for the use of their property including the number of guests they expect to serve and how the parking will be utilized. Mrs. Armstrong explained they were not going to do anything to jeopardize our neighbors or to lower property values in the neighborhood. Mrs. Armstrong further stated they love their home and enjoy being able to share it with guests and believes it will bring good people to the community to enjoy the many amenities Piqua has to offer.

There was discussion regarding the number of guests allowed to stay there at one time, the parking area, on-site meals and preparation, and if the residents had to be on the premise at all times when guests are present. There was also concern about the status of the property if the applicant should choose not to continue the bed and breakfast after a period of time, and if the property was currently on the market for sale. Mrs. Armstrong gave a brief explanation on the question concerning the property being on the market for sale at this time. Mr. Schmiesing was asked to explain what would happen if the structure were not to be used as a bed and breakfast for a period of time. Mr. Schmiesing explained.

PUBLIC COMMENT
Martha Wright, Frankin Street came forward stating she has worked for Mr. & Mrs. Armstrong for seven years and expressed her opinion on permitting the Bed & Breakfast at the Armstrong property. The Armstrong’s have spent time, patience, and money to keep the home restored, and they take great pride in their home. This Bed & Breakfast will be a wonderful asset to the Piqua community, stated Ms. Wright.

Michele Starrett, Park Avenue came forward and voiced her concern about her property and the liability and the safety and security of their home.

Mrs. Franz stated this is a small community and voiced her concern about others voicing disapproval of this Bed & Breakfast not in attendance at any of the other four public open meetings before this meeting. Mrs. Armstrong replied she was not notified of any of the previous meetings and does not work in Piqua.

Mr. Taylor inquired about the nightly room fees. Mrs., Armstrong stated they have not set the fees yet, but are looking to set them in the range of about $250-$400 per night, and will not trust just anyone in their home.

Chairman Spoltman inquired as to how the liability on the property is being covered. Mrs. Armstrong explained.

There was discussion on the number of other Bed & Breakfasts currently in the community, and how they fit within the neighborhoods including the traffic and parking of the guests.

Mrs. Armstrong stated the Piqua community has a lot to offer, and they want to share their beautiful home with others and offer them a place to stay when visiting Piqua.
Moved by Mr. Oda, seconded by Mr. Taylor, to adopt PC 22-12. Roll call vote, Mr. Oda, Aye: Mr. Taylor, Aye: Mr. Spoltman, Aye. Motion carried on a 4-0 vote.

NEW BUSINESS

PC 23-12
A Resolution to consider the vacation of a portion of public right of way known as S. Downing Street

City Planner Chris Schmiesing gave a brief overview on the reason for the request of the vacation of a portion of public right of way by Hartzell Fan Inc. at this time. This property is a platted portion of Downing Street right of way located south of Meteor Street and is not essential to public transportation. This is part of an improvement project by Hartzell Fan Inc. as this parcel no longer serves public purpose. All steps in the Vacation process have been followed, and the public was notified of the intent to vacate this portion of S. Downing Street. The next step in the process is to go to the City Commission for approval, stated Mr. Schmiesing.

Mr. Taylor stated he is employed by Hartzell Fan, Inc. and stated he would abstain from voting on this and left the room during discussion and voting on Resolution PC 23-12.

Moved by Mr. Oda, seconded by Mrs., Franz to recuse Mr. Taylor at this time. Voice vote, Aye: Franz, Oda, Spoltman. Nay, None.

Moved by Mr. Oda, seconded by Mr. Taylor, PC 22-12. Roll call vote, Mr. Oda, Aye: Mr. Taylor, Aye: Mr. Spoltman, Aye. Motion carried on a 3-0 vote.

Mr. Taylor joined the meeting again after PC 22-12 was adopted.

OTHER BUSINESS

Monthly Reports - Projects
City Planner Chris Schmiesing stated the board members received an email with the monthly permit activity report, and asked if there were any questions regarding the report at this time.

Complete Streets Policy
A public hearing to present information and solicit public comment concerning the proposed City of Piqua Complete Streets Policy
Mr. Schmiesing stated he passed out a draft copy of the Complete Streets Policy to the Board Members at the last Planning Commission Meeting for their review. The document was also posted on the web site and a press release was sent out to notify citizens it was available on the web site. The Complete Streets Policy will be presented at the City Commission Work Session on December 13 for review and discussion. Andy Williamson former Program Director at Five Rivers Metro Parks will be in attendance to present the benefits of biking in the community and the benefit of adopting the Complete Streets Policy for the community. The Complete Streets Policy will be forward to the City Commission either in late December or early January 2013, stated City Planner Schmiesing.
Chairman Spoltman asked what happens after the City Commission reviews the Complete Streets Policy. Mr. Schmiesing gave a brief overview of the next steps that will take place in adopting the Complete Streets Policy.

Mr. Oda commented that the Complete Streets Policy supplements the Comprehensive Plan and the use of bicycle access, but does not put any mandate on what the city does. Mr. Schmiesing explained the specific process stating this allows input to the goals of the community. Allows for bicycles and pedestrians to flow together on the city streets.

Public Comment

Mike Gutmann, Marymont Drive came forward and commended the Planning Commission on the approval of the Bed & Breakfast.

Mr. Gutmann stated he is in favor of the Complete Streets Policy as the City has been doing many new things, with the downtown area being a great example of this. To continue working forward with connecting the Bike Path to the Piqua High School, Edison Community College, and Upper Valley Career Center as this will be a plus for the community in the future, stated Mr. Gutmann.

Moved by Mr. Oda, seconded by Mr. Taylor, that the Planning Commission strongly recommends the adoption of the Complete Streets Policy by the City Commission. Voice vote, Mr. Spoltman, Aye; Mr. Taylor, Aye; Mr. Oda, Aye; and Mrs., Franz, Aye. Nay: None. Motion carried unanimously 4-0.

Mr. Schmiesing passed out a copy of Mrs. Franz letter of resignation as of the December 31, 2012 from the City of Piqua Planning Commission. All board members expressed their appreciation of Mrs. Franz knowledge and dedication to the Planning Commission in her years of service. Mrs. Franz thanked everyone for their comments stating she enjoyed her many years of service to the Piqua community.

Mr. Oda made a motion, seconded by Mr. Taylor, that the Planning Commission extends their appreciation to Mrs. Franz for all of her hard work, dedication and time working spent working through the Piqua Planning Commission, and the City as a whole. Voice vote, Mr. Spoltman, Aye; Mr. Taylor, Aye; and Mr. Oda, Aye. Nay: None.

Mr. Schmiesing also expressed appreciation on behalf of the City to Mrs. Franz for her service to the Planning Commission and to her continued involvement in the community.

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 7:20 P.M.
RESOLUTION No. PC 01-13

PURSUANT TO, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations as originally adopted February 5, 2002, the Planning Commission Chairman and Vice-Chairman shall be elected annually; and,

WHEREAS, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations states the Planning Commission shall appoint chairman and vice-chairman by a majority vote in the month of January, or at the first regularly scheduled meeting held during the calendar year; and,

WHEREAS, the Planning Commission has nominated __________ as the chairman and __________ as the vice-chairman and both have agreed to serve in this capacity if appointed by the Planning Commission;

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.

<table>
<thead>
<tr>
<th>Mr. Jim Oda</th>
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PROCEDURES FOR APPOINTING A CHAIR AND VICE-CHAIR

Step One - Determination of interest in being nominated.

The chair will ask the secretary to call the role. When your name is called and you are asked if you are interested in serving in the chair or vice-chair position during the upcoming calendar year, respond by stating YES if you are interested, NO if you are not interested. The secretary will first ask if you are interested in serving as chairperson, you will respond; then the secretary will ask if you are interested in serving as vice-chairperson, and you will respond again.

Declaration of candidacy.

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<tr>
<th>Board Member</th>
<th>Chair</th>
<th>Vice-Chair</th>
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Step Two - Nomination of Chair and Vice-Chair.

The chair will open the floor for nominations. Board members interested in making a nomination will choose from the eligible candidates identified in the previous step and nominate the individual for each position that they feel is best suited to serve in that capacity. The chair will close the floor only after each board member interested in nominating a chair and vice-chair has had an opportunity to do so.

Chairperson

Vice-Chairperson

Step Three - Motion to accept nominated persons.

The chair will accept a motion to appoint a chair and vice-chair. Said nominees to be appointed are to be identified in the motion, and upon the motion receiving a second the chair will ask the secretary to call the role. Motions without a second will die. Seconded motions that fail to secure a majority vote (at least 3 supportive votes) will be considered defeated. The chair will accept a new motion and repeat the process until a majority vote is cast in support of a motion.
RESOLUTION No. PC 02-13

PURSUANT TO, article 154.142(A)(2) of the City of Piqua Code of Ordinances, the Planning Commission is to provide a recommendation concerning the Planning Commission representative to be appointed to the Board of Zoning Appeals to serve for the 2013 calendar year; and,

WHEREAS, ___________ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission;

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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RESOLUTION No. PC 03-13

The Planning Commission is to provide a recommendation concerning the Planning Commission representative to be appointed to the Housing Council to serve for the 2013 calendar year; and,

WHEREAS, __________ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission;

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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RESOLUTION No. PC 04-13

WHEREAS, an engineering study of the intersection of South Street and Sunset Drive has determined that the existing traffic signal at the intersection of South Street and Sunset Drive does not satisfy the engineering warrants justifying this type of traffic control device; and,

WHEREAS, the aforementioned engineering study has determined that the appropriate traffic control device for this intersection is a multi-way stop; and

WHEREAS, the City of Piqua Transportation Committee has held meetings open to the public at which the findings of the referenced engineering study were reviewed and discussed; and,

WHEREAS, it is the recommendation of the City of Piqua Transportation Committee that the traffic control device found at the subject intersection be modified in accordance with the Intersection Action Plan document included herewith as Exhibit ‘A’;

NOW THEREFORE BE IT RESOLVED, board member _________________ hereby moves to recommend approval of the recommendation advanced by the City of Piqua Transportation Committee, as described by this resolution, the testimony provided, and the documents included herewith, the motion is seconded by board member _________________, and the voting record on this motion is hereby recorded as follows.

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OVERVIEW

Background: Complaints concerning the existence of a traffic signal at this location continue to be received from the public. The existing traffic control equipment is non-standard by current standards and the age of the equipment makes it difficult to find replacement parts when repairs are needed. Reconstruction/replacement of the traffic signal has been delayed in the past due to concerns about the expense of the necessary work when questions remain about whether or not the signal is warranted. A traffic study completed in 2012 by the City of Piqua Engineering Department determined the intersection characteristics and traffic volumes at this location do not warrant a traffic signal control device.

Recommendation: It is recommended that the traffic signal at this intersection be removed. Based on the relatively balanced traffic volumes on the intersection approaches, a multi-way (3-way) stop control is recommended. A 3-way stop will provide for reduced delays for approach traffic when there is no traffic approaching from the other directions. Consideration to pedestrian needs should also be given special attention here given the residential setting and adjacent park facility.

Intersection Aerial:
# INDIVIDUAL INTERSECTION ACTION PLAN

## SOUTH AND SUNSET

### WORK PLAN

<table>
<thead>
<tr>
<th>OUTREACH</th>
<th>DEPARTMENT</th>
<th>TARGET DATE</th>
<th>DATE COMPLETE</th>
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<tbody>
<tr>
<td>Stakeholder Mailings</td>
<td>Planning</td>
<td>February 1, 2013</td>
<td></td>
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<tr>
<td>Public Meeting</td>
<td>Planning</td>
<td>February 12, 2013</td>
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<tr>
<td>Stakeholder Meeting</td>
<td>Engineering</td>
<td>February 14, 2013</td>
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<td>Public Awareness:</td>
<td>Engineering</td>
<td>March 1, 2013</td>
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<tr>
<td>Police Patrols</td>
<td>Police</td>
<td>May 1, 2013 to August 1, 2013</td>
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### WORK ITEMS

<table>
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<tr>
<th>Preparation:</th>
<th>DEPARTMENT</th>
<th>TARGET DATE</th>
<th>DATE COMPLETE</th>
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<tbody>
<tr>
<td>1. Meet with property owners to discuss planned improvements</td>
<td>Planning/Engineering</td>
<td>March 1 - 31, 2013</td>
<td></td>
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<tr>
<td>2. Amend traffic schedule</td>
<td>Engineering</td>
<td>March 5 - April 2, 2013</td>
<td></td>
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<tr>
<td>3. Specify and fabricate necessary signs (field locate)</td>
<td>Engineering/Streets</td>
<td>March 25, 2013</td>
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<tr>
<td>Installation:</td>
<td>Streets</td>
<td>April 11, 2013</td>
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<tr>
<td>5. Implement 3-way stop; Install new signs and place signal in 3-way flash mode for 90 days.</td>
<td>Streets/Traffic</td>
<td>August 13 to October 14, 2013</td>
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<tr>
<td>6. Turn off flashers and bag signal heads for 60 days</td>
<td>Traffic</td>
<td>September 1, 2013</td>
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<td>Follow Up:</td>
<td>Traffic</td>
<td>October 15, 2013</td>
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<td>7. Peak hour observation of traffic patterns and motorist behavior; note observations and report findings to City Engineer</td>
<td>Traffic</td>
<td>September 1, 2013</td>
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<tr>
<td>8. Remove signal heads and generate report closing project – OR – Forward request for work items to be completed to tweak operation</td>
<td>Engineering</td>
<td>October 15, 2013</td>
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March 1, 2013

To:

Piqua Daily Call  
WPTV  
Channel 5

Re: Planned modifications to intersection of South Street and Sunset Drive  
Intersection

PUBLIC NOTICE

This notice serves to advise the motoring public of planned improvements to the intersection of South Street and Sunset Drive. Modifications to the intersection will include the removal of the existing traffic signal device and the installation of a 3-way stop. Signage alerting motorist of the pending changes will be erected at the intersection prior to the changes being made. The signage will remain in place for a period of 30 days leading up to the installation of a 3-way stop and a conversion of the traffic signal operation to flashing red in all directions. It is anticipated that the 3-way stop installation and conversion of the traffic signal operations will be completed the week of May 13, 2013. To alert motorist of the new traffic control operation at this intersection, the existing signal will operate in flashing red mode for a period of 90 days before being removed.

Motorists are asked to proceed through the intersection with extra caution while this work is being completed.

Publish: March 2, 2013  
March 30, 2013
March 1, 2013

Re: Intersection of South Street and Sunset Drive

Dear <<NAME>>:

This letter is to inform you of a recent traffic study of the above referenced intersection completed by the City of Piqua. The study evaluated the existing characteristics of the intersection and made recommendations for improving the traffic control device found at this location.

The focus of the study was to determine the warrant status of the existing traffic control device found at this location, and to identify the appropriate traffic control device if the existing device was deemed unwarranted. As a result of the study it has been determined the existing traffic signal device is not warranted and a 3-way stop is the appropriate traffic control device for this location. In accordance with the findings of the study the existing traffic signal will be removed and replaced with a 3-way stop. As part of the implementation of this modification, signage will be erected at this intersection to alert motorist of the pending changes. The signage will remain in place for a period of 30 days leading up to the installation of the 3-way stop and the conversion of the traffic signal operations to flashing all red. It is anticipated that the 3-way stop installation and conversion of the traffic signal operation will be completed the week of May 13, 2013. To alert motorist of the new traffic control at this intersection the existing signal will operate in flashing red mode for a period of 90 days before being removed.

If you have any questions or would like to meet with City Engineer Amy Havenar or me concerning the planned improvements please do not hesitate to contact Amy or myself at your earliest convenience. Feel free to contact me by phone (937) 778-2049 or email cschmiesing@piquah.org, or City Engineer Amy Havenar at (937) 778-2044 or ahavenar@piquah.org.

Thank you.

Chris Schmiesing
City Planner

c: Amy Havenar, City Engineer
March 1, 2013

To:
Piqua Daily Call
WPTW
Channel 5

Re: Planned modifications to intersection of South Street and Sunset Drive
Intersection

PUBLIC NOTICE

This notice serves to advise the motoring public of planned improvements to the intersection of South Street and Sunset Drive. Modifications to the intersection will include the removal of the existing traffic signal device and the installation of a 3-way stop. Signage alerting motorists of the pending changes will be erected at the intersection prior to the changes being made. The signage will remain in place for a period of 30 days leading up to the installation of a 3-way stop and a conversion of the traffic signal operation to flashing red in all directions. It is anticipated that the 3-way stop installation and conversion of the traffic signal operations will be completed the week of May 13, 2013. To alert motorists of the new traffic control operation at this intersection, the existing signal will operate in flashing red mode for a period of 90 days before being removed.

Motorists are asked to proceed through the intersection with extra caution while this work is being completed.

Publish: March 2, 2013
March 30, 2013
March 1, 2013

<<NAME>>
<<ADDRESS>>
<<CITY STATE ZIP>>

Re: Intersection of South Street and Sunset Drive

Dear <<NAME>>:

This letter is to inform you of a recent traffic study of the above referenced intersection completed by the City of Piqua. The study evaluated the existing characteristics of the intersection and made recommendations for improving the traffic control device found at this location.

The focus of the study was to determine the warrant status of the existing traffic control device found at this location, and to identify the appropriate traffic control device if the existing device was deemed unwarranted. As a result of the study it has been determined the existing traffic signal device is not warranted and a 3-way stop is the appropriate traffic control device for this location. In accordance with the findings of the study the existing traffic signal will be removed and replaced with a 3-way stop. As part of the implementation of this modification, signage will be erected at this intersection to alert motorists of the pending changes. The signage will remain in place for a period of 30 days leading up to the installation of the 3-way stop and the conversion of the traffic signal operations to flashing all red. It is anticipated that the 3-way stop installation and conversion of the traffic signal operation will be completed the week of May 13, 2013. To alert motorists of the new traffic control at this intersection the existing signal will operate in flashing red mode for a period of 90 days before being removed.

If you have any questions or would like to meet with City Engineer Amy Havenar or me concerning the planned improvements please do not hesitate to contact Amy or myself at your earliest convenience. Feel free to contact me by phone (937) 778-2049 or email cschmiesing@piquaoh.org, or City Engineer Amy Havenar at (937) 778-2044 or ahavenar@piquaoh.org.

Thank you.

Chris Schmiesing
City Planner

c: Amy Havenar, City Engineer
RESOLUTION No. PC 05-13

WHEREAS, Brian Murray, owner of the subject property in the City of Piqua, Ohio, has submitted a request to authorize a one-family dwelling unit use of the second floor of the principal structure located at 418 N Main Street; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate 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 recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and the motion is seconded by board member __________, and the voting record on this motion is herby recorded as follows.

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</table>
CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name  
   Skip Murray  
   Phone (937) 418-1060

   Applicant's Address  
   1215 Walker Street

2. Owner's Name  
   Esdy Properties, Inc.  
   Phone (937) 418-1060

   Owner's Address  
   1215 Walker St.

3. Type of legal interest held by applicant  
   Ownership

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)  
      55 20.05' N PT
   B. Address  
      418 N. Main Street

5. Existing zoning  
   Downtown District

6. Existing usage  
   Retail Storefront, Residential Apartment, Upstairs

7. Proposed usage  
   SAME

8. Proposed special usage  
   SAME

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

10. Describe the reason for the requested special use:
    Need an address assigned to the upstairs

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  
Skip Murray  
Date 1/24/2013

Signature of Owner  
Skip Murray  
Date 1/24/2013

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  
Cash  
1 Date Fee Paid 1-25-13

Receipt No. 206709  
P.C. Res. No.
RESOLUTION No. PC 06-13

WHEREAS, Tim Cutcher, owner of the subject property in the City of Piqua, Ohio, has submitted a request to authorize a one-family dwelling unit use of the principal structure located at 604 W. High Street; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate 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 recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and 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 ___________________ Phone __________________
   Applicant’s Address _____________________________________________

2. Owner’s Name Timothy C. Cutcher Phone (937) 570-6667
   Owner’s Address 1515 Fairfax Ave Piqua Ohio 45356

3. Type of legal interest held by applicant __________________________

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description) Parcel #N44011640
   B. Address 604 W. High St Piqua Ohio 45356

5. Existing zoning _______________________

6. Existing usage ________________________________________________

7. Proposed usage Single Residential Dwelling

8. Proposed special usage _________________________________________

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

10. Describe the reason for the requested special use: Use As Rental Property

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 Timothy C. Cutcher Date 1-12-13

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 4467 Date Fee Paid 1-15-13

Receipt No. 264706 P.C. Res. No. ___________
Property Type: Residential  
Status: Active  
MLS#: 339171  
Price: $24,900  
Address: 604 W HIGH  
City: PIQUA  
Subdivision: IL 657  
Occupancy: At Closing  
County: Miami County  
Parcel ID: N44011680  
Semi-Annual Taxes: $723  
Tax Year: 2011  
Additional Tax Info:  
Acres: 0.060  
Lot Size: +/-29X90  
Land Info: Residential Lot  
Directions: MAIN TO W ON HIGH

Showing Instructions:  
Ownership:  
Showing Phone Number: 937-773-8215  
Level/Style: 1.5 Story  
School District: PIQUA CITY SD  
Approx. SqFt: 1,988  
Year Built: 1927

Foundation: Partial Basement, Crawl Space  
Exterior: Wood  
Garage:  
Heating: Electric Heating  
Cooling: Central Cooling  
Fireplace/Stove: One Fireplace, Decorative Fireplace

Inside Features:

Outside Features:

Special Features:

Appliances:

Utilities: Supplied Water, Sanitary Sewer  
New Financing: Cash, Convertional  
Virtual Tour Link: http://www.PropertyPanorama.com/slideshow/?id=846563

Remarks: CURRENTLY ZONED AND LAST USED AS BUSINESS, COULD BE CONVERTED TO SINGLE FAMILY WITH MINOR ADJUSTMENTS: LIVING & FAMILY ROOMS, TWO 1ST FLOOR BEDROOMS AND TWO 2ND FL BEDROOMS, 1.5 BATHS, FULL BASEMENT. SOLD AS-IS.

Confidential Broker Remarks: DISCLOSURE UNDER ATTACHMENT

Office: McVety Realty (937-773-8215)  
Agent: JEANIE BATES (937-778-1931)  
Office Fax: 937-773-7044  
E-Mail: JeanieBates@mcvetyrealty.com

Variable Rate: N  
Type of Contract: ER  
Listing Conditions: Buyer/Broker: %3  
Sub-Agent: %0  
Listing Agent's Web Site: www.mcveyrealty.com

Sold Price: Date: Terms: DOM: CDOM: 147

Data Subject to Errors, Omissions, Revisions - Not Warranted.  
11/05/12 09:22 AM
RESOLUTION No. PC 07-13

WHEREAS, Rob and Julie Alexander, owner of the subject property in the City of Piqua, Ohio, has submitted a request to establish a zoning designation of B General Business upon the annexation of the real property located at 8090 Looney Road; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation:

- Will be compatible with the intended use of the real property.
- 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 recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and the motion is seconded by board member ______________, and the voting record on this motion is herky recorded as follows.

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ANNEXATION TO THE CITY OF PIQUA, OHIO
OF 0.941 ACRES MORE OR LESS
FROM SPRINGCREEK TOWNSHIP

The Board of Miami County Commissioners does hereby certify the attached petition with the accompanying plat map are true and correct copies filed in these proceedings.

PETITION
Exhibit A – Annexation Plat/Map
Exhibit B – Legal Description
Exhibit C – Parcels Included in Annexation Petition
Exhibit D – Parcels Adjacent to Land to be Annexed
Annexation Agreement between the City of Piqua, Ohio and the Board of Trustees of Springcreek Township, Miami County, Ohio

ENGINEER’S LETTER

RESOLUTION ACCEPTING PETITION AND APPROVING ANNEXATION
(Resolution No. 12-12-1647)

These copies are true and correct transcripts of action taken by the Board:

MIAMI COUNTY COMMISSIONERS:

DATED: December 4, 2012

Leigh M. Williams, Clerk
PETITION FOR ANNEXATION  
(Section 709.02 ORC)

PETITION BY OWNER OF REAL ESTATE CONSISTING OF 0.941 ACRES AND LOCATED IN SPRINGCREEK TOWNSHIP SECTION 25, TOWN 1, RANGE 12 EAST, COUNTY OF MIAMI, STATE OF OHIO FOR ANNEXATION TO THE CITY OF PIQUA, OHIO.

To the Board of Commissioners,  
Miami County, State of Ohio

The undersigned, whose signatures appear on the attached pages, being all of the owners of real estate in the following described territory, situated in the Township of Springcreek, County of Miami, and adjacent to the City of Piqua, to-wit:

See EXHIBIT “B”, attached to Petition, containing a full description of the territory respectfully petition that the said described territory may be annexed to the City of Piqua. The number of owners in the territory sought to be annexed is two (2).

A list of those parcels included in the Petition for Annexation and containing the owners’ names, addresses, and amount of acreage or lot designations are included in Exhibit “C” to this Petition.

A list of those parcels adjacent to the territory included in the Petition for Annexation and containing the owners’ names, addresses, and amount of acreage or lot designations are included in Exhibit “D” to this Petition.

Dale G. Davis, McCulloch, Felger, Fite & Gutmann Co., LPA., 123 Market Street, Piqua, Ohio 45356, 937-773-3212, is hereby authorized to act as agent of the Petitioner in securing such annexation as required by ORC 709.02, with full power and authority hereby granted to said agent to amend, attest, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refilling, substitution, compromise, increase or deletion, or other things or action for the granting of this Petition shall be made in the Petition, description and/or plat by said agent without further expressed consent of the Petitioner.

A map describing the territory submitted for annexation to the City of Piqua is submitted herewith and made a part of this Petition as Exhibit “A”.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD’S DECISION IN THIS MATTER IN LAW OR IN EQUITY.

Robin S. Alexander  
11-9-2012

Julie A. Alexander  
11/9/12
0.941 Acres  
Springcreek Township  
Recker Heights Subdivision Lot Number 8 and 14' off of the North side of Lot Number 7

Legal Description

Situate in Spring Creek Township, Miami County, Ohio and being a part of the Southeast Quarter of Section Twenty-Five (25), Town One (1), Range Twelve (12), as shown by survey filed in Volume No. _______, Page No. _______ of the Miami County Engineer’s Record of Land Surveys and being in Recker Heights Subdivision as shown by Record Plat Book 5 Page 43 in the Miami County Recorder’s Office and being more particularly described as follows:

Being all of Lot Number Eight (8) and also 14.00 feet off of the North side of Lot Number Seven (7) in Recker Heights Subdivision and being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section Twenty-Five (25), said point being on the center line of U.S. Route 36 and on Looney Road; thence North 5 degrees 32 minutes 00 seconds East with the East line of Section Twenty-Five (25) and with Looney Road for a distance of 436.00 feet to a Mag Nail set at the point of beginning of the tract herein described, witness an Iron Pin set 30.00 feet on the line next described;

thence North 84 degrees 23 minutes 00 seconds West for a distance of 250.00 feet to an Iron Pin found on the west line of Lot Number 7 in Recker Heights Subdivision;

thence North 05 degrees 32 minutes 00 seconds East for a distance of 164.00 feet to an Iron Pin found at the Northwest corner of Lot Number 8 in Recker Heights Subdivision;

thence South 84 degrees 23 minutes 00 seconds East with the north line of Lot Number Eight (8) for a distance of 250.00 feet to a Mag Nail set on the east line of Section Twenty-Five (25) and on Looney Road, witness an Iron Pin found 30.00 feet on the line last described;

thence South 05 degrees 32 minutes 00 seconds West with the east line of Section Twenty-Five (25) and with Looney Road for a distance of 164.00 feet to the Mag Nail set at the point of beginning, containing 0.941 Acres and being subject to all highways, easements, and restrictions of record.

The above description was prepared by Gregg S. Brookhart, Ohio Registered Surveyor No. 6348.
EXHIBIT "C"

PARCELS INCLUDED IN ANNEXATION PETITION

<table>
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<tr>
<th>OWNER</th>
<th>ADDRESS</th>
<th>ACREAGE</th>
<th>PARCEL NO.</th>
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<tbody>
<tr>
<td>Robin S. Alexander</td>
<td>8380 N. Union-Shelby Rd.</td>
<td>0.941</td>
<td>J27-054407</td>
</tr>
<tr>
<td>and Julie A. Alexander</td>
<td>Piqua, Ohio 45356</td>
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EXHIBIT "D"
PARCELS ADJACENT TO LAND TO BE ANNEXED

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<tr>
<th>OWNER</th>
<th>ADDRESS</th>
<th>ACREAGE/LOT</th>
<th>PARCEL NO.</th>
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<tr>
<td>Robert R. Bowman, Jr. and Sheila K. Bowman</td>
<td>8060 N. Looney Road Piqua, Ohio 45356</td>
<td></td>
<td>J27-054406</td>
</tr>
<tr>
<td>John L. Grunkemeyer &amp; Dorothy D. Grunkemeyer</td>
<td>8120 N. Looney Road Piqua, Ohio 45356</td>
<td></td>
<td>J27-054408</td>
</tr>
<tr>
<td>Faye Ellen Seipel</td>
<td>8105 N. Woodlawn Dr. Piqua, Ohio 45356</td>
<td></td>
<td>J27-054429</td>
</tr>
<tr>
<td>James R. Hannahs (LC)</td>
<td>586 Hillgail Cir. SW Pataskala, Ohio 43062</td>
<td></td>
<td>J27-054428</td>
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<tr>
<td>Michael G. Thomas &amp; Carol S. Thomas</td>
<td>8135 N. Woodlawn Dr. Piqua, Ohio 45356</td>
<td></td>
<td>J27-054427</td>
</tr>
<tr>
<td>Home Depot USA Inc., A Delaware Corporation</td>
<td>P.O. Box 105842 Atlanta, Georgia 30348-5842</td>
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<td>N44-072725</td>
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ANNEXATION AGREEMENT

This Agreement is entered into this 19th day of October, 2012, between the City of Piqua, hereinafter “City”, and Robin S. & Julie A. Alexander, hereinafter “Owner”:

WHEREAS, the City and the Owner desire to enter into an annexation agreement to be applied to the proposed annexation to the City of property belonging to the Owner, said property situated in Springcreek Township, and known as parcel 127-054407, located at 8990 N. Looney Road, hereinafter “Real Property”; and

NOW, THEREFORE, in consideration of the above recitals and in consideration of the mutual benefits and promises hereinafter contained, the parties agree as follows:

1. The City consents to allow electric, water, and sewer service connections to the Real Property at the same cost and under the same policies and conditions that said services are provided to the other properties served by municipal utilities, from the date this agreement is fully executed forward;

2. The Owner consents to the annexation of the said Real Property to the City, subject to compliance with Ohio R.C. Chapter 709;

3. The Owner shall institute proceedings to annex the said Real Property from the Township within one hundred eighty (180) days from the date this agreement is entered into, and further agrees that the Real Property shall not remain part of Springcreek Township, Miami County, Ohio;

4. The City shall provide municipal electric service to the Real Property from existing municipal electric infrastructure along the roadway improvements in the highway easement adjacent to the Real Property, and deliver the electric service line to the site improvements found on the Real Property;

5. The City shall provide municipal sanitary sewer service to the Real Property from existing municipal sanitary sewer infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;

6. The City shall provide municipal water service to the Real Property from existing municipal water infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;

7. The Owner shall be responsible for extending the water and sewer service lines from the highway easement to the private property and connecting the water and sewer service lines to the plumbing system improvements found on the Real Property;

8. The Owner consents to consolidating the existing drive approach located on the Real Property with a proposed shared drive approach that would be constructed at an unknown future date to provide a common access point serving the Real Property and any future redevelopment of the parcels situated at the northwest corner of N. Looney Road and E. Ash Street, said proposed shared drive approach to be located opposite the existing Home Depot drive approach and to be
designed to facilitate the needs of the Real Property and the redevelopment parcels and to enhance the safe passage of vehicles entering/exiting the private properties and the public right of way, and agrees to provide any temporary or permanent easements necessary to accommodate the completion of the necessary work and to provide ingress/egress to/from the Real Property and across the adjoining property, assuming the adjacent property owner consents to the same, and the Owner is not responsible for any of the expenses related to the construction of the proposed shared drive approach including any demolition and or construction of improvements on the Real Property necessary to facilitate the abandonment of the existing drive and the consolidation and connection of the existing drive into a new shared drive approach located on the adjacent property, with said improvements to be constructed in accordance with all applicable City of Piqua Zoning and Construction standards.

9. The City consents to the Owner commencing with connecting to the water and electric and sewer services upon this agreement being fully executed by the City and the Owner;

10. The City shall allow the Owner to retain and continue the use of the existing private water system as a non-potable water supply source serving the improvements on the Real Property and the Owner agrees the private water system shall not be utilized as a potable water supply source.

IN WITNESS WHEREOF, the City and Owner, pursuant to resolutions duly approved, enter into this Agreement this 19th day of October, 2012.

CITY OF PIQUA
MIAMI COUNTY, OHIO

Signature
Gary A. Huffman, City Manager
City of Piqua

OWNERS

Signature
Robin S. Alexander

APPROVED AS TO FORM ONLY:

Stacy M. Wall
Stacy M. Wall
City of Piqua Law Director

APPROVAL

The Board of Trustees of Springcreek Township, Miami County, Ohio, hereby approve the
attached Annexation Agreement entered into by and between the City of Piqua, Ohio, and Robin S. and Julie A. Alexander, and become an additional party thereto, and consent to the annexation described therein under the terms and conditions of said Agreement.

TRUSTEE

TRUSTEE

TRUSTEE

CERTIFICATION

Approved and authorized by action of the Board of Trustees of Springcreek Township, Miami County, Ohio, taken on the 26 day of November, 2012, as reflected upon the Journal of said Board.

Arlene A. Smider
FISCAL OFFICER
November 13, 2012

Honorable Board of Miami County Commissioners
County Plaza
Troy, OH 45373

Re: Proposed annexation of 0.941 acres, Section 25, Town 1, Range 12, Spring Creek Township, to the City of Piqua.

Dear Commissioners:

I have reviewed the map and the description of the territory proposed for annexation and both are acceptable.

Please note that the territory proposed for annexation shall not be removed from the township.

Very truly yours,

Dennis Ventura, Jr.
Deputy Miami County Engineer
RESOLUTION NO. 12-12-1647

PETITION ACCEPTED AND ANNEXATION APPROVED
EXPEDITED TYPE I
0.941 ACRES +/- FROM SPRINGCREEK TOWNSHIP
TO THE CITY OF PIQUA, OHIO

Mr. Evans introduced the following resolution and moved it be adopted:

WHEREAS, on November 30, 2012, an annexation petition was filed on behalf of Robin and Julie Alexander, 8380 N. Union-Shelby Road, Piqua, Ohio 45356 (Dale G. Davis, Agent), for the annexation of 0.941 acres +/-, more or less, in Springcreek Township to the City of Piqua, Ohio; and

WHEREAS, the City of Piqua and the Board of Springcreek Township Trustees, Miami County, Ohio entered into an annexation agreement for said property; and

WHEREAS, the County Engineer’s Office reviewed the map and legal description of the territory proposed for annexation, pursuant to ORC 709.022, and has submitted a letter stating that the map and description of the territory proposed for annexation meet their requirements, and that the territory proposed for annexation shall not be removed from the township.

Now, therefore be it

RESOLVED, by the Board of Miami County Commissioners, to accept the Expedited I annexation petition filed on behalf of Robin and Julie Alexander, for the annexation of 0.941 acres, more or less, in Springcreek Township to the City of Piqua, Ohio, pursuant to O.R.C. 709.022, and approve said annexation petition. Further sign the mylar this date.

Mr. Cullice seconded the motion and the Board voted as follows upon roll call:

Mr. O’Brien, Yea; Mr. Cullice, Yea; Mr. Evans, Yea;

DATED: December 4, 2012

CERTIFICATION

I, Leigh M. Williams, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of December 4, 2012.

Leigh M. Williams, Clerk
RESOLUTION No. PC 12-12

WHEREAS, Chris Smith, owner of the subject location in the City of Piqua, Ohio, being in a district zoned B (General Business), has submitted a request to authorize an Outdoor Commercial Entertainment Use (bicycle path connection and bicycle recreation facility) to be located at 1032 Covington Avenue; and,

WHEREAS, an outdoor commercial entertainment use is a special use in the B Business District zoning designation in which the property is located; and

WHEREAS, section 154.025 of the City of Piqua Code of Ordinances provides the procedure for authorizing 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 [Mr. Oda] hereby moves to approve as "amended" the request made, as described and amended by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member [Mr. Taylor], and the voting record on this motion is hereby recorded as follows.

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<td>Mrs. Jean Franz</td>
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61' proposed bike path access to Smith's bike shop
60' proposed cold storage building

45' from bike to property line

45' wide line to 61' line

This will be paved 6' wide from bike path to wood line

40' corner parking lot to wood line

40' to wood line
Established drive will be packed gravel lane finish

Smith Lot
Lot 4
Lot 2-4

Lot 2
Lot 3
Lot 1
Lot 0-2

18.01.18

04 road and cold storage

1/2" = 20'
CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY,
APRIL 10, 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, Mark Spoltman, Jean Franz, and Mike Taylor
Members Absent: Brad Bubp
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Chris & Angie Smith, Mydalis Codner,

Moved by Mrs. Franz, seconded by Mr. Taylor, to excuse Mr. Bubp from the April 10, 2012 Piqua Planning Commission Meeting. Voice vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay: None. Motion carried unanimously to excuse Mr. Bubp from the April 10, 2012 Piqua Planning Commission Meeting.

MEETING MINUTES
Chairman Spoltman asked if there were additions, deletions or corrections to be made to the meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the March 13, 2012 meeting minutes as submitted. Mr. Taylor seconded the motion. Mr. Oda, Aye: Mr. Taylor, Aye; Mrs. Franz, Aye: and Mr. Spoltman, Aye. Nay: None. A roll call vote resulted in a 4-0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS
1. PC-11-12
A Resolution authorizing a private dance school special use of 1129 Park Avenue

City Planner Chris Schmiesing stated this is a request by Mydalis Codner to authorize a Personal Service (Photography and Ballroom Dance Lessons) use as a change and continuance of a nonconforming retail sales and service use to be located at 1129 Park Avenue. This property is located in a district zoned R-1 (One-Family Residential) and is asking for a change and continuance of a nonconforming use. The previous use of the property was a photography studio, and Ms. Codner plans on continuing the photography studio and adding Ballroom Dance Lessons.
Mydalis Codner, 155 N. High St., Covington, applicant came forward and gave a brief overview of her plans for the dance studio. Ms. Codner stated the dance classes would be limited to 6 people at one time, and would also be giving private lessons as requested. There is limited parking at this time thus the reason for the smaller classes, stated Ms. Codner.

There was discussion concerning the size of the space for the dance lessons and the photography studio being in the same area, when the classes would be held, and when the photography studio would be open. Ms. Codner stated the dance lessons would be given mostly in the evenings, and the photography would also be done mostly in the evening and on the weekends.

Public Comment

No one came forward to speak for or against PC 11-12.

Motion was made by Mr. Oda, seconded by Mr. Taylor to approve PC 11-12. Roll Call Vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spottman, Aye. Nay: None. A roll call vote resulted in a 4-0 vote.

2. PC-12-12
A Resolution authorizing an outdoor commercial entertainment use of Smitty's Bike Shop at 1032 Covington Avenue

City Planner Chris Schmiesing stated, Chris Smith, owner of Smitty's Bike Shop located in a district zoned B (General Business) has submitted a request to authorize an Outdoor Commercial Entertainment Use (bike path connection) to be located at 1032 Covington Avenue. An Outdoor Commercial Entertainment Use is a special use in the B Business District zoning.

Mr. Schmiesing stated the applicant would like to enhance the property by creating a bike trail connection from the back of the building to the Bike Path, with future plans to create a BMX Track. This would be a welcome addition to the Bike Trail System.

Chris Smith, 183 Brown Rd., Sidney, came forward and gave a brief overview and provided a model of his plan to create the bike trail connection. Mr. Smith stated the bike trail connection would be gravel at this time with plans to pave it in the future. There are about 14-16 kids that have no local place to practice with the closest BMX Track being located in Kettering, Ohio. Our plans are to add the BMX Track in the future to accommodate these young riders, stated Mr. Smith.

There was discussion of the amount of land available for the connection and the BMX Track, where would the parking be located, would the BMX Track be open to the public, would a fence be installed, where spectators would be seated, and if the races would be sanctioned.
Mr. Smith answered all the questions, and gave a brief explanation on what a BMX Track would be comprised of. We have spoken to the neighbors and they are interested in what we are doing, stated Mr. Smith.

Mr. Schmiesing stated after approval by the Planning Commission for the use of the connection to the Bike Path it would also have to meet the Zoning Code requirements. When the plans for the BMX Track are brought forward we will come back to the Planning Commission again and then forward it on to the City Commission for approval, stated Mr. Schmiesing. This would be an appropriate use for this location as it relates to the Bike Trail.

After a brief discussion on the proposed plans and the area, it was moved by Mr. Oda, seconded by Mrs. Franz to amend the first section, in the fourth line, to insert after the (bike path connection and Bicycle Recreation Facility. Voice vote, Aye: Mr. Oda, Mr. Taylor, Mr. Spoltman, and Mrs. Franz. Motion carried unanimously to amend PC 12-12 as stated.

Public Comment

No one came forward to speak for or against PC 12-12.

Motion was made by Mr. Oda, seconded by Mr. Taylor to approve Resolution PC-12-12, as amended. Roll call vote, Mr. Oda, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. A roll call vote resulted in a 4-0 vote to approve Resolution PC 12-12, as amended.

OTHER BUSINESS

Wayne Street Streetscape Project
A public hearing to present information and solicit public comment concerning the design characteristics of the referenced project.

Mr. Schmiesing passed out a copy of the conceptual rendering of the Streetscape Plan for Wayne Street and gave a brief explanation on the plans stating they were able to obtain a $50,000 grant to help with the expenses. The area in question is Wayne Street and Market Street, and Wayne Street and High Street intersections with plans to enhance pedestrian safety. There are plans for physical enhancements to the intersections with curb extensions at the crosswalks, stated Mr. Schmiesing.

City Engineer Amy Havenar gave a brief overview of the plans for stating it would match what has been done previously on the west side of the street. Ms. Havenar stated the City’s ADOPT Plan is being encouraged to help maintain the areas.
There was a brief discussion of several of the areas, and how they relate and fit into the Streetscape, the type of trees and plants that would be used in the area, brick or cement for the crosswalks, and the effects on the parking in the area with the changes.

After discussion of the Streetscape Plans, all board members in attendance were in agreement with the project as presented.

Committees

Remembering the 1913 Flood
Mr. Schmiesing stated a group from the Dayton Region, mainly the Miami Conservancy District are planning a 100-Year Anniversary of the 1913 Flood in 2013. Mr. Schmiesing stated he along with Jim Oda, Andy Hite, and Gary Meek attended a meeting with other communities up and down the Great Miami River Corridor to see what they might be planning to commemorate the event.

Mr. Oda stated some of the local events include a presentation on the 1913 Flood, A Walking Tour of the area involved in the flood, possibly signage coming into town to commemorate the lives lost.

Monthly Reports
Mr. Schmiesing stated monthly reports are in the Planning Commission packets for review.

River Summit
Mr. Schmiesing stated he attended the Annual River Summit held at the University of Dayton, and gave a brief overview of the brief overview of the activities. This was a very informative event, and local businessman Jim Hartzell was one of the presenters. The featured speaker was from Chattanooga, Tenn. and spoke on how once they were an industrial boombtown and very proud of it. That sort of faded away and they took on the image of being known as a “dirty river town” and were confronted with the challenge of how to turn that around. They were able to turn things around developing an attractive riverfront area, and are now one of the more desirable places to be. This is living and breathing example on what can be done, and is an inspiration for the City of Piqua to utilize the riverfront area we have.

Downtown Riverfront Redevelopment Area
Mr. Schmiesing attended the Downtown Riverfront Development Meeting and provided an update on the plans they are working on for our riverfront area. This offers a unique opportunity to do something really exciting in the community, and will have a significant impact for the image of our community and vitality of our downtown, stated Mr. Schmiesing.

Mr. Oda stated for the record, Mr. Schmiesing put on a very positive professional meeting (Downtown Riverfront Redevelopment), and he was very impressed with it.
There was discussion of the Power Plant and the Low Dam area. Mr. Schmiesing gave a brief explanation on the plans for both in the future.

**Being A Bicycle Friendly Community**

Mr. Schmiesing gave a brief explanation on what being a Bicycle Friendly Community is and what it would mean to the City. With the help of Jim Hemmert and the support of the Planning Commission Mr. Schmiesing would like to move forward to form a committee to make Piqua a Bicycle Friendly Community.

Mr. Oda asked if it would be possible to come back at the next meeting and pass a resolution to present to the City Commission the recommendation of the Planning Commission to move forward with becoming a Bicycle Friendly Community? Mr. Schmiesing stated absolutely, that would be a good starting point as we move in to the comprehensive plan.

Mr. Schmiesing stated the Comfort Inn Management has stated to the City Manager after the landscape improvements were completed at the I-75 & Rt. 36 area their business has increased. This is the type of positive impression we are looking for and is a good attractor for economic development, stated Mr. Schmiesing.

**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 7:15 P.M.
Piqua City Commission met in a City Commission Work Session at 7:30 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Fess called the meeting to order. Present were Commissioners Vogt, Terry, Martin, and Wilson. Absent: None. Also present were: Law Director Stacy Wall, Assistant Finance Director/Assistant City Manager Cynthia Holtzapple, City Planner Chris Schmiesing, Community Development Director Bill Lutz, Chris & Angie Smith, John Cruse, Brad Boehringer, Tom Jenkins, Steve Stiebel, Kevin Pryogle, Perry Sprowi, Linda Stoudt, Cindy Pearson, Ron Cool, and Beth Royer.

UPPER MIAMI VALLEY BMX FACILITY

City Planner Chris Schmiesing stated he wanted to provide the Commissioners with information regarding a request received from Chris and Angie Smith regarding plans for a BMX Park behind Smitty's Bike Shop. This has been reviewed and approved by the Planning Commission.

Chris Smith, 1032 Covington Avenue, gave a brief overview of their plans for the BMX Park. This has become a very fast growing sport with many young children through college age students participating, and is now an Olympic sport. We feel this will be a great asset to the community, stated Mr. Smith.

There was discussion on the days and times for the races and practices, along with the number of people expected to be in attendance. Questions were also raised regarding the size of the track, if the 3 acres the Smiths have would be large enough to accommodate the track, if these are motorized bikes, and if there are any other tracks like this in the area.

Mr. Smith replied races will be held on Saturday evenings, with an average of 500-600 people in attendance, riders will be able to come six days a week to practice, there will not be any motorized bicycles just regular race bicycles, there are several other tracks in Kettering, Brookville, Hamilton, Akron and Columbus, but not any very close, stated Mr. Smith. Mrs. Smith came forward and explained how the races were set up and the type of races.

City Planner Chris Schmiesing stated the issue of parking was raised at the Planning Commission Meeting. Mr. Schmiesing showed a map of the area outlining the area owned by the Smiths. Questions were raised concerning the zoning of the property and if it was zoned to have a BMX Park on that location. Mr. Schmiesing stated the Planning Commission has authorized the BMX Park Special Use of the property. The possibility of bike rentals was also asked, and Mr. Smith stated they hope to provide that in the future. Mayor Fess asked if the neighbors had voiced any complaints. Mr. Smith stated he has not had any complaints, but has had several people tell him they were excited about the BMX Park in Piqua.

City Manager Huff commented this will be good for the City of Piqua. Mayor Fess stated the Smiths are looking for donations from the Community to help get the track up and running as they are working on getting a 501CS designation so donations can be accepted. The approximate cost to build the track is approximately $70,000 and they have about $40,000 so far.

Commissioner Wilson inquired as to the parking situation, and the number of spaces they would have available. Mr. Smith mentioned the possibility of parking in the parking lot at the Apostolic Church located at 820 Covington Ave. and having patrons walk up the Bike Path to the BMX Park.

Mayor Fess thinks the BMX Park is a great idea and should move forward with it if possible.
Commissioner Vogt stated he is all for it, and would like to see them get as much parking on their property as possible. The main thing is the parking situation; they are going to have to control that as much as possible, stated Commissioner Vogt.

Commissioner Wilson asked if Mr. Smith has spoken with all of the close neighbors. Mr. Smith replied yes, he has spoken with them and they are in favor of the BMX Park. Commissioner Wilson asked if he has spoken with the neighbor on the east side of them. Mr. Smith stated yes, she came over and he explained what they were planning on doing.

Commissioner Martin stated he is all for the BMX Park.

Commissioner Terry stated she enjoys riding her bike and maybe she will come up and ride on the track. Mrs. Smith stated there are certain rules and regulation that must be met to ride on the track. Their main goal is to provide a membership which will allow qualified participants to ride on the track, and further explained the reasons for this.

Mr. Schmiesing noted that the Planning Commission has approved the BMX Park use and that the next step for the BMX Park approval is for the applicant to apply for a Zoning Permit.

**Public Comment**

Jim Cruse, Co. Rd. 25A stated he believes it is an excellent project for the City of Piqua at this time.

There was a question regarding the building being built on the site. It was noted that it is just a storage building for the Bike Shop for bicycle storage.

Commissioner Wilson stated regarding the parking issue, if in the future if any land would become available close by would they be interested in purchasing it? Mr. Smith stated yes.

Mayor Fess asked how citizens could help with the fundraising. Mr. Smith passed out a copy of the fundraising sheet they have available.

Mayor Fess stated they have the backing of the City Commission and wished them much success.

A question was raised concerning and open ditch in the rear of the property. Mr. Schmiesing explained.

Mayor Fess stated Smitty's Bike Shop has been in the City of Piqua for over 66 years, and have been in their new location at 1032 Covington Avenue now for over a year.

**WOOD STREET CBDG PROJECT**

Bill Lutz, Development Program Manager provided a brief update on the on the demolition of 650 Wood Street at the point at Covington Avenue and Wood Street. The plan is to vacate a portion of Wood Street, and provided a brief overview of the plan.

There was discussion of how the traffic would be handled in the area. City Planner Chris Schmiesing explained how they plan to reroute the traffic pattern in the area.

City Manager Huff stated this is just an opportunity to provide information and have discussion on the proposed plans for the area; nothing is set in stone no decision has been made at this meeting. The reason for the change is to improve the flow of traffic through the city, stated City Manager Huff. Mr. Schmiesing stated this is just a conceptional plan at this time, nothing has been decided. Questions were raised about what would happen to the building in the future. City Manager Huff explained how the City received the money, and how the city must follow Federal Guideline in spending the money. Commissioner Wilson asked if they have to decide where the money is to be used at this time. Mr. Lutz explained what they need to do to guarantee the funds.
Cindy Pearson, 701 Wood Street, voiced her concern over the traffic situation at the corner of Wood/Gordon, and Covington streets. Ms. Pearson stated she would like to see Wood Street vacated at this time. Ms. Pearson further stated she is very passionate about her neighborhood and that there are only three houses that would be included in the vacated area on Wood Street.

Mayor Fess thanked Ms. Pearson for her comments and concerns, further stating they all want to see improvements made in that area.

Steve Stiefel, 206 Brentwood, came forward stating he would like to see Wood Street made a cul-de-sac or be used as green space in the future.

Mr. Schmiesing stated the illustration is very general and nothing is set in stone. This project would be similar to what was done on Riverside Drive/Rundle Street area.

Brad Boehringer, 128 Mound Street, voiced his opinion about the vacation at this time and traffic.

City Manager Huff again reminded everyone this is just an informational meeting nothing will be decided at this time.

There was discussion on when this would go to the City Commission for approval and what the next steps will be. City Manager Huff stated he would like to see another work session on this before making any decision. Also discussed were the plans for the building located on the property, and what would happen to the property after the building was removed. Mr. Schmiesing explained what some of the possibilities are. There was also discussion on the zoning of the property, and what the plans were for the property. Questions were raised if there is a need for traffic to go from Gordon Street through to Covington Avenue. Mr. Schmiesing explained.

City Manager Huff stated this is the type of information and input the Commission is looking for.

Mr. Schmiesing invited citizens to attend the Planning Commission meetings in the future for further information.

Tom Jenkins, 1621 Britton Drive voiced his concern about a school bus stop on the corner close to his home. When there is snow the snow is piled up on the corner and the children have no place to stand to wait on the bus. City Manager Huff stated he would look into it.

Jim Cruse, Co Rd. 25A voiced his concern about the sidewalks along Rt. 36 and plowing of the snow up on the sidewalks.

There was discussion on the grant received by the Fire Department, and if there is a possibility of Police Department receiving a similar grant. City Manager Huff explained.

Mayor Fess stated there are so many grants available. The City staff is always on top of applying for any of them we are eligible for, and have received over $1.5 million in grant funds.

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn from the Piqua City Commission Work Session at 8:30 P.M. Voice vote, Aye: Wilson, Fess, and Vogt, Nay: None. Motion carried unanimously.

PASSED: ________________________

ATTEST: ________________________

REBECCA J. COOL
CLERK OF COMMISSION

LUCINDA L. FESS, MAYOR
**Bike race park considered**

Plan outlined at Piqua commission work session

BY BETHANY J. ROYER

PIQUA — City Planner Chris Schmiesing took to the floor at the Piqua City Commission work session on Thursday evening to give a brief snapshot of some very exciting news for local bike enthusiasts and even area business owners, an

Upper Miami Valley BMX Park and Training Facility may soon call Piqua home.

"Our main goal, it's for the kids," said Chris Smith, owner of Smitty's Bicycle and Locksmith Services that has been a part of the community for 66 years, and recently celebrated their first year at their new Covington Avenue location.

Smith, along with his wife, Angie, were introduced to commissioners, city leaders and attendees to the monthly commission work session. The couple in attendance to get the

If all goes according to plan, the Upper Miami Valley BMX Park and Training Facility will call Piqua home and be open this spring. The facility will be located on the three acres behind Smitty's Bicycle and Locksmith Services on Covington Avenue.
Bike park

Continued from page 1

word out on the impending BMX park that will be to host USABMX sanctioned races hopefully by this spring and answer any questions in regards to the new development.

"Can I ride my bike on that?" asked Commissioner Judy Terry who was as curious and eager for this latest addition to the city that will draw an estimated 500 to 700 spectators over the course of five to six weekends for the racing events. It will also be open, at least five days a week, for kids to train and practice a sport that is quickly gaining popularity and is an Olympic sport.

"It's growing rapidly," Smith said while emphasizing to those in attendance these are not motorbikes, so no engine noises for surrounding neighbors. They have also spoken to neighbors about any questions or concerns related to the impending park that also will offer bike rentals and concessions.

Some of the concerns broached by neighbors, and likewise by commission, were in relation to parking accommodations for the large racing events. The Smiths and Schniesing pointed out the already established parking available at the business and additional parking that will be available upon completion of the park on the three acres behind the shop.

The Smiths also hope to join forces with neighboring Piqua Apostolic Temple and Christian School for additional parking, with everyone agreeing that like any other large community event, where there is a will, there is a way.

The couple are currently seeking sponsors for their ambitious project with almost $50,000 already raised, and a need close to $75,000 to bring their dream to reality. It is a facility that Schniesing anticipates will bring revenue to area businesses with the influx of people coming into the community for the racing events.

In time, the park will also be a direct entrance to the Miami County Bike Path that runs to the north.

"Commissioners, I think this is a great idea," Mayor Lucy Fess said. Others echoing her sentiments for the 501C3 tax deductible organization that will add yet another unique, positive addition and experience to the community.

In response to Terry's question about using the track, Smith responded with a robust "Yes, ma'am." As while the couple's main intention is to provide a safe, clean atmosphere for local youth to train, build work ethic and have fun on their bikes, according to the sponsorship flier, the park will be open for all ages.
Piqua proposes bike park

Plan offered by shop owner who races BMX bikes.

By Nancy Bowman
Contributing Writer

PIQUA — A proposal to locate a BMX bike park on three acres at 1302 Covington Ave, is picking up speed.

The Piqua City Commission earlier in January heard a presentation on plans for the land owned by Smitty’s Bicycle and Locksmith.

Smitty’s owner, Chris Smith, and his three sons are BMX racers.

They are seeking donations and sponsors for the nonprofit Upper Miami Valley BMX Park & Training Facility.

Smith said they estimate between $50,000 and $70,000 is needed to build and run the track.

The proposal is for the business to offer bike rental, bike sales, part sales, concessions, sanctioned races and practices five days a week, Smith said.

A track in Kettering is the closest to the proposed location, and there are no similar tracks to the north within 3½ hours, he said.

The proposed location was discussed by the Piqua Planning Commission at a public hearing in spring 2012, said Chris Schmesing, city planner.

The landowner answered questions, but no one else spoke on the proposal, he said.

The commission approved use of the property for outdoor commercial entertainment. The property owner next must obtain a zoning permit to begin work on the property.

“I would describe the vast majority of the comments I’ve received as being supportive of the project,” Schmesing said.

The goal is for a spring opening.

“We are hoping to attract people of all ages to come out ride have fun and have a place for kids to go and ride while in a safe area,” Smith said.

For more information on the project, visit www.umvbmx.com or call Smith at 937-606-0202 or Eric Jones at 937-726-2868.

Contact this contributing writer at nancykburr@aol.com.

You are invited...

Valentine Dance

Friday
February 8, 2013
7:30 p.m. to 9:00 p.m.

Featuring the
“One More Time Band”

Seniors age 55 and better are welcome to join us for this complimentary evening of fun.

Dr. Starrett is board certified in Infectious Disease by the American Board of Internal Medicine. He is fellowship trained in Infectious Disease and has been practicing medicine in the Dayton area since 2002. Dr. Starrett is a Clinical Assistant Professor of Medicine at Wright State University Boonshoft School of Medicine.

Dr. Sabbagh is fellowship trained in Infectious Disease and has been in practice locally since 2006. She is board certified in Infectious Disease as well as Internal Medicine. Additionally, Dr. Sabbagh serves as an Assistant Professor at the Boonshoft School of Medicine.

Both Dr. Starrett and Dr. Sabbagh provide services at Good Samaritan Hospital.
The Usual Eccentric

Some folks eat to live, others live to eat

Picking out handicap parking space etiquette to a man unhindered with disability and clearly abusing that privilege could have turned up. And had it gone further I am positive it would have resulted with my own participation.

It was just your average day at the local movie theatre. Christine and I were hustled down in her Chevrolet Cobalt eating soon-to-be-smuggled candy and discussing the finer things in life as we waited for the start time of the matinee.

All of the sudden a robust pick-up spurred next to us and parked — right in a handicap zone.

Clearly, I thought, no individual of such disabled quality would surely exist from the cab, perhaps, or a cane, or a crutch, or a walker, or even a jet leg. I thought this because when a person parks in a handicap zone I expect that person to be handicap.

That’s not much to ask, is it? It seems like when I go to the barber I expect the man holding the scissors to be a barber and not some hobo holding a pair of rusty scissors.

But alas only the man’s dignity, intelligence and common decency were disabled that day, my friend. For this man of incredible genius produced from his breast pocket a handicap placard that he snuggly placed around his revery mirror.

Oh yeah, this genius has life all figured out, doesn’t he? Think about a king among us, eh? Ladies and gentlemen they don’t come from better molds than this guy.

So this guy, I should probably give him a name or something. How about This Guy? If that’s cool with you then it’s cool with me.

This Guy hopped out of his rust bucket truck and he damn near looked as fit as a twenty-something stoner with a bottle of gatorade or a fat person inhaling a bag of empty McCalories.

"Get a load of this guy," I told Christine, practically unable to stop myself from rolling down the window and giving this ideal human specimen a piece of my mind.

"What follows is a dramatized, re-enacted conversation.

"Because I kind sir, if I may have but a moment of your clearly important time to register an inquiry with you," I playfully "it would seem that even a cursory examination of your stature would lend reasonable credibility to the daunting proposition that you, sir, are not in fact handicapped." 

'Though a series of monotonous grunts littered his dialect, This Guy managed to get out of his tobacco rooted, beer-swilling mouth, "Dude then sound like you with me. Don’t you recognize I am squirred with incredible girth and gout?"

"My good man, I do not wish to spare this day," I eloquently replied, "I am just merely intrigued to possess my pot belly qualified one for handicap entitlements. I find the irony most interestingly delicious. You seek to park closer in order to walk less, but walking less is what placed you in this condition to begin with — the answer in your case is walking more, not less."

After a few idle and vulgar threats were exchanged This Guy proceeded with carry out the business that brought him to this particular parking lot.

He hunkered over to a fast food pizzeria and later came out carrying three pizzas. I last witnessed This Guy driving out of the parking lot, but not before removing his placard and showing a hot slice into his word hole.

From the distance it was hard to tell if...
To: City of Piqua Commissioners

From: Covington Avenue Resident

Ladies and Gentlemen:

I am a resident/property owner in the area of Smitty’s Bicycle Shop. Just recently all the information about a BMX racing track to be built behind the bicycle shop has come to light IN THE NEWSPAPER. Before the commission makes this sound like such a sure thing, shouldn't all of the neighbors have been contacted about it? We had to read about it in the paper.

As a resident of the immediate area, I want you to know that I am opposed to this track being built in my neighborhood. There is no parking for crowds that will attend the races. My property value will plummet. There will be no privacy.

There will be litter in our yards. And for some of us strangers trespassing on our properties going to the track from wherever they found a place to park their car and going back to their cars. Not to mention that if these are evening weekend races, some of our backyards will be right next door to the hoopla. No privacy in our own homes.

The traffic on Covington Avenue is ridiculous now. This would only intensify the problem.

Additional comments: What will this do to my property value?

My name is: John Jeffrey Small Phone #: 937-570-1984
My address is: 1118 Covington Ave Piqua OH 45356
My property adjoins the purposed track X
My property is in the neighborhood. ___
To: City of Piqua Commissioners

From: Covington Avenue Resident

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Additional comments: This is Very Very Bad

My name is: Janet L. Ballard Phone #: 1106-790-7
My address is: 1106 Covington Ave Piqua, O
My property adjoins the purposed track /
My property is in the neighborhood: /
To: City of Piqua Commissioners

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I am 86 years old. This track would adjoin my property. My home is all I have. I have a handicapped adult son living with me. When I pass, the sale of our home will be used to maintain his quality of life. If the value of my home is compromised so is his quality of life.

My name is: [Signature]  Phone #: 773-185-7

My address is: 1018 Covington Ave  Piqua, Ohio

My property adjoins the purposed track  X
My property is in the neighborhood.  ___
To: City of Piqua Commissioners

From: Covington Avenue Resident

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I am a resident/property owner in the area of Smitty's Bicycle Shop. Just recently all the information about a RMX racing track to be built behind the bicycle shop has come to light IN THE NEWSPAPER. Before the commission makes this sound like such a sure thing, shouldn't all of the neighbors have been contacted about it? We had to read about it in the paper.

As a resident of the immediate area, I want you to know that I am opposed to this track being built in my neighborhood. There is no parking for crowds that will attend the races. My property value will plummet. There will be no privacy.

There will be litter in our yards. And for some of us strangers trespassing on our properties going to the track from wherever they found a place to park their car and going back to their cars. Not to mention that if these are evening weekend races, some of our backyards will be right next door to the hoopla. No privacy in our own homes.

The traffic on Covington Avenue is ridiculous now. This would only intensify the problem.

Additional comments: From what I understand only the building was zoned business. Carrying out goes didn't wrong the property in back of the time the building was zoned business.

My name is: Myrl Coleman Phone # 937- 405- 3695

My address is: 1110 Covington Ave. Piqua, Ohio

My property adjoins the purposed track ___

My property is in the neighborhood ___
*** 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, February 12, 2013
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street

This letter serves to notify those persons who may have an interest in an agenda item to be discussed at this meeting. View the Planning Commission packet in its entirety online at http://www.piquaoh.org/agenda_plan_comm.htm or by visiting the Development Office.

This is your opportunity to speak in favor of, or object to, an item to be considered. If you desire to state your opinion concerning this matter and will be unable to attend the meeting, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

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

Christopher W. Schmiesing
City Planner
Enc.
February 4, 2013

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Christopher W. Schmiesing
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ENTIRE PACKET TO:

E-MEETING NOTICE TO:

- GARY HUFF  INTER-OFFICE MAIL
- CHRIS SCHMIESING  INTER-OFFICE MAIL
- PLANNING COMMISSION  EMAIL
- 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