SPECIAL PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. – THURSDAY AUGUST 8, 2013
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 June 11, 2013 Meeting Minutes

NEW BUSINESS
4. Resolution PC 11-13 A Resolution to consider a development plan for real property known as parcel N44-075900, being located in a I-PUD (Industrial Planned Unit Development) zoning district.

ADJOURNMENT
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, Cindy Pearson, Gary Koenig
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool,
Attendees: Dan Hoying, Art Schafer, Mike Philipps, Janel Ranly

MEETING MINUTES
Chairman Spoltman asked if there were any additions, deletions or corrections to the meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the May 14, 2013 meeting minutes as submitted, Ms. Pearson seconded the motion. Voice vote, Mr. Koenig, Aye: Mr. Taylor, Aye: Ms. Pearson, Aye: Mr. Spoltman, Aye. Nay: None. A roll call vote resulted in a 5-0 vote supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

PC 9-13
A Resolution recommending a zoning designation upon the annexation of the real property located in Washington Township known as parcels M40-047450 and M40-047100

Chris Schmiesing City Planner provided the staff report. This is a request by the City of Piqua, the owner of the property, to establish a zoning designation upon annexation of the property located in Washington Township known as parcels M40-047450 and M40-047100. The Planning Commission makes a recommendation on the zoning of the property. This property will house the Water Treatment Plant.

It was noted for the record in the first line the City of Piqua should be inserted and the State of Ohio removed as the City if the owner of the property.

There was discussion of the use of the property, the amount of traffic and the noise level that will come from the proposed use, and the reason for the zoning designation.
PUBLIC COMMENT

No one came forward to speak for or against PC 9-13.

Moved by Mr. Oda, seconded by Ms. Pearson, to adopt PC 9-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye: Mr. Taylor, Aye; Ms. Pearson, Aye; Mr. Spoltman, Aye. Motion carried on a 5-0 vote.

PC 10-13

A Resolution to consider a special use to allow a nonconforming structure to remain on a lot following demolition activity at the real property located at 500 Weber Street

Chris Schmiesing, City Planner provided the staff report. There was discussion on the number of structures that were to be taken down, if the foundation was to be removed and the lot graded, and the use of the lot after the demolition.

Art Schafer, Special Project Manager, came forward and provided a brief overview of the use of the property and passed out a map showing the area in question. Mr. Schafer answered all questions asked by the Planning Commission members regard the removal of all asbestos, and the use for the area after the structure is removed.

Mr. Schmiesing explained the demolition schedule and process, further providing information regarding the use of the property for parking.

There was discussion of the age of the structures and the various uses of the property over the years, Mr. Oda stated for the record he was going to look back and find out more information on the site, and further stating the site has historic significance with the Favorite Stove being located there in 1886. All Board members were in agreement to approve the special use of at this time.

Mr. Spoltman stated on a personal note he felt the lot would look better flat. Mr. Koenig voiced several concerns over the slab, and would like to see it separated from the public if possible.

PUBLIC COMMENT

No one came forward to speak for or against PC 10-13.

Moved by Ms. Pearson, seconded by Mr. Oda, to adopt PC 9-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye: Mr. Taylor, Aye; Ms. Pearson, Aye; Mr. Spoltman, Aye. Motion carried on a 5-0 vote.
OTHER BUSINESS

Preliminary Plan – County Road 25-A Phase III Reconstruction Project

Dan Hoying, Design Consultant from LJB provided information and several exhibits regarding the County Road 25-A Phase II Reconstruction Project.

The project includes:
- Widening of the pavement to include construction of a center turn lane
- Installation of new storm sewer
- Installation of water mains, where required, due to grade conflicts
- Installation of a new sanitary sewer main on the south side
- Installation of new curb, gutter and asphalt pavement for the entire project limits
- Installation of a multi-use path on the north side of the roadway
- Creation of a school zone along the Tomahawk Drive entrance

There was discussion on the various aspects of the project including if there would be lighting along the roadway, sidewalks, and crosswalks.

Mr. Schmiesing stated twelve representatives from Piqua attended the Miami Valley Cycling Summit recently and found the summit to be very interesting and informative. The City of Piqua will be hosting the Summit in 2015, stated Mr. Schmiesing.

Monthly Reports
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.

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 7:30 P.M.
RESOLUTION No. PC 11-13

WHEREAS, Bryan Magoto, Next Generation Builders, LLC. has submitted a development plan for the real property known as parcel N44-075900, said property being located in a I-PUD (Industrial Planned Unit Development) zoning district; and,

WHEREAS, Section 154.047 establishes the design standards to which an I-PUD development project is to be developed; 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 hereby recorded as follows.

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Sherry Development
Building Construction Phase I

Property Manager
Joshua Blackshire
Sherry Development
Piqua, OH

Project Manager
Bryan Magoto
Next Generation Builders, LLC
Piqua, OH
Sherry Development
Building Construction Phase I

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Members of the Piqua Planning Commission,

Sherry Development, Inc. is seeking approval in constructing three new buildings within the Paul Sherry Industrial Park located on Fox Drive. One of these buildings is to be utilized by one of our park’s current tenants of over 10 years in an attempt to prevent them from accepting an available lease in Troy and is being constructed to their specifications.

All three buildings will have approximately 66' of street frontage and will be built with their own unique personality and not simply a “cookie cutter” traditional box design. Our intentions for this project are three-fold. We wish to keep a current business in Piqua, bring new businesses into Piqua, and aim to give the Paul Sherry Industrial Park a more modern and attractive look.

We are in the process of rebuilding a 20,000SF building across the road that was destroyed in a fire last year and as you can see on the following page, we have put a considerable amount of money into giving that building great curb appeal. We are going to continue that trend with every building we construct in the future. Our intentions are not to stop with these three buildings. Our goal within the next five years is to fill every undeveloped lot in the industrial park. This entire project could bring a considerable amount of employees and revenue into the city of Piqua once completed.

We understand that our undeveloped lot we intend to build on is currently zoned PUD-I and you may have some concerns in regards to our site plan not meeting all the requirements listed for a PUD. One potential concern is that our plans have all parking and loading zones on the front of the building and will require the trucks to back in off the street which the PUD-I Industrial Design Standards states we cannot do. We understand the concern here, but there are multiple reasons we are requesting to go that route. When Mr. Sherry constructed the park, he intentionally had the road constructed extra wide to accommodate trucks backing off the street. We are also trying to match the existing setup of buildings in the park. We currently own 10 buildings within the Paul Sherry Industrial Park. Of those 10, 5 of them have truck docks installed on the building. All 5 require trucks to back off the street. Due to the limited amount of space available, it’s not feasible to install truck docks on the sides of the buildings which leaves only one other option—the rear. In order to open our options up to more prospective businesses, we wish to avoid putting any docks or overhead doors in the rear of the buildings. By doing so, it leaves us room to quickly and easily expand any buildings at the request of a prospective tenant.

If you have a few moments prior to our meeting on August 8th, I invite you to take a drive through the Paul Sherry Industrial Park and you will find that our proposed buildings are right on par with nearly every existing building in the park. The only difference is our proposed buildings will have much more curb appeal than our existing buildings which will improve the overall looks of the industrial park and be more inviting prospective businesses in the future.

Thank you for your time,

Joshua Blackshire
Property Manager
Sherry Development
7-25-13

City of Piqua Planning Commission
201 West Water Street
Piqua, Ohio 45356

Dear Planning Commission,

With this letter I am writing to introduce our company to you for those who don’t know our company, Next Generation Builders LLC, was formed in 2002. It is a small General Contracting company which does a lot of commercial and residential construction work in the area. We are located in Piqua and have been here since 2009 after relocating here from Troy, Ohio.

My wife and I are long life residents of the area and are trying to promote Piqua in the commercial and residential areas, with this project it will promote growth in our community as far as new jobs and jobs related to the construction field as well.

We have made a commitment to Sherry Development to help them grow the business park and keep our construction cost down and give them curb appealing designs.

Next Generation Builders goal is to use as many of the local business for the construction subcontractors and buy from local business as much as we can.

With your help on this project and teaming up with us on this project we will make the project a reality and not a dream. Sherry Development has made a commitment to Next Generation Builders and the city of Piqua for three buildings if the plans are approved.

So please take time to look over the concept and the designs, all three buildings will be different no building will look the same on the exterior.

Thank you for time and efforts in reviewing this exciting project to come.

Sincerely,

[Signature]

Bryan A. Magoto – Member
Next Generation Builders, LLC.
Piqua, Oh
July 26, 2013

*** SPECIAL MEETING NOTICE ***

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

TIME: 6:00PM
DATE: THURSDAY, AUGUST 8, 2013
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street

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

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

Christopher W. Schmiesing
City Planner