CALL TO ORDER

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

OLD BUSINESS

3. Meeting Minutes  August 6, 2013 Meeting Minutes

NEW BUSINESS

4. Resolution PC 12-13  A Resolution amending the zoning code to amend the Subdivision Regulations Section 151

ADJOURNMENT
CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
THURSDAY, AUGUST 8, 2013 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

6:00 P.M. - Chairman Spoltman called the Special 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: Bryan Magoto, Joshua Blackshire

MEETING MINUTES
Chairman Spoltman asked if there were any additions, deletions or corrections to the revised meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the June 11, 2013 meeting minutes as submitted, Ms. Pearson seconded the motion. Voice vote, Mr. Oda, Mr. Koenig, Aye: Mr. Taylor, Aye: Ms. Pearson, Aye: Mr. Spoltman, Aye. Nay: None. A voice vote resulted in a 5-0 vote supporting the motion to approve the revised meeting minutes as submitted.

NEW BUSINESS

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

Chris Schmiesing City Planner provided the staff report. Next Generation Builders, LLC has submitted a development plan for the real property known as parcel N44-05900, located in a I-PUD Industrial Planned Unit Development zoning district.

Bryan Magoto, Next Generation Builders, LLC came forward and provided background on the reason for the request. The truck traffic to the facility will be mostly UPS trucks, not a lot of large semis will be coming in; they plan to keep the business local. The plan is to construct 3 separate buildings total. Each one of the three buildings will look different but will complement each other, with plans to add landscaping for beautification of the area.
There were several questions raised on the number of buildings to be built at this time, what type of businesses they would like to have locate in them, would they be used for warehouse, where the loading docks would be located, and what the distance is to the lot lines.

Mr. Magoto stated he is very excited about this project, and provided the requested information answering all questions. After discussion of the requirements stated in the legislation, all of the Board Members present were in agreement that the information that was presented was very informative and provided the necessary requirements to approve the request at this time.

PUBLIC COMMENT
No one came forward to speak for or against PC 11-13.

Mr. Oda stated this is a positive move for the area in the Paul Sherry Industrial Park, and definitely a plus for the economic development of the Piqua community.

Moved by Mr. Oda, seconded by Ms. Pearson, to adopt PC 11-13. Roll call vote, Mr. Oda, Aye; Mr. Koenig, Aye; Mr. Taylor, Aye; Ms. Pearson, Aye; Mr. Spollman, Aye. Motion carried on a 5-0 vote.

OTHER BUSINESS

Mr. Oda noted for the record that Mr. Meek of The Piqua Library History Department has taken a large number of pictures of the 1912-1914 structure that was formally the Favorite Stove and Range Building located at 500 Weber Street.

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 6:20 P.M.
RESOLUTION No. PC 12-13

WHEREAS, the Planning Commission has submitted a request to amend the zoning code to amend Chapter 151: Subdivision Regulations; and,

WHEREAS, sections 151.141 of the City of Piqua Code of Ordinances provides the procedure for considering an amendment to the zoning code; and,

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

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

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<tr>
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<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
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<tr>
<td>Mr. Jim Oda</td>
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<td>Mr. Gary Koenig</td>
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<td>Mr. Mike Taylor</td>
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<td>Mrs. Cindy Pearson</td>
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<td>Mr. Mark Spoltman</td>
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CHAPTER 151: SUBDIVISION REGULATIONS

GENERAL PROVISIONS

§ 151.01 PURPOSE.

These rules and regulations are adopted to secure and provide for the following.

(A) The proper arrangement of streets or highways in relation to existing or planned streets or highways, or to the official thoroughfare plan.

(B) Adequate and convenient open spaces for vehicular and pedestrian traffic, utilities, access of fire-fighting apparatus, recreation, light and air.

(C) The avoidance of congestion of population.

(D) The establishment of standards for the construction of any and all improvements as herein required.

(E) Conformance with the existing zoning ordinance.

(F) To facilitate the orderly and efficient layout and the appropriate use of the land.

(G) To provide for the accurate surveying of land, preparing and recording of plats and the equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and subdividers.

(H) Protection against floodplain encroachment and possible future flood damage.

(‘97 Code, § 152.11) (Ord. 42-96, passed 9-17-96)

§ 151.02 JURISDICTION.

The subdivision regulations contained herein shall apply within the corporate limits of the city, and shall apply to all unincorporated areas within three miles of the corporate limits of the city, as to streets, road location, right-of-way, and specifications for construction. Street and road location shall be governed by the master plan for thoroughfares, as adopted by the city. The city may regulate the disposal of putrid or offensive substances, injurious to health, into its water supply for a distance of 20 miles beyond the municipal corporation limits.

(‘97 Code, § 152.12) (Ord. 42-96, passed 9-17-96)

§ 151.03 INTERPRETATION.
The provisions of these regulations shall be held as the minimum requirements adopted for the promotion of health, safety, and welfare of the people of the city. The regulations are not intended to repeal, abrogate, or in any manner interfere with any existing laws, covenants, or rules provided, however, where these regulations impose a greater restriction than is required by the existing laws, covenants, or rules, the provisions of these regulations shall govern.

('97 Code, § 152.13) (Ord. 42-96, passed 9-17-96)

§ 151.04 DEFINITIONS.

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ARTERIAL.** A street of considerable continuity which serves, or is to serve as a major thoroughfare for communication. Arterial street right-of-way width shall be 80 feet, roadway pavement width shall be 59 feet back to back of curb.

**COLLECTOR.** A street which serves, or is proposed to service as a traffic way for a neighborhood, and as a feeder to a thoroughfare. Collector street right-of-way width shall be 60 feet, roadway pavement width shall be 37 feet back to back of curb.

**CUL-DE-SAC or DEAD-END STREET.** A minor street with only one outlet and with a minimum radius of 50 feet to right-of-way line.

**LOT SPLIT.** The division of a parcel of land into two smaller parcels; or the replat of two adjacent parcels involving changing their common boundary.

**LOT WIDTH.** The width of the lot measured at right angles to its depth at the front building line.

**MINOR.** A street that is to provide access primarily to the properties abutting thereon. Minor street right-of-way width shall be 50 feet, roadway pavement width shall be 31 feet back to back of curb.

**MINOR SUBDIVISIONS.** The division of a lot, tract, or parcel of land into five or less lots, sites, or other division of land with no improved street or dedicated rights-of-way. Minor subdivisions may be reviewed and approved by the City Engineer.

**PLAT** A map of a tract or parcel of land.

**SUBDIVISION.**

(1) The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership; provided, however, that the division or partition of land into parcels of more than five acres not involving any new streets or
easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or

(2) The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

(R.C. § 711.001) (‘97 Code, § 152.20) (Ord. 42-96, passed 9-17-96; Am. Ord. 18-99, passed 7-6-99)

PRELIMINARY PLAT

§ 151.15 PURPOSE.

The purpose of the preliminary plat is to show on a map all the facts which may enable the Planning Commission to determine whether the proposed layout of land is satisfactory from the standpoint of public interest. The plat shall be prepared by a registered surveyor in the state.

(‘97 Code, § 152.31) (Ord. 42-96, passed 9-17-96)

§ 151.16 APPLICATION.

The subdivider shall prepare and file application for preliminary approval with the Secretary of the Planning Commission at least 14 days in advance of the meeting. The subdivider shall file copies of the proposed subdivision as determined by the Public Works Director with the application.

(‘97 Code, § 152.32) (Ord. 42-96, passed 9-17-96)

§ 151.17 PRELIMINARY PLAT FORM.

The preliminary plat shall be clearly and legibly drawn. The size of the map shall not be less than 18 inches by 24 inches. The map of a subdivision containing six acres or less shall be drawn to a scale of one inch equals 50 feet. All other subdivisions shall be drawn to a scale of one inch equals 100 feet.

(‘97 Code, § 152.33) (Ord. 42-96, passed 9-17-96)

§ 151.18 CONTENTS.

The preliminary plat shall clearly show the following features and information.
(A) The proposed name of the subdivision. The name shall not duplicate or closely approximate the name of any other subdivision, be the same in spelling, or alike in pronunciation with any other recorded subdivision in Miami County.

(B) The tract designation, according to the real estate records of the Auditor and Recorder of Miami County, plat shall also show section, town, range, township, county and state if the subdivision is within the three-mile limits of the city.

(C) The names and addresses of the subdivider, owner, and surveyor.

(D) The scale of the plat, north point, and date.

(E) The boundaries of the subdivision, indicated by a heavy line, and the approximate acreage.

(F) The location and names of adjacent subdivisions, and the names and owners of adjacent acreages.

(G) The location, width, and names of all existing or platted streets and railroad rights-of-way, easements, parks, permanent buildings, section and corporation lines, watercourses, and exceptional topography.

(H) Existing sewers, water mains, culverts, and other underground structures, within the tract and immediately adjacent thereto.

(I) Zoning districts.

(J) Existing contours with intervals of not more than five feet where the slope is greater than 10%, and not more than two feet where the slope is less than 10%. Elevations are to be based on sea level datum.

(K) The vicinity sketch shown on the preliminary plan.

(L) The proposed layout of streets including names, widths, sidewalks, and easements.

(M) The number of lots and approximate (average) dimensions.

(N) The proposed centerline profile for each street, if requested.

(O) The proposed drainage plan for tract.

('97 Code, § 152.34) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.19 PUBLIC HEARING.
(A) The Planning Commission, on its own initiative, or upon petition by any citizen or neighboring property owner, may, prior to acting on a preliminary map of a subdivision, hold a hearing thereon at such time, and upon such notice as the Planning Commission may designate.

(97 Code, § 152.35)

(B) The Planning Commission shall act upon the preliminary plat after first hearing the report of the City Engineer. The Planning Commission shall act on the plat by one of the following three methods. The subdivider will be notified of whether the action of the Planning Commission is approval, approval with modifications or disapproval.

(97 Code, § 152.36) (Ord. 42-96, passed 9-17-96)

FINAL PLAT

§ 151.30 FINAL PLAT REQUIRED.

The subdivider, having received approval of the preliminary plat of the proposed subdivision, shall submit a final plat of the subdivision and drawings and specifications of the improvements required therein. The final plat shall have incorporated all changes in the preliminary plat required by the Planning Commission. Otherwise it shall conform to the preliminary plat, and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time. The final plat and the supplementary information shall be prepared by a qualified registered engineer/surveyor, and shall conform to the minimum standards for boundary surveys in the State of Ohio.

(97 Code, § 152.41) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.31 APPLICATION.

(A) After receiving notice of action of the Planning Commission, the subdivider may proceed to file the following.

(1) Copies of the final map as may be required.

(2) A written application for final approval.

(3) Cross-sections and profiles of streets, profiles of sanitary sewers, and all other construction drawings related to the improvements to be constructed in the subdivision.

(B) The subdivider shall submit prints of the final subdivision and complete sets of construction prints as determined by the Public Works Director to the City Engineer at least 14 days in advance of the Planning Commission meeting. The City Engineer shall recommend changes or suggestions and return to the subdivider a complete marked set with the changes noted thereon; also, a letter listing contingencies, so that the subdivider may correct the final tracing and submit it for final approval.
(C) The final tracing shall be submitted at least 14 days prior to the meeting at which the plat is to be considered by the Planning Commission.

(‘97 Code, § 152.42) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.32 FINAL PLAT FORM.

The final plat shall be clearly and legibly drawn in waterproof ink on tracing cloth or other material of equal permanence. The size of the map shall be 18 inches by 24 inches. The map of a subdivision containing six acres or less shall be drawn to a scale of one inch equals 50 feet. All other subdivisions shall be drawn to a scale of one inch equals 100 feet.

(‘97 Code, § 152.43) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

151.33 CONTENTS.

The final plat shall contain the following information.

(A) The name of the subdivision, scale, date, north point location as to outlot(s), if within the corporate limits. If within the three-mile limit, the final plat shall also contain the section, town, range, township, county, and state.

(B) All plat boundaries with length of courses to 1/100 feet, and bearings to half minute, with a relative error of closure consistent with minimum standards for boundary surveys in the state, as set forth by the State Board of Registration for professional engineers and surveyors.

(C) The names of all streets.

(D) The length of all areas, chords, chord bearings, radii internal angles, points of curvature, and tangent bearings.

(E) All easements for rights-of-way provided for public services, or utilities, and any limitations of easements and adjacent easements.

(F) All lot numbers and lines, with accurate dimensions in feet and hundredths, and with bearings or angles to street and alley, or crosswalk way lines.

(G) Accurate location of all monuments.

(H) Accurate description of any areas to be dedicated or reserved for public use, with the purpose indicated thereon.

(I) Building setback lines with dimensions.

(J) Protective covenants shall be shown on the plat.
(K) Certification by a registered surveyor in the state to the effect that the plat represents a survey made by him or her and that all monuments shown thereon actually exist, and that their location is correctly shown.

(L) An acknowledgment by the owner or owners of his or her, or their, adoption of the plat, and dedication of streets and other public areas.

(‘97 Code, § 152.44) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.34 APPROVAL.

The Planning Commission shall take action on the final plat in the form of a tracing, within 30 days after it has been officially filed; otherwise, the plat shall be deemed to have been approved. The certificate of the Planning Commission as to the date of the submission of the plat for approval, and the failure to take action within that time, shall be sufficient in lieu of the written endorsement, or evidence of approval, herein required. If disapproved, the ground for disapproval of the final plat shall be stated on the record of the Planning Commission, including the reference to the regulations violated by the plat and written response given to subdivider. If approved by the Planning Commission, it shall be referred to the City Commission for final acceptance.

(‘97 Code, § 152.45) (Ord. 42-96, passed 9-17-96)

§ 151.35 RECORDING OF PLAT.

The subdivider shall be notified of the final action of the City Commission, and he or she shall record the final plat in the office of the County Recorder within 60 days after the date of approval; otherwise, the plat shall be considered void. The subdivider shall furnish the city with photolith prints of the recorded plat, and all approved construction drawings.

(‘97 Code, § 152.46) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

SUBDIVISION DESIGN STANDARDS

§ 151.45 CONFORMITY.

The arrangement, character, extent, width, and location of major, secondary, and minor streets or highways for the city and the surrounding three-mile unincorporated area shall conform to the recommendation of the Planning Commission, based on existing and planned streets, topography, public safety and convenience, and proposed use of land.

(‘97 Code, § 152.51) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.46 ARRANGEMENT.
A) Residential streets shall be designed to discourage through traffic, which may otherwise use secondary thoroughfare or major highways, and whose origin and destination are not within the subdivision.

B) As far as practical, all proposed streets shall be continuous and in alignment with existing, planned, or platted streets with which they are connected. Proposed streets shall extend to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Planning Commission, the extension is not necessary or desirable for the coordination of the layout of the subdivision, or the most advantageous future development of adjacent tracts.

('97 Code, § 152.52) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.47 ALIGNMENT.

A) *Vertical.* For arterials, profile grades shall be connected by vertical curves of a minimum length equivalent to 15 times the algebraic difference in the rate of grade expressed in feet per 100; for collector and minor streets, 7½ times. Minimum length of vertical shall be 50 feet.

B) *Minimum horizontal.* The radii of curvature on the centerline shall be as follows.

1) Arterial: 300 feet

2) Collector: 225 feet

3) Minor: 150 feet

(C) *Visibility requirements.* The minimum horizontal visibility shall be as follows.

1) Arterial: 300 feet

2) Collector and Minor: 200 feet

(D) *Street grades.* Grades shall not exceed the following maximum percentages.

1) Arterial: 7%

2) Collector and Minor: 10%

(E) *Minimum grade.* Minimum grade shall be 0.5%.

('97 Code, § 152.53) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.48 INTERSECTIONS.
Streets shall intersect one another at an angle as near to a right angle as possible. Street curb intersections shall be rounded, with a radius of a minimum of 20 feet when the intersection occurs at right angles. The Planning Commission can require a larger radius if the volume and type of traffic justifies.

(‘97 Code, § 152.54) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.49 LOCATION.

When a proposed subdivision lies within the three-mile limit, under territorial rights, and is adjacent to, or contains a state highway, the subdivider shall show evidence that the Ohio Department of Highways, Division Seven, Sidney, Ohio, has checked the highway as to alignment and width.

(‘97 Code, § 152.55) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.50 CUL-DE-SACS.

(A) A cul-de-sac shall not exceed 600 feet in length, and shall be provided with a turnaround, having a minimum radius of 50 feet to the right-of-way line. The pavement within a turning circle shall have a minimum outside radius of 35 feet, measured to face of curb.

(B) The Planning Commission may approve a “T” or “Y” in lieu of the circle, if, in their opinion, it will be more advantageous to the public in general. The Planning Commission may also approve a temporary “T,” circle, or “Y” at the end of a proposed street, if, in their opinion, the street shall be extended beyond the limits of the proposed subdivision, but is not in the plan stage for development.

(‘97 Code, § 152.56) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.51 RIGHT-OF-WAY, PAVEMENT, SIDEWALK AND TREE LAWN WIDTH.

Right-of-way, pavement, sidewalk and tree lawn widths shall be as follows.

<table>
<thead>
<tr>
<th>Type</th>
<th>Right-of-Way</th>
<th>Pavement Back-Back Curb</th>
<th>Sidewalk (each side)</th>
<th>Tree Lawn (each side)</th>
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</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>80 feet</td>
<td>59 feet</td>
<td>4 feet</td>
<td>6 feet</td>
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<tr>
<td>Collector</td>
<td>60 feet</td>
<td>37 feet</td>
<td>4 feet</td>
<td>6 feet</td>
</tr>
<tr>
<td>Minor</td>
<td>50 feet</td>
<td>31 feet</td>
<td>4 feet</td>
<td>5 feet</td>
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</tbody>
</table>

(‘97 Code, § 152.57) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.52 STREET NAMES.
Name of streets shall not duplicate existing or platted streets. New streets which are the
extension of, or in alignment with existing streets, shall bear the name of the existing street.
Street name signs shall be furnished and installed by the city.

(\textcopyright 97 Code, § 152.58) (Ord. 42-96, passed 9-17-96) \textit{Penalty, see § 10.99}

\section*{§ 151.53 DEDICATION.}

Approval of a plat shall not be an acceptance by the public of dedication of any street or other
ground as shown on the plat.

(\textcopyright 97 Code, § 152.59) (Ord. 42-96, passed 9-17-96)

\section*{151.54 HALF STREETS; ALLEYS.}

(A) Should there be along the adjoining boundary line of another plat, a half-width street or
alley, duly transferred, or dedicated and recorded, the other half-width of the street or alley must
be dedicated on the proposed plat to make the same complete.

(B) Half streets shall be discouraged at all times.

(C) Alleys shall not be permitted.

(\textcopyright 97 Code, § 152.510) (Ord. 42-96, passed 9-17-96) \textit{Penalty, see § 10.99}

\section*{§ 151.55 EASEMENTS.}

(A) Whenever a subdivision is planned within the corporate limits of the city or within the three-
mile limit of the city, the subdivider shall provide easements along the front lot lines, rear lot
lines and side lot lines where necessary, to permit the city to expand its utilities in a systematic
order. These easements shall be determined by the utilities upon review of the planned
subdivision. The subdivider shall be responsible for clearing all easements for construction.

(B) All easements shall have a minimum width as follows.

(1) \textit{Electrical.}

(a) Overhead system. Main lines planned and located by the Municipal Power Plant, or any other
electrical utility, 20 feet in width total; side yard easements shall be 12 feet total, six feet on each
side of property line. Main lines planned and located along a boundary line, of which the area
adjacent to the proposed subdivision is not in any planning stage of development, or the area
adjacent will be unable to be expanded, the minimum width of the proposed easement shall be 20
feet total, ten feet on each side of the property.
(b) *Underground system.* Whenever a subdivider proposes any underground electrical system and the system has been checked by the electrical utility, the utility shall control the width of easements necessary to maintain such a system.

(2) *Sanitary, storm, gas, and water easement.* Whenever additional easements are required within a proposed subdivision for any or all of the above mentioned items, an easement shall be set aside along the rear of side lot lines with a minimum width of 20 feet total, ten feet on each side of the new property line.

(‘97 Code, § 152.511) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.56 LOTS.

(A) The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivisions and for the type of development contemplated.

(B) All lots shall abut by their full frontage on a public street.

(C) The size of all lots shall be as specified in the zoning code.

(D) All corner lots shall have frontage on both streets at least one and one-half times the minimum frontage for the zoning district.

(E) Lots fronting on two streets, other than corner lots, shall be discouraged.

(F) Side lot lines shall be approximately at right angles to the street, or radial to curved streets. Lot lines shall be kept straight except when indicated by topography.

(G) All lot split and minor subdivision drawings shall be approved by the City Engineer and assigned new lot numbers.

(‘97 Code, § 152.512) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.57 BLOCKS.

(A) Blocks shall be of sufficient width to provide for two tiers of lots of appropriate depth.

(B) Blocks shall not exceed 1,600 feet in length.

(C) The number of intersecting streets along a thoroughfare shall be held to a minimum; wherever practical, blocks along such trafficways should be not less than 1,200 feet in length.

(‘97 Code, § 152.513) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.58 DRAINAGE.
All drainage design shall be in accordance with the city’s stormwater regulations.

(Am. Ord. 13-05, passed 8-1-05)

**REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS**

§ 151.70 GENERAL.

The minimum requirements for which a subdivider will be required to make in a subdivision prior to the acceptance of any streets, sewer, water line, electric, street lighting, or dedicated public use, shall conform to the city standard drawings and specifications. The city standard drawings and specifications shall consist of those drawings and specifications which have been recommended by the Public Works Director, Power System Director adopted by reference, as described in Chapter 153, City Planning Commission, Fire Chief, and approved by ordinance of the City Commission. All of these improvements shall be carried out in full compliance with the drawings and specifications for each of the various units of work as separately required by Chapters 151 and 153 the City Engineer or Power Plant Director.

('97 Code, § 152.61) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.71 PLANS.

(A) All plans shall carry the signature of a registered professional engineer in the state, the approval of the City Engineer, and the approval of the Planning Commission before construction may begin.

(B) All grades for curb, gutter, and sidewalk shall be approved by the City Engineer.

(C) Sidewalks shall be required on both sides of every street.

(D) All streets shall have curb and gutter.

(E) The developer shall furnish the city with reproducible “as built” drawings of all construction work that will be under the jurisdiction of the city within 60 days of completion of the project and before the city will accept the work.

('97 Code, § 152.62) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.72 SURVEY MONUMENTS.

(A) A complete survey shall be made by a registered surveyor in the state. All work shall meet the minimum standards for boundary surveys in the state as set forth by the State Board of Registration for Professional Engineers and Surveyors.
(B) Iron pin monuments shall be -inch in diameter (solid) and 30 inches long and marked. All pin monuments shall be set and marked before final acceptance of the subdivision by the city.

(‘97 Code, § 152.63) (Ord. 42-96, passed 9-17-96) Penalty, see § 10.99

§ 151.73 AGREEMENTS AND GUARANTEES.

(A) Intent. The intent of this section is to establish construction performance requirements for subdivision improvements to ensure the completion of the authorized improvements in a judicious and proper manner.

(B) General Provisions. The provisions contained in this section shall apply to all subdivision improvements subject to conformance with Chapter 151.

(1) Performance Guarantee. The appropriate performance guarantee covering the costs of the proposed improvements shall be submitted with the construction plans and final plat for a subdivision, or any portion or section thereof, being presented for consideration by the Planning Commission. Such guarantee shall assure either the performance of the proposed improvements or payment of the estimated costs to the City if such improvements have not been installed and completed or if construction has not commenced within one year after the date of the Planning Commission approval of the construction plans and final plat for the proposed improvements or the agreed upon start and completion date(s) approved by the Planning Commission, whichever comes first.

(a) Guarantee Form. The performance guarantee shall be in the form of a property bond, surety bond, a cash bond, or negotiable United States Treasury Certificates of the kind approved by law for securing deposits of public money. The guarantee shall be executed by the subdivider as principal, and if a surety bond, shall be executed by a corporation authorized to act as a surety under the laws of the State of Ohio. The guarantee shall be an obligation for the faithful performance of any and all work and the construction and installation of all improvements required to be done by the subdivider. The guarantee shall contain the further condition that should the subdivider fail to complete all work and improvements required to be done by him within 24 consecutive calendar months of the date of approval of the final plat, or within a mutually agreed-on extension, not to exceed 12 consecutive calendar months, the city may, at its option, cause all required work to be done and improvements constructed at the expense of the executor of the Guarantee. The parties executing the guarantee shall be firmly bound for the payment of all necessary costs therefore.

(b) Guarantee Amount. The performance guarantee amount shall equal the construction estimate for the total costs of the proposed improvements. The construction estimate shall be prepared by a registered professional engineer licensed by the State of Ohio and include all anticipated costs incidental and necessary to the completion of the proposed improvements, including:

1) Labor and Materials. The labor and materials costs shall be calculated based upon the most current unit cost information available from the Ohio Department of Transportation Division of Planning Office of Estimating. The labor and material costs shall include all labor and material costs and equipment, overhead
and profit incidental and necessary to the completion of the proposed improvements.

2) Contingency. An amount equal to ten-percent (10%) of the total labor and material cost shall be added to the total labor and material costs to cover unanticipated items of work that may become necessary to the completion of the proposed improvements.

3) Construction Engineering. An amount equal to ten-percent (10%) of the total labor and material cost plus the contingency amount shall be added to the sum of the total labor and material costs and the contingency amount to cover inspection and testing services necessary to the completion of the proposed improvements.

(c) Guarantee Termination. Upon the submittal and acceptance of a maintenance guarantee in accordance with §151.73(B)(3) the subdivider may terminate performance guarantee.

(2) Construction Agreement. The work to be performed shall be in accordance with the construction plans and final plat for the subdivision, or any portion or section thereof, as approved by the Planning Commission. The construction estimate prepared in accordance with § 151.73(B)(1)(b) shall provide further indication of the work necessary and essential to complete the proposed improvements. The cost to install and or oversize water main and or sewer main necessary and incidental to the proposed improvements shall be in accordance with the provisions of § 51.47 and § 53.49. Any cost to be incurred by the city to oversize the water main and or sewer main necessary and incidental to the proposed improvements shall be shown as a separate line item on the construction estimate and included in the total labor and material costs used to determine the contingency, construction engineering, and total guarantee amounts.

(3) Maintenance Guarantee. The appropriate maintenance guarantee covering the costs of repairing defects that may appear in the work shall be submitted to the city upon the City Engineer finding the work to be substantially complete. Such guarantee shall assure either the performance of the necessary repair or replacement of defective conditions or payment of the estimated costs to the City if such defective conditions have not been repaired or replaced within one year after the date of the acceptance of the improvements.

(a) Guarantee Form. The maintenance guarantee shall be in the form of a property bond, surety bond, a cash bond, or negotiable United States Treasury Certificates of the kind approved by law for securing deposits of public money. The guarantee shall be executed by the subdivider as principal, and if a surety bond, shall be executed by a corporation authorized to act as a surety under the laws of the State of Ohio. The guarantee shall be an obligation for the faithful performance of the repair or replacement of defective conditions that may appear following the completion the work by the subdivider and acceptance of the same by the City. The guarantee shall contain the further condition that should the subdivider fail to repair or replacement all defective work within 30 consecutive calendar days after being notified of the condition, or within a mutually agreed-on extension, not to exceed 90 consecutive calendar days, the City may, at its option, cause all required repair and replacement work to be done. The parties executing the guarantee shall be firmly bound for the payment of all necessary costs therefore.

(b) Guarantee Amount. The maintenance guarantee amount shall equal ten percent (10%) of the performance guarantee amount.
(c) Guarantee Termination. Twelve months after the acceptance of the improvements as complete and upon the successful completion of any and all repair or replacement of defective conditions in accordance with of § 151.73(B)(3) the subdivider may terminate maintenance guarantee.

(4) Completion of Work and Acceptance. For the purposes of this section, the guidelines for substantially complete, and acceptance shall be as follows:

(a) Substantially Complete. Work on improvements will be considered substantially complete upon each of the following conditions being satisfied:

1) City utilities (water, sewer, storm sewer) have been installed and inspected and approved by the Utilities Director, and all other non-city underground utilities (gas, telephone, and cable television, etc.) have been installed by the responsible party.

2) Curb and gutter and sidewalk has been constructed in accordance with construction plans and inspected and approved by the City Engineer.

3) Street base and final surface materials have been installed and inspected and approved by the City Engineer.

(b) Acceptance. Work on improvements will be considered accepted upon each of the following conditions being satisfied:

1) All required maintenance guarantee work has been satisfactorily completed.

2) Subdivider has provided city with electronic record drawings stamped by a registered professional engineer or surveyor verifying the accuracy of the drawings and showing the completed state of all improvements.

3) Subdivider has provided city with affidavit stating all parties with payment due as a result of the performance or work or providing of materials or services necessary and incidental to the construction of the improvements have been paid in full.

(5) Commencement of Lot Development. The issuance of zoning or building permits necessary and incidental to improvements to be located on building lots established by the approval of the final plat of a subdivision, or any portion of section thereof, shall not be issued until the subdivider has submitted and the city has accepted the maintenance guarantee for that portion or section of the subdivision in which the lot is located.

APPENDIX: TABLES

TABLE A: FEE SCHEDULE

All subdivision regulation fees shall be collected by the Planning and Zoning Office at the rates established as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annexation Plat</td>
<td>$0</td>
</tr>
<tr>
<td>Description</td>
<td>Fee</td>
</tr>
<tr>
<td>------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>Lot Split/Replat</td>
<td>$100</td>
</tr>
<tr>
<td>Major Subdivision</td>
<td></td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$150</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$150</td>
</tr>
<tr>
<td>Construction Plans</td>
<td>$150</td>
</tr>
<tr>
<td>Minor Subdivision</td>
<td></td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$100</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$100</td>
</tr>
<tr>
<td>Construction Plans</td>
<td>$100</td>
</tr>
</tbody>
</table>

(Ord. 1-07, passed 2-5-07)
August 26, 2013

*** MEETING NOTICE ***

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

TIME: 6:00PM
DATE: TUESDAY, SEPTEMBER 10, 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