CALL TO ORDER
1. Chair Comments
2. Roll Call

Opening Remarks
Clerk Calls the Roll

OLD BUSINESS
3. Meeting Minutes

March 11, 2014 Meeting Minutes

NEW BUSINESS
4. Resolution PC-6-14
A Resolution to consider the Vacation
of a portion of Public Right of Way
known as the alley behind 807 Nicklin
Avenue

5. Resolution PC-7-14
A Resolution to consider the Vacation
of a portion of Public Right of Way
known as the alley behind 301 W. Water
Street between Campbell Street and S.
Downing Street

6. Resolution PC-8-14
A Resolution recommending a change in
the Zoning Designation of Parcel N44-
075900 a portion of the real property
located at 220 Fox Drive

OTHER BUSINESS

ADJOURNMENT
PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, MARCH 11, 2014
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER
1. Chair Comments
Chairman Spoltman outlined the meeting procedures that will be followed by the Planning Commission.

2. Roll Call
Clerk Calls the Roll
Present: Mr. Oda, Mr. Spoltman, Mr. Koenig, Mr. Taylor
Absent: Ms. Pearson
Ms. Pearson’s absence was excused by a unanimous voice vote.
Motion: Mr. Oda
Second: Mr. Taylor
Voice Vote: 4-0

OLD BUSINESS
3. Meeting Minutes
January 14, 2014 Meeting Minutes
The minutes were approved by a unanimous vote.
Motion: Mr. Koenig
Second: Mr. Oda
Voice Vote: 4-0

NEW BUSINESS
4. Resolution PC 1-14
A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2014 calendar year
The nomination of Mr. Oda to serve as Vice Chair and Mr. Koenig to serve as Chair were unanimously approved by voice vote.
A motion to appoint the nominees as presented was approved.
Motion: Mr. Spoltman
Second: Mr. Taylor
Roll Call Vote: 3-0
5. Resolution PC 2-14  A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2014 calendar year

The nomination of Mr. Oda to serve as the Planning Commission representative on the Board of Zoning Appeals was approved by a unanimous vote.

Motion: Mr. Taylor
Second: Mr. Koenig
Roll Call Vote: 4-0

Aye - Koenig, Taylor, Spoltman, Oda

6. Resolution PC 3-14  A Resolution recommending the Planning Commission appointment to the Housing Council for the 2014 calendar year

The nomination of Mr. Taylor to serve as the Planning Commission representative on the Housing Council was approved by a unanimous vote.

Motion: Mr. Oda
Second: Mr. Koenig
Roll Call Vote: 4-0

Aye - Koenig, Taylor, Spoltman, Oda

7. Resolution PC 4-14  Riverfront Development Strategy

Mr. Schmiesing provided an overview of the planning process and the findings and recommendations of the study.

Mr. Oda commented that the rendering seems to show the levee being removed near Lock Nine Park and asked if there are any proposed modifications to the levee system as part of what is being proposed. Mr. Schmiesing indicated that modifications impacting the location or elevation of the levee are not proposed as part of the vision presented and noted that illustrators sometimes minimize existing conditions when attempting to highlight the features of the vision being presented.
Mr. Koenig questioned the accuracy of the graphic depicting the bike trail as incomplete between Piqua and Troy. Mr. Schmiesing will see to it that the graphic is corrected if it is indeed inaccurate.

Mr. Oda noted there is additional information about the history of the properties discussed in the study that might be helpful to include in future materials describing the properties.

A motion to recommend the adoption of the Riverfront Development Strategy was approved by a unanimous vote.

Motion: Mr. Oda
Second: Mr. Koenig
Roll Call Vote: 4-0

Aye: Koenig, Taylor, Spoltman, Oda

8. Resolution PC 5-14 Economic Development Strategic Plan

Mr. Schmiesing provided an overview of the planning process and the findings and recommendations of the study.

There was a brief discussion about the value and benefits of engaging a broad cross section of the community in implementing the plan, and focusing on quality of life as a means for attracting entrepreneurs, businesses, and a skilled workforce to the community.

Mr. Koenig asked who would be responsible for funding the initiatives outlined in the plan document. Mr. Schmiesing explained that the City of Piqua Economic Development Department would be the primary agency responsible for the actions suggested in the document and that they would be working closely with other agencies identified as being important to the successful implementation of a particular action item. Mr. Schmiesing commented that while local government may be the logical funding source for many of the items, ultimately community leaders and elected officials will decide how to fund the efforts deemed necessary.

A motion to recommend the adoption of the Economic Development Strategic Plan was approved by a unanimous vote.

Motion: Mr. Koenig
Second: Mr. Oda
Roll Call Vote: 4-0
OTHER BUSINESS

9. River Summit

March 14, 2014 River Summit at UD

Mr. Schmiesing provided an overview of the River Summit and noted that a large contingency of community leaders will be representing Piqua at the Summit this year. Mr. Schmiesing commented that the Summit is a good primer for the discussions in the community regarding the riverfront development possibilities and noted that the Summit is an annual event well worth the time to attend and invited Planning Commission members to consider attending the event.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.
RESOLUTION No. PC 6-14

WHEREAS, Piqua City School District owner of the adjacent parcels located in the City of Piqua, being in a district zoned ?? ( ), has submitted a request to vacate a portion of platted public right of way, known as as the alley behind 807 Nicklin Avenue; and,

WHEREAS, the City of Piqua City Commission has declared their intent to consider the vacation of the subject right of way and referred the item to the Planning Commission for study and a recommendation; and,

WHEREAS, section 98 of the Piqua Charter provides the procedure for considering a right of way vacation request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the portion of public right of way proposed for vacation:

☐ Is unimproved and does not provide essential access to surrounding properties
☐ Is unoccupied by public utilities or other uses commonly located within public right of way
☐ Is not identified on any transportation plan indicating the right of way is or will be necessary
☐ Is not essential to any existing or future development or use of the surrounding properties

NOW THEREFORE BE IT RESOLVED, board member __________ hereby moves to __________ the request, 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>
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<tr>
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<th>AYE</th>
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</table>
CITY OF PIQUA, OHIO

APPLICATION FOR VACATION
OF PUBLIC RIGHT-OF-WAY

1. Applicant’s Name Piqua City School District
   CURT SOUTH Phone # 937.773.4321
   Applicant’s Address 719 E. Ash Street

2. Owner’s Name BOARD OF EDUCATION/PCSD Phone # 937.773.4321

3. Type of legal interest held by applicant PROPERTY OWNER

4. Location of Public Right-Of-Way Vacation request 807 Nicklin Ave, Piqua

5. Describe the reason for the requested Vacation of Public Right-Of-Way
   REQUEST TO RE-ROUTE ALLEY TO ALLOW FOR THE
   CONSTRUCTION OF A NEW INTERMEDIATE SCHOOL

6. Property owners adjacent to Right-Of-Way to be vacated.

   NAME
   RONALD BRANDTBERGER

   ADDRESS

   SIGNATURE

Signature of Applicant CURT SOUTH, PIQUA CITY SCHOOLS

Date 04.09.14

$100.00 Fee Paid 100.00 Date Fee Paid 4-9-14

Receipt No. 211693 Res. No.
ALLEY VACATION PLAT

LOT 1148 & PT LOT 1147
BOARD OF EDUCATION OF THE PIQUA CITY SCHOOL BOARD
OR 487-489

LEGEND
- 5/8" X 30" REGAR W/CAP SET
- IRON PIN FOUND
- WAS NAIL SET
- P.K. NAIL FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- ALLEY TO BE VACATED

CITY OF PIQUA PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA,
OHIO, HELD THIS ___ DAY OF __________, 20____, THIS PLAT WAS
REVIEWED AND APPROVED.

PRESIDENT

SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA,
OHIO, HELD THIS ___ DAY OF __________, 20____, THIS PLAT WAS
APPROVED BY ORDINANCE NO. __________.

MAYOR

CLERK

BEING A PLAT TO VACATE OF A PORTION OF AN EXISTING
10' ALLEY BETWEEN CL 20 AND LOT 1148-1147.
LEGAL NOTICE

Pursuant to Section 98 of the City of Piqua Charter, notice of the City of Piqua City Commissions’ declaration of intent to vacate a portion of platted public right of way known as a public alley located south of Ann Street between Nicklin Avenue and Broadway, and notice of the City of Piqua Planning Commission meeting date, time, and location, at which a public hearing will be conducted concerning this matter, said meeting to be held on Tuesday, May 13, 2014 at 6:00 P.M. in the Commission Chambers located on the 2nd floor of the Municipal Government Complex, 201 West Water Street, Piqua, Ohio, is hereby provided.

Contact: Chris Schmiesing
City Planner
(937) 778-2049

PUBLISH: Monday, April, 28, 2014
RESOLUTION No. PC 7-14

WHEREAS, American Legion Post 184 owner of the adjacent parcels located in the City of Piqua, being in a district zoned B (Business), has submitted a request to vacate a portion of platted public right of way, known as the alley behind 301 W. water Street, between Campbell Street and S. Downing Street and,

WHEREAS, the City of Piqua City Commission has declared their intent to consider the vacation of the subject right of way and referred the item to the Planning Commission for study and a recommendation; and,

WHEREAS, section 98 of the Piqua Charter provides the procedure for considering a right of way vacation request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the portion of public right of way proposed for vacation:

☐ Is unimproved and does not provide essential access to surrounding properties
☐ Is unoccupied by public utilities or other uses commonly located within public right of way
☐ Is not identified on any transportation plan indicating the right of way is or will be necessary
☐ Is not essential to any existing or future development or use of the surrounding properties

NOW THEREFORE BE IT RESOLVED, board member __________ hereby moves to __________ the request, 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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<tr>
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CITY OF Piqua, OHIO

APPLICATION FOR VACATION OF PUBLIC RIGHT-OF-WAY

1. Applicant’s Name: American Legion Post 184  Phone #: 937-773-9085
   Applicant’s Address: 301 W. Water St., Piqua, OH 45356

2. Owner’s Name: American Legion Post 184  Phone #: 937-773-9085

3. Type of legal interest held by applicant: Property owner

4. Location of Public Right-Of-Way Vacation request: Alley between Campbell St. and Downing St. (300 block of W. Water St. behind American Legion)

5. Describe the reason for the requested Vacation of Public Right-Of-Way:
   Minimize traffic and increase parking area.

6. Property owners adjacent to Right-Of-Way to be vacated.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
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<tbody>
<tr>
<td>City of Piqua</td>
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<td>American Legion Post 184</td>
<td>301 W. Water St.</td>
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Signature of Applicant: ___________________________ Date: 3-31-14

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

$100.00 Fee Paid ___________________________ Date Fee Paid ___________________________

Receipt No. ___________________________ Res. No. ___________________________
April 22, 2014

LEGAL NOTICE

Pursuant to Section 98 of the City of Piqua Charter, notice of the City of Piqua City Commissions' declaration of intent to vacate a portion of platted public right of way known as a public alley located south of Water Street between Campbell Street and Downing Street, and notice of the City of Piqua Planning Commission meeting date, time, and location, at which a public hearing will be conducted concerning this matter, said meeting to be held on Tuesday, May 13, 2014 at 6:00 P.M. in the Commission Chambers located on the 2nd floor of the Municipal Government Complex, 201 West Water Street, Piqua, Ohio, is hereby provided.

Contact: Chris Schmiesing  
City Planner  
(937) 778-2049

PUBLISH: Monday, April, 28, 2014
CITY OF PIQUA
PROPOSED 12' ALLEY VACATION
FOR THE AMERICAN LEGION

WATER STREET 66' R/W

CAMPBELL STREET 20' R/W

INLOT 403  INLOT 402  INLOT 401  INLOT 400

PAUL SCHNELL
POST #184
AMERICAN
LEGION

INLOT 412  INLOT 413  INLOT 414  INLOT 415

BIKE PATH

SCHNELL-WESTFALL
POST #184
AMERICAN
LEGION

ROOSEVELT STREET 33'

CITY OF PIQUA

AREA B

275'

AREA A

50'

55'

55'

55'

245'

80'

DOWNING STREET 60' R/W

GRAPHIC SCALE IN FEET
1" = 60'

PROPOSED PLAN FOR THE AMERICAN LEGION POST 184
IN MARY COUNTY, OHIO — MARCH 2014

GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #5348
1000 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 779-3607

SIGNATURE
RESOLUTION No. PC 08-13

WHEREAS, Paul Sherry, owner of the subject property in the City of Piqua, Ohio, has submitted a request to change the zoning designation of parcel N44-075900 from I-2 Heavy Industrial to R-1 Single Family Residential; 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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</table>
CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name: Keystone Homes Phone: 332-8669
   Applicant's Address: PO Box 980

2. Owner's Name: Paul Sheany Phone:
   Owner's Address:

3. Type of legal interest held by applicant:

4. Location of Rezoning request:
   A. Legal description (Inlot No. or attach legal description): See Attach.
   B. Address:

5. Existing zoning:

6. Existing usage: Vac. Land

7. Proposed zoning: Residential

8. Proposed usage: Single Family

9. Is this "Request for Zoning" contingent upon annexation? Y  N

10. Describe the reason for the requested rezoning: Splitting lot

11. Has a Rezoning Request for this location been made before? Y  N
    If yes, give date of previous application:

12. No. of site plans submitted (16 required UNLESS waived):

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: Thesa Heurlin Date:

Signature of Owner Date:

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

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

$50.00 Fee paid 100.00 Date fee paid 4-14-14
Receipt no. 211299 P.C. Res. no.
1. Applicant's Name: Keystone Homes  
   Phone: 332-8869

2. Owner's Name: Paul Sheery

3. Type of legal interest held by applicant

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description): See Attach.
   B. Address

5. Existing zoning

6. Existing usage: vacant land

7. Proposed zoning: Residential

8. Proposed usage: single family

9. Is this "Request for Zoning" contingent upon annexation? Y
10. Describe the reason for the requested rezoning: splitting lot

11. Has a Rezoning Request for this location been made before? Y
    If yes, give date of previous application

12. No. of site plans submitted (18 required UNLESS waived)

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: Thelma Harbin  Date

Signature of Owner: Paul Sheery  Date: 4/14/2004

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

----------------------- OFFICE USE ONLY -----------------------

$60.00 Fee paid  Date fee paid

Receipt no.  P.C. Res. no.
May 2, 2014

*** 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, May 13, 2014
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
<table>
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<td>FRANKLIN KEIFER</td>
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<td>Fletcher, OH 45326</td>
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<td>ROBERT AND SHIRLEY FINCEL</td>
<td>PO BOX 205</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC-7-14</td>
<td>CITY OF PIQUA</td>
<td>201 W. WATER STREET</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC-7-14</td>
<td>KEYSTONE HOMES/ANTHONY SCOTT</td>
<td>P.O. BOX 980</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC-7-14</td>
<td>PAUL SHERRY</td>
<td>P.O. BOX 742</td>
<td>Piqua, OH 45356</td>
</tr>
</tbody>
</table>

ENTIRE PACKET TO:

CHRIS SCHMIESING   E-GOV
Planning Commission E-GOV

E-MEETING NOTICE TO:

AMY WELKER         E-GOV
CHRIS BOEKE        E-GOV
CITYCOMMISSION     E-GOV
DEAN BUNCH         E-GOV
DEBBIE STEIN       E-GOV
GARY HUFF          E-GOV
JUSTIN SOMMER      E-GOV
LORNA SWISHER      E-GOV
STACY WALL         E-GOV
MARTIN KIM         E-GOV
AMY HAVENAR        E-GOV
BRUCE JAMISON      E-GOV
PIQUA DAILY CALL   E-GOV
DAYTON DAILY NEWS  E-GOV
WPTW               E-GOV