PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, FEBRUARY 10, 2015
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
   October 14, 2014 Meeting Minutes

NEW BUSINESS
4. Resolution PC 1-15
   A Resolution nominating and electing
   the Planning Commission Chairperson and
   the Vice Chairperson for the 2015 calendar
   year

5. Resolution PC 2-15
   A Resolution recommending the Planning
   Commission appointments to the Board of
   Zoning Appeals for the 2015 calendar
   year

6. Resolution PC 3-15
   A Resolution recommending the Planning
   Commission appointment to the Housing
   Council for the 2015 calendar

7. Resolution PC 4-15
   A Resolution authorizing a Special Use
   in an I-2 (Heavy Industrial District) for a
   Gymnastics/cheerleading Recreational Facility located at 262
   Fox Drive

8. Resolution PC 5-15
   A Resolution to authorize an upper
   floor dwelling Residential Special Use
   of the principal structure located 409
   N. Main Street

9. Resolution PC 6-15
   A Resolution authorizing the Planning
   Commission to take action on the final
   plat of the 1.004 Acre Tract for the
   Piqua Water Storage Tank, and refer it
to the City Commission for final
acceptance

OTHER BUSINESS

ADJOURNMENT
RESOLUTION No. PC 01-15

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.

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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 the serving as vice-chairperson, and you will respond again.

<table>
<thead>
<tr>
<th>Board Member</th>
<th>Chair</th>
<th>Vice-Chair</th>
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<tr>
<td></td>
<td>YES</td>
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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 02-15

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 2015 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 03-15

The Planning Commission is to provide a recommendation concerning the Planning Commission representative to be appointed to the Housing Council to serve for the 2015 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 4-15

WHEREAS, Jawna Hellyer, leasing property located at 262 Fox Drive, being in a district zoned I-2 (Heavy Industrial), has submitted a request to authorize a Recreational Gymnastics/Cheerleading special use to be located at 262 Fox Drive; and,

WHEREAS, section 154.028(D)(31) 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 ____________________________ 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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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: Tumble U Phone: 937-626-3395
   Applicant's Address: 2921 Rudy Rd Tipp City, OH 45371

2. Owner's Name: Paul Sherry Properties Phone: 
   Owner's Address: P.O. Box 45356 Piqua, OH 45356

3. Type of legal interest held by applicant: tenant

4. Location of Special Use Permit request
   A. Legal description (in lot No. or attach legal description): 
   B. Address: 202 Fox Dr.

5. Existing zoning: I-2

6. Existing usage: empty

7. Proposed usage: gymnastics / cheerleading

8. Proposed special usage: change of use

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

10. Describe the reason for the requested special use:
    Gymnastics & cheerleading teams require large open areas with high ceilings. This is not possible in a business zoned area.

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: 1/19/15

Signature of Owner: M. N. Ray Property Manager Date: 1/23/15

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: 1/31/2015 Date Fee Paid: 1/23/2015

Receipt No: 215809 P.C. Res. No: 4-15
RESOLUTION No. PC 05-15

WHEREAS, James Fisher, owner of the subject property in the City of Piqua, Ohio, has submitted a request to authorize an upper floor dwelling unit use of the second floor of the principal structure located at 409 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 hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant’s Name: James Fisher  Phone: 937-308-9308
   Applicant’s Address: 2515 Centerbrook Ct Dayton OH

2. Owner’s Name: James Fisher  Phone: 937-308-9308
   Owner’s Address: 2515 Centerbrook Ct

3. Type of legal interest held by applicant: Owner

4. Location of Special Use Permit request:
   A. Legal description (Inlot No. or attach legal description): N44/000900
   B. Address: 401 N. Main St. Piqua

5. Existing zoning: CBD

6. Existing usage: Office Downtown (Main Floor)

7. Proposed usage: 2nd Floor Living Space

8. Proposed special usage: Same

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

10. Describe the reason for the requested special use:
    To convert the 2nd floor into a single dwelling

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant: [Signature]  Date: 1/27/15

Signature of Owner: [Signature]  Date: 1/27/15

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  Date Fee Paid: 1-27-15
Receipt No. 218812  P.C. Res. No. 5-15
RESOLUTION No. PC 06-14

WHEREAS, the City of Piqua requests the Planning Commission approve and forward to the Piqua City Commission the Final Plat for the 1.004 acre tract for the Water Storage Tank; and,

WHEREAS,;

NOW THEREFORE BE IT RESOLVED, board member ___________ hereby moves to recommend adoption of the City of Piqua final plat of the 1.004 acre tract for the Water Storage Tank, 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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Description of a

1.004 Acre Tract (Water Tower Tract)

(Sherry Development, Inc. Tract)

for

City of Piqua

Situated in the Southeast Quarter of Section 19, Township 6 North, Range 6 East, Washington Township, City of Piqua, Miami County, Ohio and being part of the 62.7342 acre tract as described in Miami County Deed Records Volume 625, Page 564 and being part of Inlot 7517 in said city, and being more particularly described as follows:

Commencing at a Mag Nail found at the southwest corner of the Southeast Quarter of Section 19;

thence North 00° 08’ 57” East 391.03 feet along the west line of said Southeast Quarter, said line also being the centerline of Drake Road, to an iron pipe found at the northwest corner of a 15.5455 acre tract as described in Deed Volume 797, Page 468;

thence South 89° 37’ 52” East 2023.33 feet along the north line of said 15.5455 acre tract and the north line of said 62.7342 acre tract to a point, said point being witnessed by an iron pin set South 00° 02’ 12” East 1.00 feet, said point being the TRUE POINT OF BEGINNING for the tract described herein;

thence continuing South 89° 37’ 52” East 230.50 feet to an iron pin found at the northeast corner of said 62.7342 acre tract;

thence South 00° 02’ 12” East 189.67 feet along the east line of said 62.7342 acre tract to an iron pin set

thence North 89° 37’ 52” West 230.50 feet to an iron pin set;

thence North 00° 02’ 12” West 189.67 feet to the point of beginning containing 1.004 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from a survey completed in November, 2014 by Louis J. Bergman, Registered Surveyor #7177 and filed in Volume _____, Page _____ of the Miami County Engineers Records of Land Surveys. Bearings based on NAD83 (NSRS2011) Ohio, State Plane Coordinates, South Zone.

Mote & Associates, Inc.
214 West Fourth Street
Greenville, Ohio 45331
<table>
<thead>
<tr>
<th>RESOLUTION</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
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<tbody>
<tr>
<td>PC-4</td>
<td>Dauna Hellyer</td>
<td>2921 Rudy Rd.</td>
<td>TIPP CITY, OH 45371</td>
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<td>PC-4</td>
<td>A M Leonard Inc.</td>
<td>241 Fox Drive</td>
<td>PIQUA, OH 45356</td>
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<td>PC-4</td>
<td>Sherry Development Inc.</td>
<td>P. O. Box 742</td>
<td>PIQUA, OH 45356</td>
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<td>PC-4</td>
<td>Miami Valley Realty</td>
<td>201 Fox Drive</td>
<td>PIQUA, OH 45356</td>
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<td>PC-5</td>
<td>James Fisher</td>
<td>409 N. Main Street</td>
<td>PIQUA, OH 45356</td>
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<td>PC-5</td>
<td>Dennis Foster</td>
<td>828 Camp Street</td>
<td>PIQUA, OH 45356</td>
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<td>PC-5</td>
<td>Kevin Hoffman</td>
<td>417 N. Main Street</td>
<td>PIQUA, OH 45356</td>
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<td>PC-6</td>
<td>Peggy Hemm</td>
<td>2020 Hemm Rd.</td>
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**ENTIRE PACKET TO:**

- GARY HUFF
  - INTER-OFFICE MAIL
- CHRIS SCHMIESING
  - INTER-OFFICE MAIL

**E-MEETING NOTICE TO:**

- PLANNING COMMISSION
  - EMAIL
- AMY WELKER
  - EMAIL
- CHRIS BOEKE
  - EMAIL
- CITY COMISSION
  - EMAIL
- DEAN BURCH
  - EMAIL
- DEBBIE STEIN
  - EMAIL
- GARY HUFF
  - EMAIL
- JUSTIN SOMMER
  - EMAIL
- LORNA SWISHER
  - EMAIL
- MARTIN KIM
  - EMAIL
- STACY WALL
  - EMAIL
- AMY HAVENAR
  - EMAIL
- BRUCE JAMISON
  - EMAIL
- PIQUA DAILY CALL
  - EMAIL
- DAYTON DAILY NEWS
  - EMAIL
- WPTW
  - EMAIL
- PIQUA CHANNEL 5
  - EMAIL
- MIAMI COUNTY HOME BUILDERS ASSOCIATION
January 29, 2015

*** 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, February 10, 2015
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