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

NEW BUSINESS
4. Resolution 7-15       An amendment to zoning map to change the zoning designation of the property located at 8654 N. Co Rd 25-A to I-1 Light Industrial
5. Resolution 8-15       An amendment to the zoning code to allow a Place of Worship as a principal permitted use in an I-1 Light Industrial zoning district

OTHER BUSINESS

ADJOURNMENT
CALL TO ORDER

1. Chair Comments Opening Remarks

Chairman Koenig outlined the meeting procedures that will be followed by the Planning Commission.

2. Roll Call Clerk Calls the Roll

Present: Mr. Oda, Mrs. Pearson, Mr. Spoltman, Mr. Koenig, Mr. Taylor
Absent: None

OLD BUSINESS

3. Meeting Minutes October 14, 2014 Meeting Minutes

The minutes were approved by a unanimous vote.

Motion: Mr. Oda
Second: Mrs. Pearson
Voice Vote: 5-0

A motion was made to change the order of the meeting to move items number 7-8-9 to the top of the agenda at this time.

Motion: Mr. Spoltman
Second: Mr. Oda
Voice vote: 5-0

NEW BUSINESS

7. Resolution PC 4-15 A Resolution authorizing a Special Use in an I2 (Heavy Industrial District) for a Gymnastics/Cheerleading Recreational Facility located at 262 Fox Drive

Mr. Schmiesing provided an overview of the reason for the request for the Special Use Permit. The Zoning Code was amended previously to allow Commercial Entertainment, Indoor as a Special Use in the I-2 (Heavy Industrial District). Staff recommends approval of this resolution.
Public Comments

Applicant Dauna Hellyer of Tumble U came forward and provided a brief overview of what her plans are for the facility. She stated the facility will be used for gymnastics and cheerleading team classes, further stating she has a waiting list of gymnastic students and believes this location is perfect for her growing business.

Several questions were raised concerning the number of students and how they would be getting to this location, when most of the students would be in the area, if the building had been inspected, will need additional space in future, restrooms located close proximity, and if Ms. Hellyer had any plans for signage at this time.

All questions were answered by Ms. Hellyer and Mr. Schmiesing.

Motion: Mr. Oda
Second: Mrs. Pearson
Roll Call Vote: 5-0

Aye - Oda, Pearson, Taylor, Koenig, Spoltman

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

Mr. Schmiesing provided an overview of the request for the use of an upper floor dwelling in the CBD in the downtown area. This is exactly what the city would like to see in the downtown area, stated Mr. Schmiesing. This use requires a building inspection by the Miami County Building Regulations Department. City staff has no opposition to this use and is very receptive to it and recommends approval.

A question was raised about making a change in the Zoning Code to allow this type of dwelling in the downtown area in the future. Mr. Schmiesing stated yes should make a change in the code, and will look into it.

Public Comments

James Fisher, Applicant, came forward and provided a brief overview of his plans for the upstairs dwelling, stating he plans to make a New York Style Loft, and keep the historical look of the building.
Several questions were raised concerning the use of the downstairs portion of the building, and who would be doing the work on the building. It was recommended that Mr. Fisher contact Lorna Swisher at Main Street Piqua and the Downtown Design Review Board regarding his plans.

Mr. Schmiesing stated he would look into drafting up a change to the Zoning Code to include downtown dwellings.

A motion to recommend the adoption of PC 5-15 was approved by a unanimous vote.

Motion: Mr. Spoltman
Second: Mr. Oda
Roll Call Vote: 5-0

Aye - Oda, Pearson, Taylor, Koenig, Spoltman

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

Mr. Schmiesing stated the City of Piqua Water Department is ready to move forward with construction documents at this time and this is the first step in the process.

Several questions were asked regarding the water tower and the easement necessary. Mr. Schmiesing answered all questions.

A motion to recommend the adoption of PC 6-15 was approved by a unanimous vote.

Motion: Mrs. Pearson
Second: Mr. Taylor
Roll Call Vote: 5-0
Aye - Oda, Pearson, Taylor, Koenig, Spoltman
4. Resolution PC 1-15  A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2015 calendar year

The nomination of Mr. Oda to serve as Chair and Mrs. Pearson to serve as Vice 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

Aye - Koenig, Taylor, Spoltman
Abstain - Oda & Pearson

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

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

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

Aye - Koenig, Taylor, Pearson, Oda
Abstain - Spoltman

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

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

Motion: Mr. Spoltman
Second: Mr. Oda

- Page 4 -
Roll Call Vote: 4-0

Aye - Pearson, Taylor, Spoltman, Oda

Abstain - Mr. Koenig

OTHER BUSINESS

Mr. Schmiesing stated he would be attending the Form Based Code Workshop on February 13 and 14, 2015 providing a brief overview of the program.

Mr. Schmiesing announced several upcoming events in the City of Piqua and they include:

Bicycle Summit on May 29th, Ft. Piqua Plaza

For the Love of Cities on June 2, Ft. Piqua Plaza

ADJOURNMENT

The meeting was adjourned at 7:00 P.M.
WHEREAS, the City Commission has submitted a request to amend the zoning code to add an Institutional zoning designation; and, §154.027 I-LIGHT INDUSTRIAL DISTRICT.

(A) Intent. The purpose of this district is to provide for industrial uses with limited objectionable external effects in areas that are suitable for industrial development by reason of location, topography, soil conditions, and the availability of adequate utilities and transportation systems. The intent is to permit most manufacturing wholesaling, and warehousing activities that can be operated in a clean and quiet manner, subject only to those regulations necessary to prohibit congestions and protect adjacent residential and business activities.

(‘97 Code, § 150.381)

(B) Principal permitted uses.

(1) Light industrial uses.
   (a) Light manufacturing.
   (b) Construction trades and contractor offices.
   (c) Industrial craft shops.
   (d) Lumberyards and building materials sale and storage.
   (e) Laundries and dry cleaning plants.
   (f) Printing, publishing, lithographing and binding plants.
   (g) Warehouses and self-service storage facilities.
   (h) Wholesaling and storage facilities.

(2) Transportation and utilities uses.
   (a) Heavy equipment rental, sales, service and storage.
   (b) Transportation terminals.
   (c) Public service yards and garages.
   (d) Public utilities.

(3) Retail commercial and service uses.
   (a) Nurseries and garden supply stores.
   (b) Animal hospitals, veterinary clinics and kennels, animal grooming.
   (c) Sexually oriented businesses.

(4) Road service uses.
   (a) Automobile service stations.
   (b) Automobile repair painting and body shops.
   (c) Vehicle sales, rental and service.

(5) Institutional
   (a) Places of worship
(6)(5) Other uses. Uses similar to the above uses and any other manufacturing or industrial enterprise, operation, or process, whether making, assembling, repairing, buffing, finishing, plating, polishing, tempering, packing, shipping, or storing; provided that any resulting cinders, dust, flashing, fumes, gas, noise, odor, refuse matter, smoke, vapor, or vibration is no greater or more detrimental to the neighborhood than the specified uses, that no extra fire hazard is created, and the permitted uses as determined by the Planning Commission is similar in character to one of the specific uses in this section.

('97 Code, § 150.382)

WHEREAS, sections 154.141 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, and conducted a public hearing concerning this matter;

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 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.

<table>
<thead>
<tr>
<th>Mr. Jim Oda</th>
<th>AVE</th>
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<td>Mr. Gary Koenig</td>
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RESOLUTION No. PC 08-15

WHEREAS, AIM Investments LLC, owner of the subject property in the City of Piqua, Ohio, has submitted a request to allow a Place of Worship as a principal permitted use in an I-1 Light Industrial zoning district; 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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CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name ATM INVESTMENTS LLC Phone 937-606-0552
   Applicant's Address 12877 Kirkwood Rd Sidney OH 45365-

2. Owner's Name ATM INVESTMENTS LLC Phone 937-606-0552
   Owner's Address 12877 Kirkwood Rd Sidney OH 45365-

3. Type of legal interest held by applicant OWNERS

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description) N44-0737SC
   B. Address 8654 N Co Rd 25 A Piqua Ohio 45356

5. Existing zoning LIGHT INDUSTRIAL

6. Existing usage VACANT

7. Proposed zoning LIGHT INDUSTRIAL to include Place of Worship

8. Proposed usage CHURCH - Place of Worship

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

10. Describe the reason for the requested rezoning: To make the Building

    A PLACE OF WORSHIP

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) N/A

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 4/9/15

Signature of Owner ___________________________ Date 4/9/15

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

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

100.00
$50.00 Fee paid 100.00 Date fee paid 4-9-15

Receipt no. 215832 P.C. Res. no. ____________
April 9, 2015

Shertel Company
P. O. Box 742
Piqua, Ohio 45356

*** 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, April 14, 2015
**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](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 day of the meeting.

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

Christopher W. Schmiesing
City Planner
Enc.
April 9, 2015

Scarborough Family Limited Partnership
3492 NE Causeway Blvd.
Jenson Beach, FL 34957

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Enc.
April 9,, 2015

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Sidney, Ohio 45365

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City Planner
Enc.
April 8, 2015

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**DATE:** TUESDAY, April 14, 2015  
**LOCATION:** Commission Chambers – 2nd Floor  
Municipal Government Complex  
201 W. Water Street

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[Signature]

Christopher W. Schmiesing  
City Planner
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**Entire Packet To:**

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<tr>
<td>Gary Huff</td>
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<td>Chris Schmiesing</td>
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**E-Meeting Notice To:**

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<td>amy welker</td>
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<td>Chris Boeke</td>
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<td>City Commission</td>
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