PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, NOVEMBER 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 April 14, 2015 Meeting Minutes
May 14, 2015 Joint meeting with City Commission

NEW BUSINESS
4. Resolution PC-9-15 A Resolution to consider the Vacation of a portion of Public Right of Way known as the alley located between Main Street and Wayne Street

5. Resolution PC-10-15 A Resolution recommending a change in the Zoning Designation of Parcels N44-073426, N44-073420, and N44-073174

6. Resolution PC 11-15 A Resolution to authorize a first floor dwelling Residential Special Use of the principal structure/business located at 417 N. Wayne Street

ADJOURNMENT
PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, APRIL 14, 2015
MUNICIPAL GOVERNMENT COMPLEX
COMMISION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER
1. Chair Comments Opening Remarks
   Chairman Oda 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.
   Absent: Mr. Shear

   Motion to excuse Stuart Shear from the April 14, 2015 meeting.

   Motion: Mr. Spoltman
   Second: Mrs. Pearson
   Voice vote: 4-0

OLD BUSINESS
3. Meeting Minutes February 10, 2015 Meeting Minutes
   Mrs. Pearson stated there is a typo in the minutes on Page 4 in the title of PC-2-15. The date should read as 2015 not 2054.

   Motion to amend the February 10, 2015 Minutes as stated.
   Motion: Mr. Spoltman
   Second: Mr. Koenig
   Voice Vote: 4-0
   The minutes were approved, as amended by a unanimous vote.
   Motion: Mr. Spoltman
   Second: Mr. Koenig
   Voice Vote: 4-0

NEW BUSINESS
4. Resolution PC 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 zoning district

Motion to revise the heading of PC-7-15 to read as:

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.

Motion: Mr. Koenig
Second: Mrs. Pearson
Roll Call Vote: 4-0 to amend

Aye: Oda, Koenig, Pearson, Spoltman

Staff Comments:

Mr. Schmising provided an overview of the request for the change stating this adds a new section (5) Institutional (a) Places of Worship to Code Section 154.027 I-Light Industrial District to accommodate a request to have a Place of Worship in the I-1 district.

Board members asked several questions regarding the change.

Public Comments

No one came forward to speak at this time.

A motion to recommend the adoption of PC-7 as revised was approved by a unanimous vote.

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

Aye - Oda, Pearson, Koenig, Spoltman

5. Resolution PC 8-15  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 zoning district

Motion to revise the heading on PC-8-15 to read as:

An amendment to the zoning map to change the zoning designation of the property located at 8620 & 8654 N. Co. Rd. 25-A to I-1 Light Industrial
To also change the first paragraph of PC 8-15 to read as:

Whereas, ATM Investments LLC, owner of the subject property in the City of Piqua, Ohio, has submitted a request to change the B General Business portion of the property located at 8620 and 8654 N. Co. Rd. 25-A to I-1 Light Industrial; and

Motion: Mr. Spoltman
Second: Mrs. Pearson

Roll Call Vote: 4-0 to amend

Aye: Oda, Koenig, Pearson, Spoltman

Mr. Schwiesing provided an overview of the request for the use stating this is essentially just a housekeeping change.

Public Comments

Brad Clement, Christian Life Center, Applicant, came forward and provided a brief overview of the plans for the property if approved.

Board members asked several questions on the use of the facility and how much square footage they would be using, and how large their congregation is. Mr. Clement answered all questions.

Mrs. Pearson stated she feels it is a great move for them and wished them the best of luck.

A motion to recommend the adoption of amended PC 8-15 was approved by a unanimous vote.

Motion: Mr. Spoltman
Second: Mrs. Pearson

Roll Call Vote: 4-0

Aye - Oda, Pearson, Koenig, Spoltman

ADJOURNMENT

The meeting was adjourned at 6:30 P.M.
MINUTES
PIQUA CITY COMMISSION WORK SESSION
Thursday, May 14, 2015
7:30 P.M.

Piqua City Commission met in a City Commission Work Session at 7:30 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Fess called the meeting to order. Present were Commissioners Terry, Martin, Wilson and Vogt. Also present were Piqua Planning Commission members Jim Oda, Cindy Pearson, Stuart Shear and Gary Koenig, as well as Gary Huff, City Manager; Stacy Wall, Law Director; Cynthia Holtzapple, Finance Director/Assistant City Manager; and Chris Schmiesing, City Planner.

Motion was made by Planning Commission member Oda to excuse Planning Commission member Spottman from the Work Session; motion seconded by Planning Commission Member Pearson; motion carried unanimously.

HISTORIC EAST PIQUA PLAN

The purpose of the work session was to address the findings and recommendations of MKSK as to the plans for the redesigning of Historic East Piqua. MKSK consultants Chris Hermann and Danielle Myers were in attendance with a detailed power point outlining the goals/possibilities for that area. Much attention was placed on the rebuilding of the Piqua YMCA at this location, with the idea that the YMCA would be overlooking the river with open windows, all of which was well received. A copy of the Master Plan consisting of the Project Schedule/Public Input, Community/Neighborhood Analysis, Updated Neighborhood Master Plan and Community Recreation and Sports Performance Campus Baseline Assumptions is attached.

All in attendance were pleased with the results at this point and eager to see it continue moving forward.

Motion was made by Commissioner Terry to adjourn the Piqua City Commission Work Session at 8:50 P.M.; seconded by Commissioner Martin; motion carried unanimously.

LUCY FEES, MAYOR

PASSED: June 9, 2015

ATTEST: KIMBERLY J. HEBB
ACTING CLERK OF COMMISSION
RESOLUTION No. PC 9-15

WHEREAS, The City of Piqua owner of the adjacent parcel located in the City of Piqua, has submitted a request to vacate a portion of platted public right of way, known as the alley located between Main Street and Wayne Street, as shown in Exhibit "A" 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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RESOLUTION NO. R-134-15

A RESOLUTION OF INTENT TO VACATE
PUBLIC RIGHT-OF-WAY

WHEREAS, pursuant to Piqua Charter Section 98, this Commission must adopt a resolution expressing its intention to vacate platted right-of-way located prior to such action being considered; and,

WHEREAS, a petition requesting the vacation of a portion of platted public right of way known as an alley located between Main Street and Wayne Street, as shown in Exhibit “A” attached hereto, has been filed with the Clerk of Commission;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: This Commission hereby intends to vacate a portion of platted public right of way known as an alley located between Main Street and Wayne Street, as shown on Exhibit “A” attached hereto. The City Manager or his duly authorized representative is hereby directed to cause notice of this Resolution to be served by certified mail upon all persons whose property abuts said tract. Said notice shall state the time and place at which objections can be heard by the Planning Commission.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

LUCINDA L. FESS, MAYOR

PASSED: October 14, 2015

ATTEST: Rebecca J. Cool
CLERK OF COMMISSION
<table>
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<tr>
<th><strong>MEETING DATE</strong></th>
<th>September 17, 2015</th>
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<tr>
<td><strong>REPORT TITLE</strong></td>
<td>A RESOLUTION OF INTENT TO VACATE PUBLIC RIGHT-OF-WAY</td>
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| **SUBMITTED BY** | Chris Schmiesing, City Planner  
Development Department |
| **AGENDA CLASSIFICATION** | ☑ Resolution  
☐ Consent  
☐ Ordinance  
☐ Regular  
☐ Asst. City Manager/Finance  
☐ Law Director  
☐ Asst. City Manager/Development  
☐ City Planner  
☐ Planning Commission |
| **BACKGROUND** | The applicant desires to vacate a platted portion of an alley right of way between Main Street and Wayne Street. The subject right of way is not currently being used for public purposes. |
| **BUDGET/FINANCIAL IMPACT** | Budgeted $: 500  
Expenditure $: 500  
Source of Funds: Street Department  
Narrative: Approving the resolution will forward the request to the Planning Commission for study and recommendation. |
| **OPTIONS** | 1. Adopt the resolution to declare intent to vacate and forward the item to the Planning Commission for consideration.  
2. Defeat the resolution and deny the request to consider the petition to vacate the subject right of way. |
| **PROJECT TIMELINE** | October 19, 2015 – City Commission – Declare Intent to Vacate  
November 3, 2015 – Planning Commission – Public Hearing  
Nov/Dec 2015 - City Commission – Reading of Ordinance |
| **STAFF RECOMMENDATION** | Approve the proposed resolution. |
| **ATTACHMENTS** | Application petitioning to vacate the subject right of way |
CITY OF PIQUA, OHIO

APPLICATION FOR VACATION OF PUBLIC RIGHT-OF-WAY

1. Applicant's Name: City of Piqua Public Works Department Phone # (937) 778-2095

Applicant's Address: 859 S Main Street, Piqua, OH 45356

2. Owner's Name: City of Piqua Phone # (937) 778-2095

3. Type of legal interest held by applicant: Municipal Corporation

4. Location of Public Right-Of-Way Vacation request

Unimproved public alley platted right of way located between Main Street and Wayne Street, and between Miami Street and Johnson Street

5. Describe the reason for the requested Vacation of Public Right-Of-Way

The unimproved public alley serves no purpose useful to public interest.

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

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Signature of Applicant: ___________________________ Date: 9-21-15

*OFFICE USE ONLY*

$100.00 Fee Paid: ___________________________ Date Fee Paid: ___________________________

Receipt No. ___________________________ Res. No. ___________________________
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 an alley located between Main Street and Wayne 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, November 10, 2015 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 here provided.

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

PUBLISH: Monday, October 12, 2015
RESOLUTION No. PC 10-15

WHEREAS, Sandra & Keith Hufford, Candace Lawrence, owners of the subject properties in the City of Piqua, Ohio, has submitted a request to change the zoning designation of parcels N44-073426, N44-073420, and N44-073174 from R-3 Multi-Family Residential to B General Business 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: Sandra & Keith Hufford  Phone: 937-418-1457
   Applicant's Address: 1417 Covington Ave.

2. Owner's Name: Sandra & Keith Hufford  Phone: 937-418-1457
   Owner's Address: 1417 Covington

3. Type of legal interest held by applicant: Owner

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description)
   B. Address: 1417 Covington Ave.

5. Existing zoning: M3

6. Existing usage: Single Family

7. Proposed zoning: 

8. Proposed usage: General Business

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

10. Describe the reason for the requested rezoning:
   ________________________________

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

12. No. of site plans submitted (16 required UNLESS waived): 1

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: Sandra Hufford  Date: Oct 12, 15
Signature of Owner:  Date: Dec 1, 15

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

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

10/08
$58.99 Fee paid 10/23/08  Date fee paid 10/12/15
Receipt no. 215312  P.C. Res. no. PC 10-15
CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name: Sandra J Keith Hafford Phone 937-418-1457
   Applicant's Address: 1921 Covington Ave.

2. Owner's Name: Sandra J Keith Hafford Phone 937-418-1457
   Owner's Address: 1921 Covington

3. Type of legal interest held by applicant: Owner

4. Location of Rezoning request:
   A. Legal description (Inlot No. or attach legal description)
   B. Address: 1921 Covington

5. Existing zoning: M-3

6. Existing usage: Single Family

7. Proposed zoning:

8. Proposed usage: Commercial

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

10. Describe the reason for the requested rezoning:
    
    Sale for commercial development

11. Has a Rezoning Request for this location been made before? Y N X
    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: [Signature] Date: Oct 15

Signature of Owner: [Signature] Date: Oct 15

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

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

Fee paid: $99.00 Date paid: Oct 12, 15
Receipt no: 215912 P.C. Res. no: 10-15
CITY OF Piqua, OHIO

Application for Zoning Change

1. Applicant's Name: Candy Lawrence Phone: 937-214-9838
   Applicant's Address: 1429 Covington Ave.

2. Owner's Name: Candy Lawrence Phone: 
   Owner's Address: 1429 Covington Ave.

3. Type of legal interest held by applicant: Owner

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description): 1L 7124 181.14
   B. Address: 1429 Covington

5. Existing zoning: Residential


7. Proposed zoning: General Business

8. Proposed usage: Strip Center or Business

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

10. Describe the reason for the requested rezoning:

11. Has a Rezoning Request for this location been made before? Y ____ N ____ X____
    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: ___________________________ Date: ______________________

Signature of Owner: Candace Lawrence Date: 10-22-15

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 10-23-15

Receipt no. 215919 P.C. Res. no. PC-10-15
RESOLUTION No. PC 11-15

WHEREAS, Gary McKinney, owner of the subject property in the City of Piqua, Ohio, has submitted a request to authorize an dwelling unit use of the first floor along with a business in the principal structure located at 417 N. Wayne 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   GARY W MCKINNENY Phone (937) 779-5001
Applicant's Address   501 EAST ST PIQUA OH 45356

2. Owner's Name   SAME Phone
Owner's Address

3. Type of legal interest held by applicant   N/A

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)
   B. Address   412 W WAYNE ST PIQUA OH 45356

5. Existing zoning   CBD

6. Existing usage   VACANT

7. Proposed usage   RESIDENCE & FUTURE BUSINESS

8. Proposed special usage   N/A

9. No. of plot plans submitted (46 required UNLESS waived)   X

10. Describe the reason for the requested special use:

      CONVERT FROM FORMER USAGE

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 10-14-15
Signature of Owner       [Signature] Date 10-14-15

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

**************************************************************************************************************************************************

$100.00 Fee Paid   100.00  Date Fee Paid   10-14-15
Receipt No.   215913  P.C. Res. No.   PC 11-15
To whom it may concern,

I am looking to convert the building at 417 N Wayne St into a record/vintage stereo store with a soup, salad, and sandwich shop in the areas highlighted in colored pencil (store, dining area, kitchen and bathroom).

I would like to convert the rest of the building into a single family residence. Hopefully this will be acceptable to you and the city.

Looking forward to talking with you about my plans.

Sincerely,

Gary McKinney
<table>
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<tr>
<th>RESOLUTION</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
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<tbody>
<tr>
<td>PC-9-15</td>
<td>City of Piqua</td>
<td>859 S. Main Street</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC-9-15</td>
<td>P &amp; J Properties</td>
<td>520 First Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-9-15</td>
<td>Cleta Tennery</td>
<td>1603 Mangene Dr.</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-9-15</td>
<td>Older III Properties LLC</td>
<td>9801 Cisco Rd.</td>
<td>Sidney, Ohio 45365</td>
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<td>PC-9-15</td>
<td>Ann Louise Stevens</td>
<td>312 S. Main Street</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC-9-15</td>
<td>Dawn Kindell</td>
<td>9685 W. Greenville Falls Rd</td>
<td>Covington, Ohio 45318</td>
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<td>PC-9-15</td>
<td>Bradley Ulbrich</td>
<td>707 N. Downing Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-9-15</td>
<td>Ulbrichs Inc.</td>
<td>P. O. Box 1494</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-9-15</td>
<td>Joanne McKaig &amp; James Kouse</td>
<td>8638 N. Piqua Lockington Rd</td>
<td>Piqua, Ohio 45356</td>
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<td>Barbara Ulbrich</td>
<td>1211 Maplewood</td>
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<td>Julia Benkert</td>
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<td>Joanna Hill Heltzman</td>
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## PLANNING COMMISSION
November 10, 2015
MAILING LIST

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ENTIRE PACKET TO:

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October 22, 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, November 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