PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
5:00 P.M. - TUESDAY, MAY 10, 2016
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 Minutes of February 9, 2016

4. PC 7-16 A Resolution authorizing a Special Use in a R-2 (Two-Family Residential District) for a Group Home located at 421 W. Greene Street

5. PC 8-16 A Resolution authorizing a Special Use in a B (General Business District) for a dwelling unit located at 300 Kienle Drive

6. PC 9-16 A Resolution recommending modifications to the Downtown Historic District Boundaries

7. PC 10-16 A Resolution approving Preliminary Plans for the East Ash Street Separated Bike/Pedestrian Facility

ADJOURNMENT
PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, FEBRUARY 9, 2016
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION 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, Mr. Shear
   Absent:   None

OLD BUSINESS
3. Meeting Minutes            January 12, 2016 Meeting Minutes
   The minutes were approved by a unanimous vote.
   Motion: Mr. Spoltman
   Second: Mr. Koenig & Ms. Pearson
   Voice Vote: 5-0

OTHER BUSINESS

PROJECT UPDATE
Riverfront Park Design and Place Making Improvements
City Planner Chris Schmiesing provided a brief overview of the plans for the Riverfront area which includes Lock 9 Park and those areas adjacent to the project that begins at the Lock 9 Park Space and extends to the west along the existing bike path trail and north up along the existing Miami Erie Canal. Taking a look at how these areas can be enhanced to better accommodate or invite the opportunity for the local economy to take advantage of the area along the riverfront. A Downtown Riverfront Redevelopment Strategy Plan was completed in 2014, and there were several significant projects that came out of that plan for the next steps for advancing the recommendations for the riverfront area. Mr. Schmiesing stated they were going to talk about how some of the design elements are beginning to come together, and how they can support future programs and events in the community.
Mr. Schmiesing introduced David Gamble, of Gamble Associates, out of Cambridge, Massachusetts, and Kristin Booker of Booker Design Collaborative out of Louisville, Kentucky. They have been coming to Piqua for over four months now and have a good grasp on the existing conditions and the opportunities that are present in the community, stated Mr. Schmiesing. This is just a draft, there will be no action taken on this at this time, said Mr. Schmiesing.

Mr. Gamble stated he wanted to share their initial designs with the Planning Commission at this time and presented a slide presentation of their design ideas.

The question of the possible use of the old locks was brought up and Mr. Schmiesing explained they have a new concept to use the locks and provided a drawing. The old locks cannot be excavated and brought up enough to utilize. Mr. Schmiesing explained how they would incorporate the locks in the new concept.

Mr. Oda voiced his opinion on moving the locks over into the grassy area, further stating they need to preserve the locks as they are a very unique feature, and have been there since 1839. Ms. Booker stated they plan to incorporate the locks into the plan for sure and provided additional information.

Commissioner’s asked several questions regarding some of the designs presented. Questions included future use of the parking lot at the corner of Main and Water Streets, any plans for restrooms, how to keep skateboarders at of area, landscaping ideas, Bike Path Bridge renovations, installing an amphitheater, and it was suggested to possibly install lighting under the bridge.

Mr. Schmiesing provided additional information on several other ideas they have discussed to be incorporated. In April we hope to be able to partner up with the Piqua Chamber of Commerce, have a Business After Hours taking a tour of the Riverfront area. After the tour meet back at one of the local restaurants for refreshments where display boards will be available for viewing of the projects, and hopefully receive feedback, stated Mr. Schmiesing.

Chairman Oda thanked Mr. Gamble and Ms. Booker for their very interesting and informative presentation. Piqua has a lot to look forward to in the future, stated Chairman Oda.

ADJOURNMENT

The meeting was adjourned at 7:25 P.M.
RESOLUTION No. PC 7-16

WHEREAS, Congregational Christian UCC located at 421 Broadway, owner of the property located at 421 W. Greene Street being in a district zoned R-2 (Two-Family Residential), has submitted a request to authorize a Special Use for a Group Home for transitional housing to be located at 421 W. Greene; and,

WHEREAS, section 154.023(D)(1)(C) 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  Fusion - Bruce Jamison  Phone  937-216-3801
   Applicant’s Address  421 Broadway, Piqua, OH 45356

2. Owner’s Name  Congregational Christian UCC of Piqua  Phone  937-965-3252
   Owner’s Address  421 Broadway, Piqua, OH 45356

3. Type of legal interest held by applicant  owner/sub-committee of owner

4. Location of Special Use Permit request  451 50 E EEW
   A. Legal description (Inlot No. or attach legal description)
   B. Address  421 W Greene St.

5. Existing zoning  R2

6. Existing usage  worship + vacant (formerly rented)

7. Proposed usage  transitional housing

8. Proposed special usage

9. No. of plot plans submitted (16 required UNLESS waived)  No changes to structure

10. Describe the reason for the requested special use:
    Provide temporary, transitional housing for adult high school
    students displaced from stable housing.

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 08/21/16

Signature of Owner ___________________________ Date 03/21/16

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  4-08-00  Date Fee Paid  4-18-16

Receipt No.  215974  P.C. Res. No.  PC 7-16
RESOLUTION No. PC 8-16

WHEREAS, Michael M. Routson, owner of the property located at 300 Kienle Drive being in a district zoned B (General Business), has submitted a request to authorize a Special Use for a dwelling unit at 300 Kienle Drive; and,

WHEREAS, section 154.025(D)(1)(a) 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  Michael M. Routson  Phone  778-0524
   Applicant’s Address  2980 Shownee Trail, Piqua, Oh. 45356

2. Owner’s Name  Michael M. Routson  Phone  778-0524
   Owner’s Address  2980 Shownee Trail, Piqua, Oh. 45356

3. Type of legal interest held by applicant  Fee Simple / Good Warranty Deed

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description) ____________________________
   B. Address  300 Kierce Dr. Piqua, Ohio 45356

5. Existing zoning  Business

6. Existing usage  Was Medical Offices

7. Proposed usage  2 - 2Bed Apartments & Possible Chiropractor Office

8. Proposed special usage  Special Use Permit Office / Apartment

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

10. Describe the reason for the requested special use:
     Mixed Use Apts & Office

     ____________________________

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  ___________ Date 3-16-16

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  $25.00  Date Fee Paid  2/20/16

Receipt No.  ___________  P.C. Res. No.  PC-8-16

RECEIVED 4-4-16
RESOLUTION No. PC 9-16

WHEREAS, The City of Piqua desires to revise the Downtown Historic District boundaries to support an application for Community Development Block Grant funding to assist property owners with the repairs of historic buildings; and,

WHEREAS, section 154.102 of the City of Piqua Code of Ordinances defines the Downtown Historic District by reference to the adoption of Ordinance 17-02; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed boundary revisions:

☐ Will be compatible with the stated intent of the code of ordinances Historic Preservation chapter.
☐ Will not threaten the general health, safety, and welfare of the properties affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable plans, policies, 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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RESOLUTION No. PC 10-16

WHEREAS, The City of Piqua desires to construct a separated bike/pedestrian facility along E. Ash Street and has prepared Preliminary Plans for consideration; and,

WHEREAS, the City of Piqua Complete Streets Policy provides the procedure for approving a Preliminary Plan for a project; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Preliminary Plan:

- Will conform with the stated intent of the Complete Streets Policy.
- Will not threaten the general health, safety, and welfare of the properties affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable plans, policies, 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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East Ash Street (US 36) Bike Lane and Pedestrian Facility
MIA-EAST ASH STREET BIKEWAY, PID No. 97899
Public Meeting – May 10, 2016

The City of Piqua is proposing to construct a Shared Use Path (SUP) on the north side of East Ash Street (US Route 36) from Scott Drive/Centre Court to Looney Road. The project will continue the improvements planned by the Ohio Department of Transportation which includes a dedicated bike lane on the south side of East Ash Street from the Great Miami River to Scott Drive.

The project will provide improved pedestrian and bicycle facilities from downtown Piqua, through the Great Miami River and I-75 corridor, to Looney Road; where existing facilities provide connections to Piqua High School, Upper Valley Career Center, and Edison Community College. The project will improve existing substandard facilities and is a critical link in the overall pedestrian/bicycle system for the City of Piqua.

Issues you may wish to comment on include, but are not limited to, the effect of the project on local residents, the local economy, air quality, floodplains, ecological resources, and historic or cultural resources. If you would like to provide comments regarding this project, please return the enclosed comment form (postage required) or contact Bob Graeser at 937-778-2044 or by email at bgraeser@piquaoh.org.
East Ash Street (US 36) Bike Lane and Pedestrian Facility
MIA-EAST ASH STREET BIKEWAY, PID No. 97899

Please use this form to provide comments regarding the proposed improvements. Comments may be handed in at the public meeting, returned by mail to the address on the back (postage required), or submitted by email bgraeser@piquaoh.org. Comments must be received by June 10, 2016.

Comments Submitted by
Name: ____________________________
Affiliation: ________________________
Address: ____________________________

Do you support the proposed improvements? Yes _____ No _____

Comments:

__________________________________________________________________________
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# MIA-EAST ASH STREET BIKEWAY

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<td>JIM ODA</td>
<td>HISTORIA-PIQUA CITY LIBRARY</td>
<td>116 WEST HIGH ST</td>
<td>PIQUA</td>
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April 29, 2016

*** 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 10, 2016
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street

To view the Planning Commission packet in its entirety, visit http://www.piquoh.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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<th>NAME</th>
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<td>PC 7-16</td>
<td>Congregational Christian Church</td>
<td>421 Broadway</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 7-16</td>
<td>Greene Street Methodist Church</td>
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<td>Daniel Pilarczyk Arch Bishop of Cincinnati</td>
<td>528 Broadway</td>
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<td>Mike Routson</td>
<td>3353 Tiki Drive</td>
<td>Holiday, FL. 34691</td>
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<td>FOE PIQUA AERIE # 614 INC.</td>
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<td>Piqua, Ohio 45356</td>
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<td>8030 Looney Rd.</td>
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<td>Angela Letter &amp; Elmer Dettler</td>
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<td>Bruce Jamison, Chief of Police</td>
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<tr>
<td>PC 10-16</td>
<td>Brent Pohlschen, Fire Chief</td>
<td>201 W. Water Street</td>
<td>Piqua, Ohio 45356</td>
</tr>
<tr>
<td>PC 10-16</td>
<td>Roger Ely, Board of Education</td>
<td>719 East Ash Street</td>
<td>Piqua, Ohio 45356</td>
</tr>
<tr>
<td>PC 10-16</td>
<td>Jim Oda, Historian- Piqua Library</td>
<td>116 West High Street</td>
<td>Piqua, Ohio 45356</td>
</tr>
</tbody>
</table>

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: EMAIL