CALL TO ORDER
1. Chair CommentsOpening Remarks
2. Roll CallClerk Calls the Roll

OLD BUSINESS
3. Meeting MinutesMinutes of May 10, 2016
4. PC 7-16 (Tabled)A Resolution authorizing a Special Use in a R-2 (Two Family Residential District) for a Group Home located at 421 W. Greene Street

NEW BUSINESS
5. PC 11-16A Resolution authorizing a Special Use in CBD (Central Business District) for an ATM Drive Through Lane to be installed on a parcel located at 123 Market Street
6. PC 12-16A Resolution recommending a zoning designation for a proposed parcel of land located on Covington Avenue
7. PC 13-16A Resolution recommending a zoning designation for proposed parcel of land located on N. County Road 25-A
8. PC 14-16A Resolution recommending approval of a replat survey combining five or more parcels into a single parcel of land located on N. County Road 25-A
9. PC 15-16A Resolution authorizing a Special Use in CBD (Central Business District) for a Contractors Office to be located at 311 Spring Street

ADJOURNMENT
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. Shear.
   Absent: Mr. Koenig
   Motion to excuse Mr. Koenig from the May 10, 2016 meeting.
   Motion: Mr. Spoltman
   Second: Mr. Shear
   Voice vote: 4-0

OLD BUSINESS

3. Meeting Minutes
   February 9, 2016 Meeting Minutes
   The minutes were approved by a unanimous vote.
   Motion: Mr. Spoltman
   Second: Mrs. Pearson
   Voice Vote: 4-0

NEW BUSINESS

4. Resolution PC-7-16
   A Resolution authorizing a Special Use in a R2 (Two Family Residential District) for a Group Home located at 421 W. Greene Street

STAFF REPORT

Chris Schmiesing, City Planner provided a brief overview of the request for a Special Use in the R-2 District, stating this would be temporary housing for adult high school students.

Bruce Jamison, moderator for the applicant came forward and provided additional information and background on the project.
Board members asked several questions regarding the number of students that would be there at one time, size of each bedroom, will outside quests be allowed, who will monitor the students when they are there, and will there be parking available for the students if they have cars. Mr. Jamieson answered all questions.

Public Comment

Don Kiefer, 502 Caldwell Street, came forward and voiced several concerns about the students living in the home at 421 W. Greene

Laura Bates, 508 Caldwell, came forward and voiced her concerns over the issuance of the Special Use Permit. Mr. Schmiesing explained what the Special Use will allow in the area.

Denise Uhlenbrock, Broadway, came forward voicing her concerns about the special use in her neighborhood.

Susan Kiefer, Caldwell, came forward asking where the money was going to come from for the program, and the lack of supervision.

Mr. Jamison provided additional information and answered all questions.

Board members raised several questions and also voiced their concerns over some of the concerns raised by the neighbors.

Moved by Mr. Shear, seconded by Mr. Spoltman, to table PC Resolution No. 7-16. Voice vote, Aye: Mr. Spoltman, Mr. Shear, Mrs. Pearson, and Mr. Oda. Nay, None.

After a lengthy discussion PC Resolution was tabled at this time pending further information.

5. Resolution PC 8-16

A Resolution authorizing a Special Use on a B (General Business District) for a dwelling unit located at 300 Kienle Drive

Staff Comments

Chris Schmiesing, City Planner provided a brief overview of the applicants request for a Special Use Permit at this time.
Board members asked several questions regarding the zoning and the plans the applicant has for the property.

Mike Routson, applicant, came forward and provided additional information and answered all questions.

**Public Comment**

No one came forward to speak at this time.

- Motion: Mr. Spoltman
- Second: Mr. Shear
- Roll Call Vote: 4-0 to approve.
  - Aye - Oda, Pearson, Shear, Spoltman

A motion to recommend the adoption of PC 8-16 was approved by a unanimous vote.

6. Resolution PC 9-16

An Resolution recommending modifications to the Downtown Historic District Boundaries

**Staff Comments**

Chris Schmiesing City Planner provided a brief over view of the recommendation of the modifications to the Downtown Historic District at this time. Mr. Schmiesing provided a map of the existing boundaries with the new areas marked.

Board members asked several questions regarding what type of repairs the property owners will be able to get with the grant money if approved.

**Public Comment**

No one came forward to speak at this time.

- Motion: Mr. Shear
- Second: Mrs. Pearson
- Roll Call Vote: 4-0 to approve.
  - Aye - Oda, Pearson, Shear, Spoltman

A motion to recommend the adoption of PC 9-16 was approved by a unanimous vote.
7. Resolution PC 10-16
Resolution approving the Preliminary Plans for the East Ash Street Separated Bike/Pedestrian Facility

Staff Comments

Chris Schmiesing, City Planner, provided a brief overview of plan along with City Engineer Amy Havonar and Bob Graeser, P.E. Engineer who also answered questions.

Brooks Vogel, of Korda/Nemeth Engineering consultant on project provided additional information on the project.

Board members asked several questions, Mr. Schmiesing, Mr. V a, Mrs. Havenar and Mr. Graeser answered questions and prov additional information.

Public Comment

Jerri Barlage, Realtor, came forward and inquired about property located at Rt. 36 & Looney Rd. Mr. Vogel provided information.

Motion: Mr. Shear
Second: Mr. Spoltman
Roll Call Vote: 4-0 to approve.

Aye: Oda, Pearson, Shear, Spoltman

A motion to recommend the adoption of PC 10-16 was approved unanimously vote.

ADJOURNMENT

The meeting was adjourned at 7:40 P.M.
RESOLUTION No. PC 11-16

WHEREAS, Fifth Third Bank, owner of the property located at 123 Market Street, being in a district zoned CBD (Central Business District), has submitted a request to authorize ATM Drive Through Lane special use to be located at 123 Market Street; and,

WHEREAS, section 154.140(A) Special Use Permit, Procedures, 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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<th>Mr. Jim Oda</th>
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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name  GPD GROUP (LEE STARR)  Phone  614-388-8966
   Applicant's Address  1801 WATERMARK NR, SUITE 210, COLUMBUS, OH 43215

2. Owner's Name  FIFTH THIRD BANK (KEVIN BARNEWITZ)  Phone  513-534-8561
   Owner's Address  34 FOUNTAIN SQ. PLAZA, MD 10, CINCINNATI, OH 45203

3. Type of legal interest held by applicant  AGENT OF OWNER

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)  PART OF LOT 49
   B. Address  NEAR 123 MARKET ST IN ATTACHING PARKING LOT

5. Existing zoning  CENTRAL BUSINESS DISTRICT

6. Existing usage  PARKING LOT

7. Proposed usage  PARKING LOT

8. Proposed special usage  STANDALONE ATM FOR BANK

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

10. Describe the reason for the requested special use:

    THE EXISTING BANK DOES NOT HAVE QUALITY DRIVE-THRU FACILITIES.

    PROPOSED ATM WOULD ADDRESS THE LACK THEREOF

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  /s/  Date  5/19/16

Signature of Owner  /s/  Date  6/6/16

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  6-3-16

Receipt No. 215959  P.C. Res. No.  PC-11-16

************************************************************************************
PROPOSED FIFTH THIRD ATM
PIQUA
123 MARKET STREET
PIQUA, OH 45356

SITE DATA

SITE AREA: N/A
PROPERTY ID: N/A
PROPERTY OWNER: FIFTH THIRD BANK
JURISDICTION: CITY OF PIQUA
ZONING: CDB-CENTRAL BUSINESS
EXISTING USE: PARKING LOT
PROPOSED USE: BANKING INSTITUTION w/DRIVE-THRU
BUILDING SETBACK (FRONT): 0'
BUILDING SETBACK (SIDE): 0'
BUILDING SETBACK (REAR): 30'

NOTES:
1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CITY OF PIQUA REQUIRES FIVE (5) STACKING SPACES.
3. LAYOUT RESULTS IN NET PARKING LOSS OF 7 SPACES.

LEGEND

PROPOSED CONCRETE
PROPOSED DRIVE THRU
STACK CAR AND NUMBER
PROPOSED PAINTED TRAFFIC ARROW

TEST FOR FIT

VER DATE DESCRIPTION
1 02/18/16 ISSUED FOR REVIEW

PRELIMINARY TEST FOR FIT ONLY
SITE INVESTIGATION STUDY NOT COMPLETE
RESOLUTION No. PC 12-16

WHEREAS, Jason Horowitz, GBT Realty Corporation, applicant for the subject property in the City of Piqua, Ohio, has submitted a request to change the zoning designation of a portion of parcel N44-100120, from I-2 (Heavy Industrial) to B (General Business) for a proposed retail store, and,

WHEREAS, Section 154.141 (B) Amendment: right of petition, referral to Planning Commission of the Piqua Code of Ordinances provides the procedure for considering this request,

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 Jason Horowitz, GBT Realty Corporation Phone 615-370-0670
   Applicant's Address 8010 Overlook Blvd, Brentwood, TN 37207

2. Owner's Name Eventio Company, Inc. c/o Joe Calabrese Phone 937-415-3362
   Owner's Address 225 Byers Road, Miamiusburg, OH 45342

3. Type of legal interest held by applicant Purchase agreement to buy property

4. Location of Rezoning request
   A. Legal description (Intl No. or attach legal description) Parcel # N44-100120, 2.0 acres
   B. Address "BD"

5. Existing zoning I-2 Heavy Industrial

6. Existing usage Vacant

7. Proposed zoning B-General Business

8. Proposed usage Retail Store

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

10. Describe the reason for the requested rezoning: For the development of a 6,100 square foot retail store

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) 16

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 5-11-16

Signature of Owner ______________________ Date 5-10-16

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 __________________ Date fee paid __________________

Receipt no. __________________ P.C. Res. no. 12-16
[SELLER AUTHORIZATION LETTER]

Franklin Land Associates, L.L.C.
c/o GBT Realty Corporation:
9010 Overlook Boulevard
Brentwood, Tennessee 37027
Attention: Austin Rogers

Re: Authorization for Submittals in Piqua, OH, for real property located at parcel number N44-100120 ("Property"), currently owned by Evenflo Company Inc ("Owner")

To whom it may concern:

As the current owner of real property described above, Owner hereby authorizes Franklin Land Associates, L.L.C., and its successors and assigns, to act on Owner's behalf to request and apply for all city, county, and state approvals necessary for the intended development of the Property, including, without limitation, submissions for rezoning, platting, and site, building, and utility permit applications.

Owner:

EVENFLO COMPANY INC

By: William Jones
Its: Sec'y
Date: May 3, 2016

May 11, 2016

Mr. Chris Schmiesing  
City of Piqua  
Planning & Zoning Department  
201 W. Water Street  
Piqua, OH  45356

Subject: Request for Zoning Change  
Proposed Retail Store  
Covington Avenue  
Piqua, Ohio  
GS&P Project No. 40788.72

Dear Mr. Schmiesing:

This letter is in reference to property Evenflo Company, Inc. owns on the north side of Covington Avenue. We would like to request consideration to rezone 2.0 acres, a portion of Lots 304 and 305, of Parcel N44-100120 from I-2 Heavy Industrial to B-General Business for the development of a 9,100 square foot retail store.

The automotive parts store west of the subject property is zoned B-General Business and the remaining portion of Evenflo Company property will remain I-2 Heavy Industrial.

Please contact me at (615) 770-8204 if you have any questions.

Sincerely,

Joe Johnston  
Senior Associate  
Land Planning and Design Services

Attachments: - Application for Zone Change  
- Boundary Exhibits  
- Site Plan  
- Application Fee  
- Zoning Map  
- Agent Authorization Letter
RESOLUTION No. PC 13-16

WHEREAS, Allen Bertke, applicant, on behalf of Shertel Company, Jim Sherry owner of the subject properties located at 8645 N. County Road 25-A in the City of Piqua, Ohio, has submitted a request to change the zoning designation of lots 7439, 7440, 7441, from I-2 (Heavy Industrial) to I-1 (Light Industrial) for a proposed Car Dealership and,

WHEREAS, Section 154.141 (B) Amendment: right of petition, referral to Planning Commission of the Piqua Code of Ordinances provides the procedure for considering this request,

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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Application for Zoning Change

1. Applicant's Name: Allen Bertke
   Phone: 937-497-0200
   Applicant's Address: 440 E. Heawisher Rd., Sidney, OH 45365

2. Owner's Name: Shertel Company - Jim Sherry
   Owner's Address: 8645 N. County Rd. 25A, Piqua, OH 45356

3. Type of legal interest held by applicant: None

4. Location of Rezoning request
   A. Legal description (lot no. or attach legal description): Lots 1-10, 12, 14, 16, 18, 20, 21, 23, 25, 27, 29, 31, 33, 35, 37
   B. Address: 8645 N. County Rd. 25A, Piqua, OH 45365

5. Existing zoning: Heavy Industrial

6. Existing usage: Car dealership

7. Proposed zoning: Light Industrial

8. Proposed usage: Car dealership

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

10. Describe the reason for the requested rezoning: Lot consolidation of

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): 0

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: _____________

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

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

100.00
$99.00 Fee paid ____________ Date fee paid ____________
Receipt no. ____________ P.C. Res. no. 13-110
RESOLUTION No. PC 14-16

WHEREAS, Jim Sherry, Shertel Company owner of the subject parcels located in the City of Piqua, located on 8645 N. County Road 25-A has submitted a request to replat certain platted lots, and,

WHEREAS, Section 151.34 of the Piqua Code of Ordinances provides the procedure for considering a request to plat lots; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed replat of the subject lots satisfy the subdivision standards of Chapter 151;

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 herby recorded as follows.

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RESOLUTION No. FC 15-16

WHEREAS, Ryan J. Cathcart, applicant for the property located at 311 Spring Street, being in a district zoned CBD (Central Business District), has submitted a request to authorize a special use for a Contractors Office to be located at 311 Spring Street; and,

WHEREAS, section 154.140(A) Special Use Permit, Procedures, 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  
   Name: Bryan J. Cathcart  
   Phone: 937-541-8015

2. Owner's Name  
   Name: Dayton Supply Co.  
   Phone: 937-671-7831

3. Type of legal interest held by applicant  
   Business Owner - Lease Property

4. Location of Special Use Permit request  
   N44

   A. Legal description (Inlot No. or attach legal description)  
   600390 + 000380

   B. Address  
   511 Spring St

5. Existing zoning  
   CBD

6. Existing usage  
   Vacant Retail Property

7. Proposed usage  
   Construction Trade

8. Proposed special usage  
   Contractor's Office

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

10. Describe the reason for the requested special use:  
    Desire to stay in Piqua's Beautiful Downtown Business  
    District and provide our services locally. Short Term Lease signed.

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 of Owner  

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 1-1-16

Receipt No. 215997  
P.C. Res. No. 15-16
June 6, 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, June 14, 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.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
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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>
<td>415 W. Greene</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 7-16</td>
<td>Canal of Troy LLC</td>
<td>501 Caldwell</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 7-16</td>
<td>David Johnson &amp; Oralia Guerra</td>
<td>420 1/2 W. Greene</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 7-16</td>
<td>Daniel Pilarczyk Arch Bishop of Cincinnati</td>
<td>528 Broadway</td>
<td>Piqua, Ohio 45356</td>
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<td>William &amp; Denise Uhlenbrock</td>
<td>501 Broadway</td>
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<td>Jim Foster</td>
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