PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, AUGUST 9, 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

NEW BUSINESS
3. Meeting Minutes
   Minutes of June 14, 2016
4. PC 16-16
   A Resolution authorizing a Special Use in a B (Business District) for a Restaurant with a Drive-Thru Facility located at 1429 Covington Avenue

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. Koenig, Mr. Shear.
   Absent: None.

OLD BUSINESS
3. Meeting Minutes
   May 10, 2016 Meeting Minutes
   The minutes were approved by a unanimous vote.
   Motion: Mr. Spoltman
   Second: Mr. Shear
   Voice Vote: 5-0

4. Resolution FC-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
   Chairman Oda stated there is no new information at this time and will remain tabled.

NEW BUSINESS
5. Resolution PC-11-16
   A Resolution authorizing a Special Use in a CBD (Central Business District) for a ATM Drive Through Lane to be installed on a parcel located at 123 Market Street

STAFF REPORT
Chris Schmiesing, City Planner provided a brief overview of the request for a Special Use in the CBD, stating this would be for a new ATM Drive Through Lane located in the parking lot at the corner of Market and Main Streets at 123 Market Street. Staff has no objections and recommends the approval of PC 11-16.
Board members asked several questions

Bob Gage, of GPD Group, representing the applicant came forward and provided a handout of the ATM design. Mr. Gage provided additional information and answered questions.

**Public Comment**

No one came forward to speak at this time.

Motion: Ms. Pearson  
Second: Mr. Koenig  
Roll Call: 5-0  
Aye: Oda, Pearson, Shear, Koenig, Spoltman  

A motion to recommend the adoption of PC-11-16 was approved by a unanimous vote.

6. Resolution PC 12-16

A Resolution recommending a zoning designation for a proposed parcel of land located on Covington Avenue

**Staff Comments**

Chris Schmiesing, City Planner provided a brief overview of the applicants request for the proposed parcel zoning designation.  

Board members asked several questions regarding the zoning and the plans the applicant has for the property.

Joe Johnston, representing the applicant, came forward and provided additional information and answered all questions regarding the proposed zoning designation.

**Public Comment**

No one came forward to speak at this time.

Motion: Mr. Spoltman  
Second: Mr. Shear  
Roll Call: 5-0 to approve.  
Aye: Oda, Pearson, Shear, Koenig, Spoltman  

A motion to recommend the adoption of PC 12-16 was approved by a unanimous vote.
7. Resolution PC 13-16
An Resolution recommending a zoning designation for a proposed parcel of land located on N. County Road 250A

Staff Comments
Chris Schmiesing City Planner provided a brief overview of the recommendation for the zoning designation of a proposed parcel of land located on N. County Road 25-A.

Board members asked several questions regarding what the property was going to be used for.

Jim Sherry, Applicant, came forward provided additional information on the request and answered questions.

Public Comment
No one came forward to speak at this time.

Motion: Mr. Koenig
Second: Mrs. Pearson
Roll Call Vote: 5-0 to approve.

Aye: Oda, Pearson, Shear, Koenig, Spoltman

A motion to recommend the adoption of PC 13-16 was approved by a unanimous vote.

8. Resolution PC 14-16
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

Staff Comments
Chris Schmiesing, City Planner, provided a brief overview of the request for the replat.
Board members asked several questions regarding the reason for combining the five lots at this time.

Public Comment

No one came forward to speak at this time.

Motion: Mr. Shear
Second: Mr. Koenig
Roll Call Vote: 5-0 to approve.

Aye: Oda, Pearson, Shear, Koenig, Spoltman

A motion to recommend the adoption of PC 14-16 was approved by unanimous vote.

9. Resolution PC 15-16

A Resolution authorizing a Special Use in CBD (Central Business District) for a Contractors Office to be located at 311 Spring Street

Staff Comments

Chris Schmiesing, City Planner, provided a brief overview of the request for the Special Use. This is not a principal permitted use in the Central Business District thus the need for Special Use.

Board Members asks several questions regarding the use.

Ryan Cathcart, Applicant, came forward and provided additional information on his plans for the use of the building and the parking lot area.

Mr. Cathcart stated they have signed a short term lease with the property owner, in case the property is sold to a developer in the future. Mr. Cathcart further stated he plans to stay as long as possible.

Board members voiced concern over the type of materials that Mr. Cathcart would be storing and asked him to confirm his storage plans.

Mr. Cathcart stated for the record that he plans to utilize the property for storage and interior warehousing of any supplies they would need. Mr. Cathcart understands the Boards concern over the storage of items outside.
Public Comment

No one came forward to speak at this time.

Motion: Mr. Shear  
Second: Mr. Koenig  
Roll Call Vote: 5-0 to approve.  
Aye: Oda, Pearson, Shear, Koenig, Spoltman

A motion to recommend the adoption of PC 15-16 was approved by unanimous vote.

Chris Schmiesing, City Planner introduced Aaron Morrison, the new Code Compliance Coordinator, who will be working out of the Development Office. Mr. Morrison will be focusing on property maintenance related items, be heavily involved in the permitting process, and code violations.

Mr. Oda stated on behalf of the Planning Commission he welcomed Mr. Morrison to the team.

Adjournment

The meeting was adjourned at 6:45 P.M.
WHEREAS, GPD Group representing the owner of the property located at 1429 Covington Avenue, being in a district zoned B (General Business), has submitted a request to authorize a Restaurant with a Drive Thru Facility special use to be located at 1429 Covington Avenue and,

WHEREAS, section 154.025(D)(3)(g) 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>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
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<tr>
<td>Mr. Jim Ora</td>
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<td>Mrs. Cindy Pearson</td>
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<td>Mr. Stu Shear</td>
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<td>Mr. Gary Koenig</td>
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<td>Mr. Mark Spoltman</td>
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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: APD Group (Rafii Damiri) Phone: 330-572-3532
   Applicant's Address: 520 S. Main St. Ste. 2531 Akron, OH 44311

2. Owner's Name: Taco Bell of America, LLC Phone:
   Owner's Address: 1900 Colonel Sanders Ln. Louisville, KY

3. Type of legal interest held by applicant: consultant

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description): See attached ALTA survey.
   B. Address: 1489 Covington Avenue

5. Existing zoning: B - General Business District

6. Existing usage: Residential


9. No. of plot plans submitted (18 required UNLESS waived): 1 copy

10. Describe the reason for the requested special use:
    The proposed special use is for a Taco Bell restaurant with a drive-thru facility.

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: Rafii Damiri Date: 7/1/16

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 Fee Paid: $100.00 Date Fee Paid: 7/6/16

Receipt No.: 221210 P.C. Res. No.: __________
LETTER OF AUTHORIZATION

Friday, July 1, 2016

Please accept this letter as authorization for the GPD Group (logo attached), as well as their Agents or Subcontractors, to act on behalf of Taco Bell in all matters relating to the submission of applications for construction permits and representation. These permits will allow us to perform improvements and/or maintenance in conformance with State and applicable City codes and regulations. I authorize this said contractor or authorized agent to sign permits and/or apply for application(s).

This authorization is for Taco Bell, located at 1429 Covington Avenue, Piqua, OH.

If you have any questions or concerns please contact Taco Bell Construction Manager James McNally at:

James McNally
Taco Bell
Construction Manager
6771 Tyler Court
Mason, Ohio 45040
513-808-5245
James.McNally@YUM.com

Thank you,

James McNally
Taco Bell of America
Construction Manager
July 22, 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, August 9, 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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<thead>
<tr>
<th>RESOLUTION</th>
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<td>Akron, Ohio 44311</td>
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<td>1900 Colonel Sanders Ln.</td>
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<td>Rubber Duck Inc.</td>
<td>1582 McKaig Avenue</td>
<td>Troy, Ohio 45373</td>
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<td>PC 16-16</td>
<td>Kenneth Creager</td>
<td>P. O. Box 1624</td>
<td>Piqua, Ohio 45356</td>
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<td>Jacob Rindler</td>
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<td>6300 E. 1st Avenue ST 300</td>
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<td>PC 16-16</td>
<td>McDonalds / Scott M &amp; A Corp.</td>
<td>218 W. Ash Street</td>
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|          | DEAN BURCH                  | EMAIL                                 |                 |       |
|          | DEBBIE STEIN                | EMAIL                                 |                 |       |
|          | GARY HUFF                   | EMAIL                                 |                 |       |
|          | JUSTIN SOMMER               | EMAIL                                 |                 |       |
|          | AARON MORRISON              | 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 ASSOCIAT | EMAIL | | |