CALL TO ORDER
1. Chair Comments  Opening Remarks
2. Roll Call  Clerk Calls the Roll

NEW BUSINESS
3. Meeting Minutes  Minutes of August 9, 2016 Meeting

4. PC 17-16  A Resolution authorizing a Special Use in a R-1 (One-Family Residential District) for a Thrift Store located at 915 Clark Avenue

5. PC 18-16  A Resolution authorizing a Special Use in a R-3 (Multi-Family Residential District) for Tattoo Studio located at 428 W. High Street

OTHER BUSINESS

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, Mr. Koenig, Mr. Shear, Mrs. Pearson, Mr. Spoltman
   Absent: None

OLD BUSINESS

3. Meeting Minutes  June 14, 2016 Meeting Minutes

   Motion to approve minutes as stated.
   Motion: Mr. Spoltman
   Second: Mr. Shear
   Voice Vote: 5-0
   The minutes were approved.

NEW BUSINESS

4. Resolution PC 16-16  A Resolution authorizing a Special Use in a B (Business District) for Restaurant with a Drive-Thru Facility located at 1429 Covington Avenue
Staff Comments:

Mr. Schmiesing provided an overview of the request for the Special Use for a Restaurant with a Drive-Thru Facility located at 1429 Covington Avenue.

Mr. Schmiesing provided a brief overview and a power point presentation for the Special Use Permit request at this time.

Brian Hall, GPD Group, agent for the Owners came forward and provided a power point presentation of the complete project, including the drive-thru location. Mr. Hall also provided a landscape design for the new restaurant and the screening they would be providing.

Board members asked several questions regarding the reason for the special use, the amount of space between the existing apartment complex and the new restaurant, length of time to complete, and the type of signage.

Chris explained he has been working with the sign company on the new signage.

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

Aye - Oda, Pearson, Shear, Spoltman, and Koenig

A motion to recommend the adoption of PC-16-16 was approved by a 5-0 unanimous vote.

OTHER BUSINESS

Mr. Schmiesing stated the city is moving ahead with the plans for the Community Center with Public Meetings scheduled in the future for community input.

ADJOURNMENT

The meeting was adjourned at 6:30 P.M.
RESOLUTION No. PC 17-16

WHEREAS, Gary Burns, applicant for the property located at 915 Clark Avenue being in a district zoned R-1 (One-Family Residential), has submitted a request to authorize a Special Use for a Thrift Store to be located at 915 Clark Avenue; and,

WHEREAS, section 154.060 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: Mary Burns
   Phone: 937-916-4089
   Applicant’s Address: 339 Young St. Piqua, Ohio 45356

2. Owner’s Name: Mary Sinclair
   Phone: 937-570-0195
   Owner’s Address: 351 Mulberry Grove Rd, Rackersted Rd, Piqua, Ohio 45356

3. Type of legal interest held by applicant: Thrift store

4. Location of Special Use Permit request
   - Legal description (In lot No. or attach legal description): Residential
   - Address: 455 Main Ave

5. Existing zoning: R-1

6. Existing usage: Vacant

7. Proposed usage: Thrift second hand store

8. Proposed special usage: Thrift store, at one time it was a grocery store

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

10. Describe the reason for the requested special use: Neighbors around are very excited. We would like to turn the empty space into something the city could use. The store is perfect size for a thriftstore.

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: 8/29/16

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 100.00  Date Fee Paid 9-9-14
Receipt No. 221245  P.C. Res. No. 17-16
RESOLUTION No. PC 18-16

WHEREAS, John Conner, applicant for the property located at 428 W. High Street, being in a district zoned R-3 (Multi-Family Residential), has submitted a request to authorize a Special Use for a Tattoo Studio to be located at 428 W. High Street; and,

WHEREAS, section 154.060 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  John A. Conner  Phone (937) 451-9455
   Applicant’s Address  823 Robinson Ave. Piqua, OH 45356

2. Owner’s Name  John A. Conner  Phone (937) 451-9455
   Owner’s Address  823 Robinson Ave. Piqua, OH 45356

3. Type of legal interest held by applicant  Owner

4. Location of Special Use Permit request
   A. Legal description (In lot No. or attach legal description)  
   B. Address  428 W. High St. Piqua, OH 45356

5. Existing zoning  R3

6. Existing usage  vacant

7. Proposed usage  Tattoo Studio

8. Proposed special usage  Tattoo Studio

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

10. Describe the reason for the requested special use:  
    The space is a store front. It has been multiple businesses before.

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  9-7-16

Signature of Owner  
Date  9-7-16

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  100.00  Date Fee Paid  9-8-16

Receipt No.  221244  P.C. Res. No.  18-14
SPECIAL USE PERMIT

I am applying for a special use permit for the location 428 West High Street Piqua Ohio 45356. This location has been used as a store front for many years. There are living spaces above this location. My hours of operation will be from 11am to 5pm. The business I would like to put in this space is a tattoo shop. There is very little noise and working by appointments this will keep the traffic to my shop very reasonable. I will have at a max 2 artist at a time working during these hours.

Thank you for your time.

John A. Conner

(937)451-9455
Endless Ink Tattooing floor plan

A. Restroom
B. Utility Room
C. Work Stations
D. Lobby
E. Office/Front Counter
<table>
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<th>MAILING ADDRESS</th>
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<td>PC 17-16</td>
<td>Gary Burns</td>
<td>339 Young Street</td>
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<td>PC 17-16</td>
<td>Roger Bowers</td>
<td>905 Clark Avenue</td>
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<td>Kelly R. Hall</td>
<td>940 N. Sunset Drive</td>
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<td>James Brunbaugh</td>
<td>811 Gordon Street</td>
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<td>Gary Iretton</td>
<td>808 Gordon Street</td>
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<td>PC 17-16</td>
<td>Jerry Finley (LE)</td>
<td>1011 Clark Avenue</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 17-16</td>
<td>Deal Properties LLC</td>
<td>1703 Williams Place</td>
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<td>Richard Cruikshank</td>
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<td>803 Robinson</td>
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<td>SKL Holding LLC</td>
<td>8595 Day Rd.</td>
<td>Versailles, Ohio 45380</td>
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<td>PC 18-16</td>
<td>Secretar of Housing</td>
<td>2491 NW 23rd St, STE D1</td>
<td>Oklahoma City, OK 73107</td>
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<td>PC 18-16</td>
<td>Joyce A. Murray Trustee</td>
<td>9155 N. Spiker Rd.</td>
<td>Piqua, Ohio 45356</td>
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<td>Betty Jaqua (Trustee)</td>
<td>606 N. Sunset Drive</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 18-16</td>
<td>Rebecca Brinkman</td>
<td>629 S. Downing Street</td>
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<td>Nancy Wright (TR)</td>
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<td>Bradley Ulbrich</td>
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<td>505 Harrison Street</td>
<td>Piqua, Ohio 45356</td>
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<td>Kelly Weaver</td>
<td>500 W. High Street</td>
<td>Piqua, Ohio 45356</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 ASSOCIATION EMAIL
October 3, 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, October 11, 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.

[Signature]
Christopher W. Schmiesing
City Planner