CALL TO ORDER

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

OLD BUSINESS

3. Meeting Minutes Minutes of February 14, 2017

NEW BUSINESS

4. Resolution PC 6-17 A Resolution recommending action related to Ohio Medical Marijuana Law
   5. Resolution PC 7-17 A Resolution authorizing a change in the Zoning Desgination of Parcels N44-099463 and N44-099460 from R-1 One Family Residential to I-1 Light Industrial
   6. Resolution PC 8-17 A Resolution authorizing a Special Use in a an I-1 Light Industrial District for future use of the land for a Solar Field

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
   Absent:  Mrs. Pearson, Mr. Spoltman

   Moved by Mr. Shear, seconded by Mr. Koenig to excuse Mrs.
   Pearson and Mr. Spoltman from the February 14, 2017 meeting.

   Voice vote: 3-0

OLD BUSINESS

3. Meeting Minutes
   January 10, 2017 Meeting Minutes

   Motion to approve minutes as stated.
   Motion:  Mr. Shear
   Second:  Mr. Koenig
   Voice Vote: 3-0
   The minutes were approved.

NEW BUSINESS

4. Resolution PC 5-17
   A Resolution authorizing an Elderly
   Housing Special Use in a R-1 (One
   Family Residential District) located at
   401 E. Ash Street
Staff Comments:

Mr. Schmiesing provided an overview of the request for the Elderly Housing Special Use at 401 E. Ash Street. Further stating this is in reference to the Strategic Plan and the Historic East Piqua Plan.

Pete Schwiegeraht, Senior Developer provided his background and what the plans are for the area. There will be approximately 49 one and two bedroom units. Each unit will have its own laundry room as well as other modern amenities and energy efficient systems. In addition there will be a community room and fitness room. The age requirement will be for 55+. There are future plans to extend High Street through to Home Avenue, after the demolition of the Field House. Construction could possibly begin in 2018, and the building will be located where the current Field House is and the bleacher area is located at this time.

Board members asked several questions regard future expansion and the status of the soccer field that is located next to the future Elderly Housing.

Mr. Schwiegeraht provided answers to all questions.

Public Comment

Mary Polhamous, Home Avenue, came forward and asked what is going to happen to the houses on Home Avenue, will they have to move for this project to go through?

City Planner Chris Schmiesing stated they may possibly be some land acquisition in the future, but not at this time. Mr. Oda provided additional information.

Artie Parker, E. Ash Street/Harrison Street, came forward and voiced his concerns and questions on the project.

Mr. Schwiegeraht provided answers to all of the questions.

All board members present were in agreement on moving forward with the project.

Motion: Mr. Koenig
Second: Mr. Shear
Roll Call Vote: 3-0

Aye - Oda, Shear, and Koenig.
A motion to recommend the adoption of PC 5-17 was approved by a 3-0 unanimous vote.

OTHER

Piqua Community Center Campus Plan

City Planner Chris Schmiesing provided information and showed a conception drawing and map of the proposed area. There is a lot of work that is needed to be done, but will be a very nice asset to the City.

Board members asked several questions regarding the project and all questions were answered by Mr. Schmiesing.

Ohio Medical Marijuana Program

Mr. Schmiesing stated this is a follow up of the additional information that he previously provided to the Planning Commission on the rules and regulations set by the State of Ohio on cultivating and processing of Medical Marijuana in Ohio

Board members discussed several ideas and their thoughts on the cultivating and processing of marijuana in the City of Piqua.

All Board members present were in agreement to wait and see how the State plans to move forward with their legislation.

Mr. Schmiesing stated he will continue to look into the situation and will come back to the Planning Commission and provide further information at the March Meeting.

ADJOURNMENT

The meeting was adjourned at 7:00 P.M.
RESOLUTION No. PC 6-17

WHEREAS, The Ohio Legislature 131st General Assembly enacted House Bill 523, effective on September 8, 2016, authorizing the use of medical marijuana in Ohio; and,

Whereas, the legislation set a basic framework and timeline for state agencies to establish specific rules and guidelines for the cultivation, processing, testing, dispensing and medical use of marijuana; and,

WHEREAS, the legislation authorizes the legislative authority of a municipal corporation to adopt regulations to prohibit, or limit the number of, retail dispensaries; and,

WHEREAS, the legislation prohibits a cultivator, processor, retail dispensary, or laboratory from being located or relocating within 500 feet of a school, church, public library, public playground, or public park, and requires that the Department of Commerce or Board of Pharmacy specify whether a license holder may remain in operation, must relocate, or have its license revoked after a school, church, public library, public playground, or public park opens within 500 feet of the license holder's premises; and,

WHEREAS, section 154.141(B) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of an amendment to the zoning chapter; and,

WHEREAS, in accordance with the referenced procedure, the Planning Commission has initiated discussion on the subject topic and studied the matter, conducted a public hearing and invited public comment, and with reference to testimony provided and supporting materials submitted for consideration, has concluded the actions in the best interest of the general health, safety and welfare of the community, include the following:

1) Prohibit medical marijuana retail dispensaries, as defined by Ohio's Medical Marijuana Law (HB 523), from being permitted within any zoning district.

2) Prohibit a cultivator, processor, retail dispensary, or laboratory, as defined by Ohio's Medical Marijuana Law (HB 523), from being located or relocating within 500 feet of a school, church, public library, public playground, or public park within any zoning district.

NOW THEREFORE BE IT RESOLVED, the City of Piqua Planning Commission hereby recommends to the City Commission the action or actions described by this resolution.
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RESOLUTION No. PC 07-17

WHEREAS, Piqua City Schools, Mary Heckman owners of the subject property located at 430 and 543 Staunton Street in the City of Piqua, Ohio, has submitted a request to change the zoning designation of parcels N44-099463 & N44-099460 from One-Family Residential R-1 to I-1 Light Industrial; 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  ED KRIEGER  Phone 937-718-2077
   Applicant's Address  701 HAYN AVE - PIQUA OH 45356

2. Owner's Name  PIQUA SCHOOLS/444 HAYN AVE  Phone
   Owner's Address  STANSTON STREET

3. Type of legal interest held by applicant  NONE - EXPLORING PURCHASE
   FOR DEVELOPMENT

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description)  SEE ATTACHED
   B. Address

5. Existing zoning  R-1

6. Existing usage  VACANT SCHOOL LOT / FARM FIELD

7. Proposed zoning  I-1

8. Proposed usage  SOLAR FIELD

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

10. Describe the reason for the requested rezoning:
    DEVELOP SOLAR FIELD

11. Has a Rezoning Request for this location been made before? Y  N  V
    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  2-21-17

Signature of Owner  [Signature]  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
$50.00 Fee paid  Date fee paid

Receipt no.  P.C. Res. no.
From: Ed Krieger  
Sent: Friday, February 24, 2017 12:22 PM  
To: Chris Schmiesing <cschmiesing@piquaoh.org>  
Subject: Solar Picture

Chris,

This picture is from an installation in Bowling Green several times larger than what is proposed in Piqua.

As I mentioned, I hope to get a few pictures more to the scale of our proposed site.

Thanks,
Ed
From: Ed Krieger  
Sent: Friday, February 24, 2017 12:47 PM  
To: Chris Schmiesing <cschmiesing@piquah.org>  
Subject: More Solar Pictures  

Per my earlier email.

Ed

From: Doug Garvey [mailto:dgarvey@amppartners.org]  
Sent: Friday, February 24, 2017 12:39 PM  
To: Ed Krieger  
Subject: Solar Pictures  

Ed,

Attached is a few pictures of the project in Front Royal, VA. This is a 2.5 MW project which will be bigger than Staunton St. but smaller than Manier Ave. The first picture is the start of module installation and the other is an overview shot of the racking and piles installed.

Thanks.

Doug Garvey, P.E.  
Project Engineer-Hydro  
American Municipal Power, Inc.  
1111 Schrock Road, Suite 100  
Columbus, OH 43229  
614-403-2507 (Mobile)  
614-540-0854 (Office)
RESOLUTION No. PC 08-17

WHEREAS, Piqua City Schools and Mary Heckman, owners of the properties located at 403 & 543 Staunton Street, being in a district zoned (I-1 Light Industrial District), has submitted a request to authorize the future use of the land for a Solar Field as a special use to be located at 403 & 543 Staunton 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: ED KRIEGER Phone: 937-778-2077
   Applicant's Address: 201 HEFFY AVE, PIQUA OH 45356

2. Owner's Name: PIQUA SCHOOLS/CAP INDUSTRIES Phone: 
   Owner's Address: MARY HEICKMAN, ST. AUGUSTINE STREET

3. Type of legal interest held by applicant: NONE - EXPLORING PURCHASE FOR DEVELOPMENT

4. Location of Special Use Permit request
   A. Legal description (lot No. or attach legal description): SEE ATTACHED
   B. Address:

5. Existing zoning: R-1 / I-1 / R-1

6. Existing usage: VACANT SCHOOL LOT/INDUSTRY/FARM FIELD

7. Proposed usage: SOLAR FIELD

8. Proposed special usage:

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

10. Describe the reason for the requested special use:

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: 2-21-17

Signature of Owner: [Signature] Date:

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

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OFFICE USE ONLY

**$100.00 Fee Paid**  1 Date Fee Paid
Receipt No. P.C. Res. No.

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<td>Board of Education</td>
<td>719 E. Ash Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 7 &amp; 8-17</td>
<td>Mary Heckman</td>
<td>1911 Canyle Drive</td>
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<td>Steven Cruea</td>
<td>412 Staunton Street</td>
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<td>Dennis Dowell</td>
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<td>Ricky Forrest</td>
<td>415 Staunton Street</td>
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<td>Thomas Staul</td>
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March 3, 2017

*** 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, March 14, 2017
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street


Please contact me if you have any questions pertaining to this notice.

Christopher W. Schmiesing
City Planner