

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, APRIL 11, 2017
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 March 14, 2017 Meeting |
| 4. PC 9-17 | A Resolution authorizing a Special Use in a B (General Business) District for an Automobile Repair Painting and Body Shop located at 8866 N. Co. Rd. 25-A |

OTHER BUSINESS

ADJOURNMENT

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, MARCH 14, 2017
MUNICIPAL GOVERNMENT COMPLEX
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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, Mr. Spoltman

Absent: Mrs. Pearson,

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

Voice vote: 4-0

OLD BUSINESS

3. Meeting Minutes February 14, 2017 Meeting Minutes

Motion to approve minutes as stated.

Motion: Mr. Koenig

Second: Mr. Shear

Voice Vote: 4-0

The minutes were approved.

NEW BUSINESS

4. Resolution PC 6-17 A Resolution recommending action related to Ohio Medical Marijuana Law

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Staff Comments:

Mr. Schmiesing provided an updated overview on the Ohio Medical Marijuana Law and the effects it would have on the community if approved. This will authorize the legislative authority of the municipal corporation to adopt regulations to prohibit, or limit the number of retail dispensaries in the community. This also establishes specific rules and guidelines for the cultivation, processing, testing, dispensing and medical use of marijuana.

Public Comment

No one came forward to speak at this time.

Mr. Oda stated he believes this is the appropriate decision at this time and sees no reason not to accept Resolution No. PC 6-17.

All board members present were in agreement on moving forward with approving the legislation at this time.

Motion: Mr. Spoltman

Second: Mr. Shear

Roll Call Vote: 4-0

Aye - Oda, Shear, Spoltman, and Koenig.

A motion to recommend the adoption of PC 6-17 was approved by a 4-0 unanimous vote.

5. Resolution PC 7-17

A Resolution authorizing a change the Zoning Designation of Parcel N44-099463 and N44-099460 from R-1 Family Residential to I-1 Industrial

Staff Comments:

Mr. Schmiesing stated this involves two separate parcels, one is the former Staunton Street School site and the other is a privately owned property. The Piqua Power System would like to add Solar Power Panels to both of the parcels.

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Ed Krieger, Power System Director, came forward and provided additional information on the request to change the Zoning designation. Mr. Krieger explained the process and the benefits of having the solar power panels.

Board members asked several questions regarding the solar power panels, and the location that was chosen.

Board members added several comments on the use of solar power panels.

Mr. Krieger and Mr. Schmiesing answered all questions.

Public Comment

Mr. Schmiesing stated he received a letter from a nearby property owner voicing their opinion on the use of the solar power panels in their neighborhood.

All board members present were in agreement on moving forward with approving the legislation at this time.

Motion: Mr. Shear

Second: Mr. Koenig

Roll Call Vote:4-0

Aye - Oda, Shear, Spoltman, and Koenig.

A motion to recommend the adoption of PC 7-17 was approved by a 4-0 unanimous vote.

6.Resolution PC 8-17

A Resolution authorizing a Special in an I-1 Light Industrial District future use of the land for a S Field

Staff Comments

Chris Schmiesing stated is Special use request for the Solar Power Panel Project. It has been approved by the property owners, and will have to submit applications for permits to proceed with the project.

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Several Board members voiced their opinions on the use of the solar fields and what changes may take place in the future in the Zoning Code with the use of solar fields.

Public Comment

No one came forward to speak at this time.

All board members present were in agreement on moving forward with approving the legislation at this time.

Motion: Mr. Spoltman

Second: Mr. Shear

Roll Call Vote:4-0

Aye - Oda, Shear, Spoltman, and Koenig.

A motion to recommend the adoption of PC 8-17 was approved by a 4-0 unanimous vote.

ADJOURNMENT

The meeting was adjourned at 6:45 P.M.

RESOLUTION No. PC 9-17

WHEREAS, Allen Prather, Applicant for the property located at 8866 N. Co. Rd 25-A, being in a district zoned B (General Business), has submitted a request to authorize a Special Use for an Automobile repair painting and body shop to be located at 8866 N. Co. Rd. 25-A and,

WHEREAS, section 154.025(D)(3)(a) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a special use request for An Automobile repair, painting and body shop ; 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 herby recorded as follows.



	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Cindy Pearson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Stu Shear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name ALLEN PRATHER Phone 937-778-0648
Applicant's Address 8866 N. COUNTY RD 25A PIQUA, OH 45356
- 2. Owner's Name SAME AS ABOVE Phone _____
Owner's Address _____
- 3. Type of legal interest held by applicant OWNER
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) N44-074316
B. Address 8866 N. COUNTY RD 25 A
- 5. Existing zoning B - GENERAL
- 6. Existing usage USED CAR SALES
- 7. Proposed usage AUTOMOBILE REPAIR & USED CAR SALES
- 8. Proposed special usage SAME
- 9. No. of plot plans submitted (16 required UNLESS waived) _____
- 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 _____ Date 3/24/17

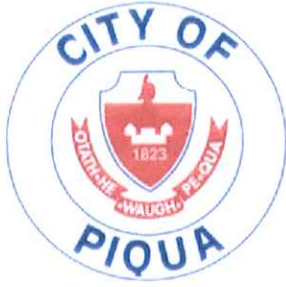
Signature of Owner _____ Date 3/24/17

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 3-30-17

Receipt No. _____ P.C. Res. No. 9-17



DEVELOPMENT OFFICE

Christopher W. Schmiesing – City Planner
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March 31, 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, April 11, 2017**
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/city-government/boards-and-committees/planning-commission/> or by visiting the Development Office.

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

Christopher W. Schmiesing
City Planner