CALL TO ORDER
1. Chair Comments
2. Roll Call

OLD BUSINESS
3. Meeting Minutes

NEW BUSINESS
4. Resolution PC 15-17

A Resolution to consider the Vacation of portion of platted public right of way and certain platted lots, known as Wilshire Drive, Wapita Court, and Inlots 8111-8126

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

OLD BUSINESS
3. Meeting Minutes April 11, 2017 Meeting Minutes
   Motion to approve minutes as submitted.
   Motion: Mrs. Pearson
   Second: Mr. Spoltman
   Voice Vote: 5-0
   The minutes were approved.

NEW BUSINESS
4. Resolution PC 10-17 A Resolution authorizing a Change in the Zoning Designation of Parcel N44-0111960, 411 Wood Street, from R-1 (One-Family Residential) to B (General Business District
Staff Comments:

Mr. Schmiesing provided an overview on the request for the change in Zoning for the property located at 411 Wood Street, the former Piqua Poultry Building. The Applicant would like to have the property re-zoned to B (General Business). Mr. Schmiesing provided a printout of the subject property, and the surrounding properties which included the zoning designation for each of the properties contiguous. There is some concern over the condition of the subject property, but the property would need to be brought of to code.

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 10-17.

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

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


A motion to recommend the adoption of PC 10-17 was approved by a 5-0 unanimous vote.

5. Resolution PC 11-17

A Resolution authorizing a change in the Zoning Designation of Parcel N44-044980, 202 E Main Street, from R-1 (One Family Residential) to I-1 (Light Industrial)

Staff Comments:

Mr. Schmiesing stated Mr. Lawrence Kiser submitted the request to change the zoning of 202 E. Main Street from R-1 (One-Family Residential) to I-1 (Light Industrial). Mr. Kiser would like to use the property for Light Industrial purposes. The nature of his business is assembling safety light fixtures for semi-trailers.

Mr. Schmiesing went over the zoning map he provided showing the various zoning designations in the area. Mr. Schmiesing voiced several concerns
with rezoning the property and explained.

Mr. Larry Kiser, Nicklin Avenue, applicant came forward and provided additional information on his type of business, and how his product would be distributed.

Mr. Schmiesing explained some of the various uses included in the T-1 Light Industrial District. Mr. Schmiesing stated he is very supportive of other various locations for his type of business.

Mr. Oda asked Mr. Kiser if he had looked at any other locations for his business?

Mr. Schmiesing stated the building and the parking area would have to be brought up to code providing addition information.

Board members discussed the various issues, asked several questions before making a decision.

Public Comment

No one came forward to speak at this time.

All board members present were in agreement on denying the request to rezone the property at this time.

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


A motion to recommend the denial of PC 11-17 was approved by a 5-0 unanimous vote.

6. Resolution PC 12-17

A Resolution authorizing a Special Use in an CBD Central Business District for a bar to be located at 121 W. Water Street

Staff Comments

Chris Schmiesing stated this is Special use request for a craft beer tap room to be located at 121 W. Water Street. Ken and Tiffany Shepherd are investing a significant amount in this project, and it fits well in the City of Piqua's Strategic Plan for the Downtown Riverfront Development Project for that area. Mr. Schmiesing outlined the plans for the building and the parking area.
Tiffany and Ken Shepherd came forward and explained their plans for the use of the property at 121 W. Water Street, the inside layout, what will be served, the types of beer they will carry, and what the tap room will look like.

Several Board members asked questions, all were answered.

Justin Sommer, Economic Development Director, provided additional information on the use of that type of business in that location; further stating this special use meets the requirements of the Planning criteria at this time, and is in favor of the use.

Public Comment

No one came forward to speak at this time.

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

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


A motion to recommend the adoption of PC 12-17 was approved by a 5-0 unanimous vote.

6. Resolution PC 13-17

A Resolution authorizing a Special Use in an CBD Central Business District for a Light Manufacturing Use to be located at 517 N. Main Street

Staff Comments

Chris Schmiesing stated this is Special use request for a light manufacturing use in the Central Business District. Mr. Schmiesing provided information on the history of the buildings former use. I-1 Light Manufacturing is not really the type of business typically located in a Central Business District, and provided additional information. Mr. Schmiesing explained what type of business they would like to see in the downtown area.

Several Board members asked questions regarding the use type, and voiced their opinions on what they would like to see downtown.
Justin Sommer, Economic Development Director, provided additional information on the use of the type of business in that location, further stating this special use does not meet the standards for the Master Plan for the Historic East Riverfront criteria at this time, and is he is not in favor of the use.

Public Comment

No one came forward to speak at this time.

All board members present were in agreement on denying the Special Use request at this time.

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


A motion to recommend the denial of PC 13-17 was approved by a 5-0 unanimous vote.

6. Resolution PC 14-17

A Resolution authorizing a Special Use in an R-1 (One Family Residential District) for a private garage not accessory to a principal use to be located on Parcel N44-029270

Staff Comments

Chris Schmiesing stated this is Special use request for private garage not an accessory as principal use located at 716 Boal Avenue. It looks like and is treated like one lot, there are two separate parcels, the house is on one and Mr. Jessup would like to put a detached garage on the other lot.

Mr. Jessup, N. Sunset Drive, applicant came forward and provided additional information on the request for the private garage on the separate lot.

Public Comment

No one came forward to speak at this time.
All board members present were in agreement on moving forward with approving the Special Use at this time.

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


A motion to recommend the adoption of PC 14-17 was approved by a 5-0 unanimous vote.

ADJOURNMENT

The meeting was adjourned at 7:25 P.M.
RESOLUTION No. PC 15-17

WHEREAS, Craycon Homes Inc., owner of undeveloped portions of a subdivision located in the City of Piqua, has submitted a request to vacate a portion of platted public right of way and certain platted lots, known as Wilshire Drive, Wapita Court, and Inlots 0111-0126; and,

WHEREAS, the City of Piqua Planning Commission has previously approved a revision to the Preliminary Plat for the subject right of way and platted lots; and,

WHEREAS, the City of Piqua City Commission has declared their intent to consider the vacation of the subject right of way and referred the item to the Planning Commission for study and a recommendation; and,

WHEREAS, section 98 of the Piqua Charter provides the procedure for considering a right of way vacation request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the portion of public right of way proposed for vacation:

☐ Is unimproved and does not provide essential access to surrounding properties
☐ Is unoccupied by public utilities or other uses commonly located within public right of way
☐ Is not identified on any transportation plan indicating the right of way is or will be necessary
☐ Is not essential to any existing or future development or use of the surrounding properties

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 hereby recorded as follows.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
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<tbody>
<tr>
<td>Mr. Jim Oda</td>
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<td>Mr. Gary Koenig</td>
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<td>Mr. Stu Shear</td>
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<td>Mrs. Cindy Pearson</td>
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<tr>
<td>Mr. Mark Spoltman</td>
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APPLICATION FOR VACATION OF PUBLIC RIGHT-OF-WAY

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

2. Owner's Name: Crayson Homes Inc
   Phone #: 937-606-1551

3. Type of legal interest held by applicant

4. Location of Public Right-Of-Way Vacation request: Wilshire Drive and Wapita Court on the west side of Deerfield Subdivision

5. Describe the reason for the requested Vacation of Public Right-Of-Way: Vacating undeveloped street

6. Property owners adjacent to Right-Of-Way to be vacated.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>SIGNATURE</th>
</tr>
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<tbody>
<tr>
<td>Crayson Homes, Inc</td>
<td>2214 Wilshire Dr</td>
<td>David Crawford</td>
</tr>
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</table>

Signature of Applicant: Allen Berke  Date: 6-6-17

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

$100.00 Fee Paid: Date Fee Paid: 
Receipt No.: Res. No.: PC 15-17
RESOLUTION NO. R-93-17
A RESOLUTION OF INTENT TO VACATE
PUBLIC RIGHT-OF-WAY

WHEREAS, pursuant to Piqua Charter Section 98, this Commission must adopt a resolution expressing its intention to vacate platted right-of-way located prior to such action being considered; and,

WHEREAS, a petition requesting the vacation of a portion of platted public right of way known as Wilshire Drive and Wapita Court, as shown in Exhibit "A" attached hereto, has been filed with the Clerk of Commission;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: This Commission hereby intends to vacate a portion of platted public right of way known as Wilshire Drive and Wapita Court, as shown on Exhibit "A" attached hereto. The City Manager or his duly authorized representative is hereby directed to cause notice of this Resolution to be served by certified mail upon all persons whose property abuts said tract. Said notice shall state the time and place at which objections can be heard by the Planning Commission.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

KATHRYN B. HINDS, MAYOR

PASSED: June 20, 2017
ATTEST: REBECCA J. COOL
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by William seconded by Vogt and on roll call the following vote ensued:

Mayor Kathryn B. Hinds       Aye
Commissioner John Martin      Aye
Commissioner William Vogt     Aye
Commissioner Joseph Wilson    Aye
Commissioner Judy Terry       Absent
**Commission Agenda**  
**Staff Report**

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>June 20, 2017</th>
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<tbody>
<tr>
<td>REPORT TITLE</td>
<td>A RESOLUTION OF INTENT TO VACATE PUBLIC RIGHT-OF-WAY</td>
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| SUBMITTED BY | Chris Schmiesing, City Planner  
Development Department |
| AGENDA CLASSIFICATION | ☑|Resolution|☐|Regular |
| APPROVALS/REVIEWS | ☐|City Manager|☐|Asst. City Manager/Finance |
| | ☐|Asst. City Manager/Development|☐|Law Director |
| | ☑|City Planner|☐|Planning Commission |
| BACKGROUND | The applicant desires to vacate a platted portion of a public right of way known as Wilshire Drive and Wapita Court. The subject right of way is not currently improved or being used for public purposes. This request is in support of the applicant’s intent to vacate this entire section plat for the purposes of transferring ownership and modifying the preliminary plan right of way and lot layout for the remaining undeveloped sections of the subdivision. |
| BUDGET/FINANCIAL IMPACT | Budgeted $: 0 | Expenditure $: 0 |
| (Project costs and funding sources) | Source of Funds: | Narrative: Approving the resolution will forward the request to the Planning Commission for study and recommendation. |
| OPTIONS | 1. Adopt the resolution to declare intent to vacate and forward the item to the Planning Commission for consideration.  
2. Defeat the resolution and deny the request to consider the petition to vacate the subject right of way. |
| PROJECT TIMELINE | June 20, 2017 – City Commission – Declare Intent to Vacate  
July 11, 2017 – Planning Commission – Public Hearing  
July/Aug 2017 - City Commission – Reading of Ordinance |
| STAFF RECOMMENDATION | Approve the proposed resolution. |
| ATTACHMENTS | Survey and legal description |
June 24, 2017

LEGAL NOTICE

Pursuant to Section 98 of the City of Piqua Charter, notice of the City of Piqua City Commissions’ declaration of intent to vacate a portion of platted public right of way known as Wilshire Drive and Wapita Court, and notice of the City of Piqua Planning Commission meeting date, time, and location, at which a public hearing will be conducted concerning this matter, said meeting to be held on Tuesday, July 11, 2017 at 6:00 P.M. in the Commission Chambers located on the 2nd floor of the Municipal Government Complex, 201 West Water Street, Piqua, Ohio, is here provided.

Contact: Chris Schmiesing
City Planner
(937)778-2049

PUBLISH: Tuesday, June 26, 2017
<table>
<thead>
<tr>
<th>RESOLUTION</th>
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<td></td>
<td>MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD</td>
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<tr>
<td>PC 15-17</td>
<td>Allen Bertke</td>
<td>440 E. Hoewisher Rd.</td>
<td>Sidney</td>
<td>Ohio</td>
<td>45365</td>
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<tr>
<td>PC 15-17</td>
<td>Crayon Homes</td>
<td>2214 Wilshire Drive</td>
<td>Piqua</td>
<td>Ohio</td>
<td>45356</td>
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<tr>
<td>PC 15-17</td>
<td>John Alexander</td>
<td>2301 Wilshire Drive</td>
<td>Piqua</td>
<td>Ohio</td>
<td>45356</td>
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<td>PC 15-17</td>
<td>Marily Selover</td>
<td>13000 Wilshire Drive</td>
<td>Piqua</td>
<td>Ohio</td>
<td>45356</td>
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<tr>
<td>PC 15-17</td>
<td>Henry Ernest</td>
<td>2308 Wilshire Drive</td>
<td>Piqua</td>
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<td>45356</td>
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</table>

DEBBIE STEIN
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
MIAMI COUNTY HOME BUILDERS ASSOCIATION EMAIL
*** 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, July 11, 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