

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, NOVEMBER 14, 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 |

OLD BUSINESS

- | | |
|--------------------|---------------------------------------|
| 3. Meeting Minutes | September 12, 2017 PC Meeting Minutes |
|--------------------|---------------------------------------|

NEW BUSINESS

- | | |
|------------------------|---|
| 4. Resolution PC 20-17 | A Resolution to consider a request to change the zoning designation of parcel N44-076020 and N44-076030 at 1612 S. Main Street |
| 5. Resolution PC 21-17 | A Resolution to consider a request to authorize a "Dining Hall" special use of an accessory structure situated at 1612 S. Main Street |

OTHER BUSINESS

- Parks Master Plan
Land Use and Development Code Update

ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, SEPTEMBER 12, 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. Spoltman, Mrs. Pearson
Absent: Mr. Shear

OLD BUSINESS

3. Meeting Minutes July 11, 2017 Meeting Minutes

Motion to approve minutes as stated.

Motion: Pearson

Second: Koenig

Voice Vote: 4-0

The minutes were approved.

NEW BUSINESS

4. Resolution PC 16-17 A Resolution to consider a request to change the zoning designation of a part of Inlot 7829 situated near Seidel Parkway and Laura Drive

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Staff Comments:

Mr. Schmiesing explained that an adjacent lot is being combined with the lot currently occupied by Upper Valley Community Church. The replat combining the two tracts into one lot will allow the church to expand parking facilities to serve current and future needs. The request being presented is to change the zoning of the adjacent lot to R3 Multi-family Residential to match the zoning of the lot currently occupied by the church. This is necessary to facilitate the replat of the two lots into one and to ready the property for the contemplated improvements. The item is being presented in a public hearing for consideration by the Planning Commission and the recommendation of the Planning Commission will be referred to the City Commission for final action.

Public Comment

Mike Davis of Upper Valley Community Church was present to speak on behalf of the request. Planning Commission had no questions concerning the proposed item.

Jeff Elliot of 1120 Seidel Parkway asked about property owner's ability to change the use of the property once the zoning designation is changed. Staff explained that any change in the use of a property is subject to the review and approval of a zoning permit and any use activity must conform with the provisions of the applicable zoning district.

Planning Commission members commented the item is straight forward and noted the consistency of the proposed zoning with the existing zoning designations and land use patterns surrounding the subject location.

Mr. Oda noted the item satisfies the standards to be considered as noted in the resolution.

Motion: Spoltman

Second: Pearson

Roll Call Vote: 4-0

Aye; Oda, Spoltman, Pearson and Koenig

Nay; None

A motion to recommend the adoption of PC 16-17 was approved by a unanimous vote.

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5. Resolution PC 17-17 A Resolution to consider a request to authorize the dedication of public right of way for Staunton Street

Staff Comments:

Mr. Schmiesing explained that the replat of the parcels involved in creating the tract of land to be occupied by the proposed city of Piqua Power System Solar Array Project, includes a portion of improved roadway that is currently within an easement area. As part of the replat the area is to be dedicated as public right of way and whenever right of way is being dedicated the Planning Commission is to consider the request and make a recommendation to the City Commission to ensure review for consistency with planning documents. Staff noted that the proposed dedication of right of way is a housekeeping matter as it does not change any boundaries concerning public or private interests.

Public Comment

Ed Krieger of the Piqua Power System came forward to speak on behalf of the request. Planning Commission had no questions concerning the proposed item.

Dennis Dowell of 410 Staunton Street came forward and asked if the ingress/egress easement providing access to his property is included as part of the replat survey. Staff conformed the ingress/egress easement is referenced on the replat survey.

Planning Commission members commented the item is straight forward and agreed that the item represented no real change in terms of actual improvements or public use interests.

Mr. Oda noted the item satisfies the standards to be considered as noted in the resolution.

Motion: Pearson

Second: Koenig

Roll Call Vote: 4-0

Aye; Oda, Spoltman, Pearson and Koenig

Nay; None

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

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6. Resolution PC 18-17 A Resolution to consider a request to authorize the dedication of public right of way for Covington Avenue

Staff Comments:

Mr. Schmiesing explained that the replat of the parcels involved in creating the tract of land to be occupied by the proposed Speedway "Speedy Café" improvements, includes a portion of improved roadway that is currently within an easement area. As part of the replat the area is to be dedicated as public right of way and whenever right of way is being dedicated the Planning Commission is to consider the request and make a recommendation to the City Commission to ensure review for consistency with planning documents. Staff noted that the proposed dedication of right of way is a housekeeping matter as it does not change any boundaries concerning public or private interests.

Public Comment

No one came forward to speak on the item. Planning Commission had no questions concerning the proposed item.

Planning Commission members commented the item is straight forward and agreed that the item represented no real change in terms of actual improvements or public use interests.

Mr. Oda noted the item satisfies the standards to be considered as noted in the resolution.

Motion: Spoltman

Second: Pearson

Roll Call Vote: 4-0

Aye; Oda, Spoltman, Pearson and Koenig

Nay; None

A motion to recommend the adoption of PC 18-17 was approved by a unanimous vote.

7. Resolution PC 19-17 A Resolution to consider a request to authorize a rock crushing special use of 111.576 acre tract of land situated near Piqua-Troy Road and Wyndham Way

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Staff Comments:

Mr. Schmiesing explained that the subject area includes all of the undeveloped portions of Wyndham Industrial Park. It was noted that all of the subject property is zoned I-2 Heavy Industry and the proposed rock crushing and mining use of the subject area is listed as a special use in the I-2 Heavy Industry zoning district. Staff described the surrounding land uses and zoning types. Staff noted that the property immediately to the south of the city limits and abutting the subject area, previously received Miami County Planning and Zoning Board approval of a conditional use to allow a rock crushing and mining use of the land. Staff suggested that in considering the request the Planning Commission may find it reasonable to reduce the limits of the rock crushing and mining special use limits to preserve opportunity for a future extension of Wyndham Way to the east to provide access to the rail line; and, requiring a modest increase to the setback and berm treatments around the perimeter of the mining area to provide a visual screening and mitigate noise.

Public Comment

Dennis Garrison of Piqua Materials came forward to speak on behalf of the request. Mr. Garrison described the content of an electronic visual presentation that was displayed for those in attendance to view. Mr. Garrison's described the general nature of the request and a printed copy of the presentation was provided for the record and a copy was distributed to each member of the Planning Commission.

Corey Kiser of Piqua Materials came forward to speak on behalf of the request. Mr. Kiser continued with the electronic visual presentation explaining the soil conditions and regulatory requirements that affect how the subject area will be mined.

Matt Konjevich of Piqua Materials came forward to speak on behalf of the request. Mr. Konjevich continued with the electronic visual presentation explaining the daily operations of the mining and rock crushing operations.

Jamie Kridler of Northern Ohio Explosives came forward to speak on behalf of the request. Mr. Kridler continued with the electronic visual presentation explaining the blasting elements of the operations.

Mr. Garrison, Mr. Kiser, Mr. Konjevich and Mr. Kridler were each asked to responded to questions from the Planning Commission throughout the course of the presentation. Mr. Garrison pointed

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out that there will be no change in daily production volumes or truck traffic patterns as a result of the request. Mr. Kiser highlighted the logical progression for the mining of the subject area and pointed out it will span over a period of approximately 27 years. Mr. Kiser also indicated the typical section drawing included in the presentation (showing a 110-foot setback including a 10 to 20-foot high earthen berm) is what will be placed along the road frontages. Mr. Konjevich and Mr. Kridler provided details about the actual mining and blasting operations.

Scott Phillips of 901 Piqua-Troy Road came forward to express his concern that the public hearing notification provided to the neighboring properties did not provide him with enough notice to prepare for the meeting. Mr. Phillips noted that Piqua Materials has been a responsible neighbor over the years and stated his support for authorizing the special use request.

Tom Hudson introduced himself as former Mayor of Piqua and asked about the mining timeline as he felt this was a deviation from what he understood in the past. Mr. Hudson also expressed support for converting the subject area to a recreational asset for the community once the mining operation has ceased to exist.

Dennis Garrison explained that depending on the material type and focus area being discussed the forecasted timeline will vary.

Mr. Oda asked for comments from Justin Sommer, Economic Development Director for the City of Piqua, as to whether the request satisfies the City's economic development policies. Mr. Sommer indicated that the request is consistent with City of Piqua economic development policies and indicated that it is his opinion that the request represents an appropriate use of the land.

Mr. Oda noted the item satisfies the standards to be considered as noted in the resolution.

Motion: Koenig

Second: Pearson

Roll Call Vote: 4-0

Aye; Oda, Spoltman, Pearson and Koenig

Nay; None

A motion to recommend the adoption of PC 19-17 was approved by a unanimous vote.

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OTHER

Mr. Schmiesing provided an overview of the Parks Master Plan process and status and announced the final draft document is available for public comment.

ADJOURNMENT

The meeting was adjourned at 8:15 P.M.

RESOLUTION No. PC 20-17

WHEREAS, Janelle & Tim Baker owners of the subject property located at 1612 S. Main Street in the City of Piqua, Ohio, have submitted a request to change the zoning designation of parcels N44-076020 & N44-076030 from I-2 Heavy Industrial to R-1 Single-Family Residential; and

WHEREAS, City of Piqua Code of Ordinances 154.141(C) includes provisions for considering a zoning change request; 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.

	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"/>

RESOLUTION PC 20-17



Quality of Place...Quality of Life

RESOLUTION No. PC 21-17

WHEREAS, Janelle and Tim Baker, applicants for the property located at 1612 S. Main Street, have submitted a request to authorize a "Dining Hall" special use of an accessory structure located at 1612 S. Main Street and,

WHEREAS, section 154.140(A) of the City of Piqua Code of Ordinances provides the procedure for authorizing a special use; 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.

	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 TIM BAKER Phone 937-974-8363
Applicant's Address 1612 S. MAIN ST, PIQUA, OH 45356
- 2. Owner's Name TIM & JANELLE BAKER Phone 778-1021
Owner's Address 1612 S MAIN ST, PIQUA, OH 45356
- 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) _____
B. Address FOX DRIVE & MAIN STREET
- 5. Existing zoning I-2
- 6. Existing usage BARN
- 7. Proposed usage BANQUET FACILITY
- 8. Proposed special usage _____
- 9. No. of plot plans submitted (16 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 10/26/17
 Signature of Owner [Signature] Date 10/26/17

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

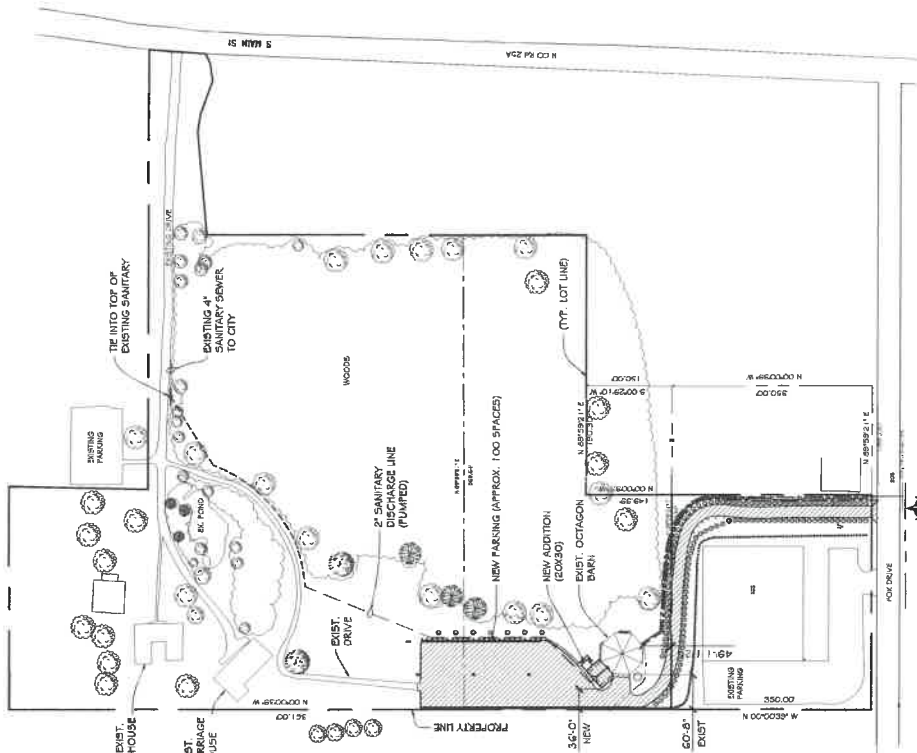
***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 | Date Fee Paid 10-26-17

Receipt No. 190275 P.C. Res. No. PC-21-17

ORRMONT ESTATE BARN ADDITION

1612 S. MAIN ST.
PIQUA, OH 45356



SITE PLAN
SCALE: 1" = 100'

2011 OHIO BUILDING CODE ANALYSIS:

PROJECT DESCRIPTION:
NEW BUILDING ADDITION, TWO LEVELS & CHANGE OF OCCUPANCY
SITE ZONING: RESIDENTIAL SINGLE-FAMILY (R-S)
12. HEAVY INDUSTRIAL

USE GROUP (IBC 103.1):
PREVIOUS USE: U - BARN
NEW USE: A3 - COMMUNITY HALL

CONSTRUCTION TYPE:
PARTIAL BUILDING: V8 - STONE WALLS / FRAMING UNRESTRICTED
WOOD KRAFTED UNRESTRICTED

HEIGHT & AREA LIMITATIONS (TABLE 503):
NEW USE: 4.205 s.f.
NEW BUILDING ADDITION: 1.274 s.f.
NEW USE FLOOR AREA: 4.205 s.f.
TOTAL BUILDING AREA: 6.700 s.f.
AS / PER CONST. TYPE ALLOWANCE: 6.000 s.f. / (1) STORY

SECTION 503.2.2 HEIGHT INCREASE:
1-11.52 / 304 - 0.251 20 / 30
1-1.000 s.f. ALLOWABLE INCREASE IN AREA
6.000 s.f. * 1.000 s.f. ALLOWABLE BUILDING AREA FOR (1) STORY

AREA EXISTING 2ND BUILDING ELEMENTS (TABLE 601):
STRUCTURAL FRAMING: 0 HOUR RATING
NON-LOAD BEARING WALLS: 0 HOUR RATING
EXTERIOR WALLS: PER TABLE 602
FLOOR: 0 HOUR RATING
ROOF: 0 HOUR RATING
EXTERIOR WALL RATINGS (TAB. F. 602):
PROPERTY LINES / PARTING: GREATER THAN 307' - 0" - 0 HOUR RATING
PER SPINNERS
EXISTING BUILDING DOES NOT HAVE SPRINKLER SYSTEM

NEW BUILDING OCCUPANT LOAD FACTORS (PER TABLE 1004.1.2):

LOWER LEVEL	UPPER LEVEL
WOMEN'S DRESSING ROOM: 50 s.f. (60058) / OCCUPANT: 328 s.f. / 50 = 7 PERSONS	50 s.f. (60058) / OCCUPANT: 256 s.f. / 50 = 5 PERSONS
BATHING ROOM: 15 s.f. (60058) / OCCUPANT: 4.205 s.f. / 15 = 280 PERSONS	200 s.f. (60058) / OCCUPANT: 24 s.f. / 200 = 1 PERSONS
DRINK STATION ROOM: 200 s.f. (60058) / OCCUPANT: 200 s.f. (60058) / OCCUPANT: 285 PERSONS	

DESIGN OCCUPANT LOAD = 285 PERSONS

PER PERSON OCCUPANT LOAD SHALL BE NOTED IN THE MAIN ASSUMPTIONS AND IN CONSTRUCTION NOTES. NEAR THE EXIT OR EXIT ACCESS DOORWAY FROM THE REAR EXTERIOR SPACE, POSTED SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

EGRESS REQUIREMENTS:
EGRESS WIDTH (TABLE 1005.1):
0.20 PER PERSON, 5% TOTAL, REQUIRED (1.00% PROVIDED)
THROWING DISTANCE (TABLE 1005.2):
2002 ANNUAL ACTUAL (1.36)

ACCESSIBILITY (CHAPTER 11):
DOOR AND THRESHOLD SHALL BE 42" (11.18) (2009) ACCESSIBLE.
FLAMING EXCITERS (TABLE 2002.1) (CURRENT / FUTURE ACTUAL LOAD):
WATER CLOSERS: 1 / 125 MALE * 1 / 54 FEMALE
LAVATORIES: 1 / 200 MALE * 1 FEMALE
SERVICE SINKS: 1 / 100 MALE * 1 FEMALE
BOTTLED AND WATER TO BE PROVIDED

GENERAL CONSTRUCTION NOTES:
THE CONTRACTOR SHALL CONDUCT ALL OPERATIONS IN STRICT ACCORDANCE WITH THE SAFETY CODES AND REGULATIONS GOVERNING THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. CONTRACTOR TO CALL FOR INSTRUCTIONS AS REQUIRED OR AS THIS PROJECT.

2011 OBC STRUCTURAL LOADS

DESIGN DATA
FLOOR LIVE LOAD = 100 p.s.f.
ROOF LIVE LOAD = 20 p.s.f.
DESIGN SOIL BEARING PRESSURE = 2,000 p.s.f.

STRUCTURAL LOAD NOTES
WIND SPEED: 90 mph
WIND EXPOSURE: B
SNOW LOAD IMPORTANCE FACTOR: 1.0
WIND LOAD IMPORTANCE FACTOR: 1.0
THERMAL FACTOR: 20 psi
BUILDING CATEGORY: I
INTERNAL PRESSURE COEFFICIENT: 0.18
COMPONENT AND CLADDING LOADS:
ROOF: 10.4 - 20.2
SEISMIC USE GROUP: O
SEISMIC IMPORTANCE FACTOR: 1.0
SEISMIC DESIGN CATEGORY: IV
BASIC SEISMIC FORCE RESISTING SYSTEM: SHEAR WALL
BUILDING IS NOT IN FLOOD ZONE

DRAWING SCHEDULE

SHEET	DESCRIPTION
T1	TITLE, SITE PLAN, CODE NOTES
C1	SITE UTILITIES, NOTES
C2	SITE GRADE PLAN
S1	FOUNDATION PLAN, DETAILS, SCHEDULES, NOTES
A1	LOWER LEVEL FLOOR PLAN, SCHEDULES, NOTES
A2	UPPER LEVEL FLOOR PLAN, SECTIONS, NOTES
A3	ELEVATIONS, NOTES
F1	LOWER FUNDING PLAN, NOTES
F2	UPPER LEVEL FUNDING PLAN, NOTES
M1	LOWER MECHANICAL PLAN, NOTES
M2	UPPER MECHANICAL PLAN, SCHEDULES, NOTES
E1	LOWER ELECTRICAL LIGHTING PLAN, SCHEDULES, NOTES
E2	UPPER ELECTRICAL LIGHTING PLAN, SCHEDULES, NOTES
E3	UPPER LIGHTING PLAN, SCHEDULES, NOTES



Know what's below.
Call before you dig.

September 1, 2017

***** PUBLIC HEARING NOTICE *****


Please be advised that the City of Piqua Planning Commission will conduct a public hearing at the time and location stated below.

TIME: 6:00PM
DATE: Tuesday, November 14, 2017
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street

This letter serves to notify persons who may have an interest in an agenda item to be discussed at the above referenced public hearing. A public hearing affords citizens and other parties with standing the opportunity to speak in favor of, or object to, an item submitted for consideration. If you desire to state your opinion concerning this matter and will be unable to attend the public hearing, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

You may view the Planning Commission agenda packet in its entirety online at http://www.piquaoh.org/agenda_plan_comm.htm or by visiting the Development Office.

Please contact the Development Department at (937) 778-2049 if you have any questions pertaining to this notice.



Christopher W. Schmiesing
City Planner

Enc.