PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, APRIL 9, 2018
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         March 13, 2018 PC Meeting Minutes

NEW BUSINESS

4. Resolution PC 11-18     A Resolution to authorize a Private School Special Use at 411 N. Main Street
5. Resolution PC 12-18     A Resolution to authorize a Vehicle Sales and Service Special Use at 530 N. Main Street
6. Resolution PC 13-18     A Resolution to recommend rescinding a Protective Covenant Restricting the retail use of Peters Subdivision-Section 3
7. Resolution PC 14-18     A Resolution to recommend approval of R-PUD Concept Plan for Lots 8195, 8196, and 8197
8. Resolution PC 15-18     A Resolution to recommend changing the Zoning Designation of Lots 8195, 8196, and 8197 from R-3/OS to R-PUD

OTHER BUSINESS

9. McCulloch Statue
CALL TO ORDER
At 6:00 Chairperson Jim Oda called the meeting to order. Mr. Oda outlined the meeting procedures that will be followed by the Planning Commission.

ROLL CALL
Members Present: Mr. Oda, Mr. Spoltman, Ms. Pearson, Mr. Koening
Members Absent: Mr. Shear
Staff Members: Chris Schmiesing

MEETING MINUTES
Motion to approve the minutes as stated of the January 9, 2018 meeting. Moved by Mr. Spoltman, seconded by Ms. Pearson. Voice vote: Aye: Oda, Pearson, Koenig, Spoltman. Nay: None. Motion carried on a 4-0 vote in support of the motion. Minutes were approved.

NEW BUSINESS
Resolution No. PC 09-18
A Resolution recommending a change to the zoning designation of Parcel N44-073178 from R-3 to B

Mr. Schmiesing provided staff comments noting the property is located at 1435 Covington Avenue, and is being rezoned to conform with the rest of the zoning changes in the area. This lot is located between the new Speedway and the apartment complex.

No persons came forward to offer public comment concerning this request.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

ACTION
Motion: Mr. Spoltman
Second: Mr. Koening
Roll call: 4-0 to approve
RESOLUTION NO. PC 10-18
A Resolution recommending standards regulating the installation of small cell facilities and wireless support

City Planner Chris Schmiesing provided the staff comments noting if the Planning Commission approves this it will be forwarded to the City Commission for adoption.

Mr. Schmiesing provided background information on the request for regulating the installation of small cell facilities and wireless support structures in the City. Mr. Schmiesing provided information on the general procedures and standards for siting, construction, placement, collocation, modification, operation, and removal of small cell facilities and/or wireless support structures within the City.

Board members asked several questions, Mr. Schmiesing explained.

No persons came forward to offer public comment concerning this request.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

ACTION
Motion: Mr. Koenig
Second: Mr. Spoltman
Roll call: 4-0 to approve

OTHER BUSINESS
None

ADJOURNMENT
With no other business before the Board, a motion was made and seconded to adjourn the meeting. With all those present in favor the meeting was adjourned at 7:00 P.M.
RESOLUTION No. PC 11-18

WHEREAS, Brooke Spradlin, applicant for the property located at 411 N. Main Street, being in a district zoned CBD (Central Business District), has submitted a request seeking authorization for Private School (Dance Studio) special use to be located at 411 N. 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.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name BROOKE SPRADLIN Phone 937-418-9340
   Applicant's Address 1601 BROADWAY ST PIQUA OH 45356

2. Owner's Name CONNIE PLEASANT Phone
   Owner's Address 10330 ST. RT. 48 N COVINGTON OH 45318

3. Type of legal interest held by applicant RENTAL

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)
   B. Address 411 N MAIN ST PIQUA OH 45356

5. Existing zoning CBD

6. Existing usage VACANT

7. Proposed usage STUDIO (DANCE)

8. Proposed special usage

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

10. Describe the reason for the requested special use:
    
    I WOULD LIKE TO OPEN A DANCE STUDIO.

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 BROOKE SPRADLIN Date 3/23/18

Signature of Owner __________________________ 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 Fee Paid $100.00 Date Fee Paid 3-23-18

Receipt No. 190231 P.C. Res. No.
RESOLUTION No. PC 12-18

WHEREAS, T&M Investments of NW Ohio, LLC, Mike Sherry, applicant for the property located at 530 N. Main Street, being in a district zoned CBD (Central Business District), has submitted a request seeking authorization for a Vehicle Sales and Service special use to be located at 530 N. 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.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: Motoz LLC Phone: 937-508-1614
   Applicant's Address: 530 N. Main St. Piqua OH 45356

2. Owner's Name: J & M Investments of NW Ohio LLC Phone: 937-418-2678
   Owner's Address: ____________________________

3. Type of legal interest held by applicant: Tenant

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description):
   B. Address: 530 N. Main St. Piqua OH 45356

5. Existing zoning: CBD

6. Existing usage: ____________________________

7. Proposed usage: Golf Cart Sales & Service

8. Proposed special usage: Golf Cart Sales & Service

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

10. Describe the reason for the requested special use:
    To use as a 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: 3/15/18

Signature of Owner: ____________________________ 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 Fee Paid 100.00 Date Fee Paid 3-16-18

Receipt No. ____________________________ P.C. Res. No. ____________________________
RESOLUTION No. PC 13-18

WHEREAS, Thom Baker, has submitted a request to rescind a protective covenant restricting the retail use of Peters Subdivision – Section 3, Inlot 5873; and,

WHEREAS, Section 151.34 of the City of Piqua Code of Ordinances provides the procedure for consideration of a final plat, including holding a public hearing and making a determination regarding the conformity of the plat with the applicable subdivision and zoning regulations; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate rescinding the subject protective covenant:

☐ 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 ____________ 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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Chris Schmiesing  
City of Piqua  
201 W. Water Street  
Piqua OH 45356

Re: Protective covenant restricting the retail use of Peters Subdivision - Section 3, Inlot 5873

Mr. Schmiesing:

Please accept this letter as my acknowledgement of the request submitted seeking to rescind a protective covenant restricting the retail use of Peters Subdivision - Section 3, Inlot 5873. As the current owner of the subject property I hereby consent to the request to rescind the subject protective covenant and wish to express my support for the approval of this item.

Sincerely,

[Signature]

Barbra J. Sherry
TERMINATION OF COVENANT AGREEMENT

This Termination of Covenant Agreement is made and entered into the last date set forth below, by and among the CITY OF PIQUA, OHIO, an Ohio municipal corporation (the "City"), and all of the undersigned LOT OWNERS IN THE PETERS SUBDIVISION, SECTION 3, IN THE CITY OF PIQUA, OHIO (collectively, "Current Lot Owners").

RECOLL:

A. The City and the then owner of Lot 5873 in Peters Subdivision, Section 3, in the City of Piqua entered into an Agreement dated June 17, 1964, which was recorded on June 22, 1964, in Book 16, Page 33 of the Miscellaneous Records of Miami County, Ohio (the "Agreement"); and

B. The City and the Current Lot Owners have mutually agreed to terminate a covenant in the Agreement.

NOW, THEREFORE, in consideration of the promises, covenants and agreements contained herein, the City and the Current Lot Owners agree as follows:

1. The City and the Current Lot Owners hereby mutually agree to terminate the covenant in the Agreement that restricts any retail establishment from being conducted or permitted in the Peters Subdivision except a drugstore having first floor area not to exceed two thousand (2,000) square feet.

2. The parties shall cause this instrument to be recorded in the Official Records of Miami County, Ohio, as soon as reasonably possible after all parties have executed same.

IN WITNESS WHEREOF, the parties have executed this Mutual Agreement to Terminate Agreement as of the day and year shown below their respective signatures.
CITY OF PIQUA, OHIO
AN OHIO MUNICIPAL CORPORATION

By: _______________________

Its: _______________________

Dated: _______________________

By: _______________________

Its: _______________________

Dated: _______________________

CURRENT LOT OWNERS

Lot 5864
Jonathan A. Wessel
Dated: 1/25/18

Aprille M. Wessel
Dated: _______________________

Lot 5865
Steven C. Perrine
Dated: 1-21-18

Penny L. Perrine
Dated: 1-21-18

Lot 5866
Jeffery S. Curtis
Dated: 1-20-18

Dorla D. Curtis
Dated: 1-20-18
Lot 5867
Liette Realty II LLC
By: __________________________
Its: __________________________
Dated: ________________________

Lot 5868
Bryan S. Eades
Dated: 1-26-2018

Lot 5869
Rita Stang
Dated: 1/21/2018

Lot 5870
Charles A. Vosler
Dated: 1/31/2018
Juanita M. Vosler
Dated: ________________________

Lot 5871
Bradley A. Elliott
Dated: 1/26/18
Rachel K. Elliott
Dated: 1-28-18

Lot 5872
Keith Howard
Dated: 1/26/18
Pamela E. Howard
Dated: 1-28-18
Lot 5867

Liette Realty II LLC

By: [Signature]

Its: [Signature]

Dated: 1-30-2018

Lot 5868

Bryan S. Eades

Dated: [Signature]

Lot 5869

Rita Stang

Dated: [Signature]

Lot 5870

Charles A. Vosler

Juanita M. Vosler

Dated: [Signature]

Dated: [Signature]

Lot 5871

Bradley A. Elliott

Rachel K. Elliott

Dated: [Signature]

Dated: [Signature]

Lot 5872

Keith Howard

Pamela E. Howard

Dated: [Signature]

Dated: [Signature]
Lot 5873

Barbara J. Sherry

Dated: ______________

20' Strip Between Lots 5874 and 5875

Barbara J. Sherry

Dated: ______________

Lot 5874

Steven D. Frazier

Dated: ______________ Dated: ______________

Lot 5875

Barbara J. Drapp

Dated: ______________

Lot 5876

Daniel J. Yeomans, II Linda S. Yeomans

Dated: ______________ Dated: ______________

Lot 5877

Jessica L. Lauber

Dated: ______________
Lot 5873

Barbara J. Sherry

Dated: 2-7-18

20' Strip Between Lots 5874 and 5875

Barbara J. Sherry

Dated: 2-7-18

Lot 5874

Steven D. Frazier

Dated: ________________

Lot 5875

Barbara J. Drapp

Dated: ________________

Lot 5876

Daniel J. Yeomans, II

Dated: ________________

Lot 5877

Jessica L. Lauber

Dated: ________________
Lot 5873

Barbara J. Sherry

dated: ________________________________

20' strip between lots 5874 and 5875

Barbara J. Sherry

dated: ________________________________

Lot 5874

Steven D. Frazier

Dated: ________________________________

Deborah S. Frazier

Dated: ________________________________

Lot 5875

Barbara J. Drapp

Dated: ________________________________

Lot 5876

Daniel J. Yeomans

Dated: 2-15-18

Linda S. Yeomans

Dated: 2-15-2018

Lot 5877

Jessica L. Lauber

Dated: ________________________________
Lot 5878
Dustin Wenrich
Dated: 2-1-18

Leslie D. Wenrich
Dated: 2-1-18

David H. Brown
Dated: 2-1-18

Susanne M. Brown
Dated: 2-1-18

Lot 5879
Herbert E. Gragg
Dated: 1/20/18

Lot 5880
Wells Fargo Bank

This instrument prepared by: FAULKNER, GARMHAUSEN, KEISTER & SHENK, A Legal Professional Association, Courtyard Center - Suite 300, 100 South Main Avenue, Sidney, Ohio 45365.

G:\ATM Investments LLC\Termination Agmt-City Of Piqua & Lot Owners.Doc
Lot 5878

Dustin Wenrich

Dated:

Leslie D. Wenrich

Dated:

David H. Brown

Dated:

Susanne M. Brown

Dated:

Lot 5879

Herbert E. Gragg

Dated:

Lot 5880

Mary L. Spruance

Dated: 3-13-18

Lot 5881

John T. Spruance

Dated:

This instrument prepared by: FAULKNER, GARMHAUSEN, KEISTER & SHENK, A Legal Professional Association, Courtview Center - Suite 300, 100 South Main Avenue, Sidney, Ohio 45365.
RESOLUTION No. PC 14-18

WHEREAS, HCF Management applicant for the subject property located at 1567 Garbry Road, in the City of Piqua, Ohio, has submitted a request to accept approval for R-PUD (Planned Unit Development) Concept Plan for Lots 8195, 8196 and 8197; and

WHEREAS, Section 154.044 Submission Requirements, of the City of Piqua Code of Ordinances provides authorization for the approval of an Application; 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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March 5, 2018

City of Piqua
Chris Schmiesing - City Planner
201 W. Water Street
Piqua, OH 45356

Re: Narrative of the proposed Garbry Ridge project work

Dear Mr. Schmiesing:

In 1998, HCF Realty of Garbry Ridge, Inc. purchased property on Garbry Road and constructed the existing assisted living facility. Over the years we have purchased addition property adjacent to Garbry Ridge for future expansion. Our long term goal was to create a campus setting that would encompass our current assisted living facility, independent living cottage homes and eventually a replacement building for our long term care facility Piqua Manor. We have conducted market studies over the past few years for possible needs in the community and have confirmed the need for additional memory care assisted living units and the need for independent living homes.

Planning for this project began with the corporate intention of providing memory care assisted living housing and services. Our plan is to construct a 15 unit memory care addition to our current building with the capability to add one additional wing, if needed. At this time, we are also planning to develop a portion of the infrastructure that will be needed for the first phase of the senior living cottages homes consisting of approximately three buildings, with two units in each building. Attached is an overall master plan that reflects our long term development plan.

Phase one of the proposed project is to develop the site utilities and roadways required for the addition of the assisted living units to our current building and the four proposed senior living cottage homes including portions of the parking, utilities and storm drainage retention. This portion is planned to start in 2018.

Phases two & three of the proposed project is to complete the site utilities and roadways required for the remaining senior living cottage homes shown on the project master plan including the roadways, parking, utilities and storm drainage. The start date for phase two & three will be determined by the success and demand of the senior living cottage homes. We anticipate that the cottage homes will be successful, allowing us to complete the remaining cottage homes in two phases over the next three or four years. The final phase of the project would be to build a new long term facility that would replace our current Piqua Manor. This would not be in the near future but is our long term goal to complete our campus setting in Piqua Ohio.

Sincerely,

Revis Nickles
Vice President - Development & Properties

1100 Shawnee Road • Lima, OH 45805 • Phone (419) 999-2010 • Fax (419) 999-6284 • www.HCFInc.com
DESCRIPTION OF 28.129 ACRES FOR ZONING PURPOSES

Situated in the City of Piqua, County of Miami, State of Ohio; also being a part of the Northwest Quarter of Section 24, Town 1 North, Range 11 East; also being those lands as conveyed to HCF Realty of Garbry Ridge, Inc. in Deed Book 764 Page 936 and Official Record 333 Page 104, also being Lots 8195, 8196 and 8197; being more particularly described as follows:

Commencing at the southeast corner of the northwest quarter of Section 24; thence,

Along the south line of said northwest quarter section, North 84° 58' 27" West for a distance of 495.34' to a point; thence,

North 03° 37' 36" East for a distance of 83.66' to a point, said point being the southeasterly corner of the herein-described lands and the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the southerly line of the herein-described lands, North 83° 28' 59" West for a distance of 1219.36' to a point; thence,

Along a westerly line of the herein-described lands, North 03° 31' 24" East for a distance of 382.20' to a point; thence,

Along a northerly line of the herein-described lands, South 86° 28' 28" East for a distance of 349.77' to a point; thence,

Along a westerly line of the herein-described lands, North 02° 02' 20" East for a distance of 687.53' to a point along the centerline of Garbry Road (60' right-of-way); thence,

Along a northerly line of the herein-described lands and the centerline of Garbry Road, North 76° 56' 58" East for a distance of 926.76' to a point; thence,

Along the easterly line of the herein-described lands, South 03° 37' 36" West for a distance of 1397.53' to the point of beginning, containing 28.129 acres of land, more or less.

Basis of bearings for the above-described lands is a portion of the centerline of Garbry Road being North 76° 56' 58" East as described in Deed Book 764 Page 936.

The above description is based on record documents and is intended to be used for zoning purposes only.

STATE OF OHIO

Michael L. Keller
Professional Surveyor, Ohio License No. 7978

3/05/18
Date
RESOLUTION No. PC 15-18

WHEREAS, HCF Management applicant for the subject property located at 1567 Garbry Road, in the City of Piqua, Ohio, has submitted a request to change the zoning designation of Lots 8195, 8196 and 8197 from R-3/Open Space to R-PUD (Planned Unit Development); and

WHEREAS, Section 154.041 (B) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a Change to the Zoning designation of a lot; 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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<tr>
<td>Mr. Mark Spoltman</td>
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</table>
CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name: Revis Nickles Phone: 419-999-2010
   Applicant's Address: 1100 Shawnee Road Lima, OH 45805

2. Owner's Name: HCF Management, Inc Phone: 419-999-2010
   Owner's Address: 1100 Shawnee Road Lima, OH 45805

3. Type of legal interest held by applicant

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description) Legal Description Attached
   B. Address: 1567 Garby Road Piqua, OH 45356

5. Existing zoning: R-3/Open Space

6. Existing usage: Assisted Living

7. Proposed zoning: R-PUD

8. Proposed usage: Assisted Living/Independent Cottages/Skilled Nursing

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

10. Describe the reason for the requested rezoning: Purchased adjacent land zoned "open space" and want to develop senior living campus

11. Has a Rezoning Request for this location been made before? Y N X
    If yes, give date of previous application

12. No. of site plans submitted (15 required UNLESS waived) 1-1/2 set and Electronic set

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: 3/5/18

Signature of Owner: [Signature]
Date: 3/5/18

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

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

Fee paid: 100.00 Date paid: 3-8-18
Receipt no. 190 232 P.C. Res. no.
March 5, 2018

City of Piqua
Chris Schmiesing - City Planner
203 W. Water Street
Piqua, OH 45356

Re: Narrative of the proposed Garbry Ridge project work

Dear Mr. Schmiesing:

In 1998, HCF Realty of Garbry Ridge, Inc. purchased property on Garbry Road and constructed the existing assisted living facility. Over the years we have purchased addition property adjacent to Garbry Ridge for future expansion. Our long term goal was to create a campus setting that would encompass our current assisted living facility, independent living cottage homes and eventually a replacement building for our long term care facility Piqua Manor. We have conducted market studies over the past few years for possible needs in the community and have confirmed the need for additional memory care assisted living units and the need for independent living homes.

Planning for this project began with the corporate intention of providing memory care assisted living housing and services. Our plan is to construct a 15 unit memory care addition to our current building with the capability to add one additional wing, if needed. At this time, we are also planning to develop a portion of the infrastructure that will be needed for the first phase of the senior living cottages homes consisting of approximately three buildings, with two units in each building. Attached is an overall master plan that reflects our long term development plan.

Phase one of the proposed project is to develop the site utilities and roadways required for the addition of the assisted living units to our current building and the four proposed senior living cottage homes including portions of the parking, utilities and storm drainage retention. This portion is planned to start in 2018.

Phases two & three of the proposed project is to complete the site utilities and roadways required for the remaining senior living cottage homes shown on the project master plan including the roadways, parking, utilities and storm drainage. The start date for phase two & three will be determined by the success and demand of the senior living cottage homes. We anticipate that the cottage homes will be successful, allowing us to complete the remaining cottage homes in two phases over the next three or four years. The final phase of the project would be to build a new long term facility that would replace our current Piqua Manor. This would not be in the near future but is our long term goal to complete our campus setting in Piqua Ohio.

Sincerely,

Revis Nickles
Vice President - Development & Properties
DESCRIPTION OF 28.129 ACRES FOR ZONING PURPOSES

Situated in the City of Piqua, County of Miami, State of Ohio; also being a part of the Northwest Quarter of Section 24, Town 1 North, Range 11 East; also being those lands as conveyed to HCF Realty of Garbry Ridge, Inc. in Deed Book 764 Page 936 and Official Record 333 Page 104, also being Lots 8195, 8196 and 8197; being more particularly described as follows:

Commencing at the southeast corner of the northwest quarter of Section 24; thence,

Along the south line of said northwest quarter section, North 84° 58' 27" West for a distance of 495.34' to a point; thence,

North 03° 37' 36" East for a distance of 83.66' to a point, said point being the southeasterly corner of the herein-described lands and the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the southerly line of the herein-described lands, North 83° 28' 59" West for a distance of 1219.36' to a point; thence,

Along a westerly line of the herein-described lands, North 03° 31' 24" East for a distance of 382.20' to a point; thence,

Along a northerly line of the herein-described lands, South 86° 28' 28" East for a distance of 349.77' to a point; thence,

Along a westerly line of the herein-described lands, North 02° 02' 20" East for a distance of 687.53' to a point along the centerline of Garbry Road (60' right-of-way); thence,

Along a northerly line of the herein-described lands and the centerline of Garbry Road, North 76° 56' 58" East for a distance of 926.76' to a point; thence,

Along the easterly line of the herein-described lands, South 03° 37' 36" West for a distance of 1397.53' to the point of beginning, containing 28.129 acres of land, more or less.

Basis of bearings for the above-described lands is a portion of the centerline of Garbry Road being North 76° 56' 58" East as described in Deed Book 764 Page 936.

The above description is based on record documents and is intended to be used for zoning purposes only.

STATE OF OHIO

[Signature]
Michael L. Keller
Professional Surveyor, Ohio License No. 7978

Date: 3/05/18
March 30, 2018

*** 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: Monday, April 9, 2018
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.
<table>
<thead>
<tr>
<th>RESOLUTION</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
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<tbody>
<tr>
<td>PC 11-18</td>
<td>Brooke Sprelin</td>
<td>1601 Broadway</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 11-18</td>
<td>Lonnie Pleasant</td>
<td>10360 St. Rt. 48 N</td>
<td>Covington, Ohio 45318</td>
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<tr>
<td>PC 11-18</td>
<td>Roxane Winrow</td>
<td>820 Caldwell</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 11-18</td>
<td>MRNH Leasing Corporation</td>
<td>P. O. Box 1662</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 11-18</td>
<td>Douglas Arp</td>
<td>315 Bird Song Dr.</td>
<td>Vandalia, Ohio 45377</td>
</tr>
<tr>
<td>PC 11-18</td>
<td>James Fisher</td>
<td>409 N. Main Street</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 12-18</td>
<td>J &amp; M Investments of NW Ohio</td>
<td>P. O. Box 742</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 12-18</td>
<td>John Berke</td>
<td>P. O. Box 1115</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 12-18</td>
<td>Joel Hall</td>
<td>34 Garfield</td>
<td>Troy, Ohio 45373</td>
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<tr>
<td>PC 12-18</td>
<td>North Shell</td>
<td>2970 Parkwood Dr.</td>
<td>Troy, Ohio 45373</td>
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<td>Katie Huber Corp</td>
<td>506 Bear Run</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 12-18</td>
<td>Robert Heighner</td>
<td>8965 S. R. 202</td>
<td>Tippecanoe City, Ohio 45371</td>
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<td>PC 12-18</td>
<td>Eric Swigart</td>
<td>527 N. Main Street</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 12-18</td>
<td>Piqua Automotive Inc.</td>
<td>513 N. Main Street</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 12-18</td>
<td>Michael Lumpkin T. (Trustee)</td>
<td>2301 White Tail Ln</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC 13-18</td>
<td>Barbara Sherry</td>
<td>1808 Caryle</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC 13-18</td>
<td>Vectren Energy Delivery of Ohio</td>
<td>One Vectren Square</td>
<td>Evansville, IN 47738</td>
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<tr>
<td>PC 13-18</td>
<td>Upper Valley Medical Center</td>
<td>110 N. Main St. Suite 1250</td>
<td>Dayton, Ohio 45402</td>
</tr>
<tr>
<td>PC 13-18</td>
<td>Barbara Origo</td>
<td>104 Janet Drive</td>
<td>Piqua, OH 45356</td>
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<td>PC 13-18</td>
<td>Steven Frazier</td>
<td>102 Janet Drive</td>
<td>Piqua, OH 45356</td>
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<td>PC 13-18</td>
<td>Pamela Howard</td>
<td>100 Janet Drive</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC 13-18</td>
<td>Amakik Limited LLC</td>
<td>4441 Wyandotte Woods Ave.</td>
<td>Dublin, Ohio 43016</td>
</tr>
<tr>
<td>PC 14 &amp; 15-18</td>
<td>RCF Realty of Garby Ridge Inc.</td>
<td>1100 Shawnee Rd</td>
<td>Lima, Ohio 45805</td>
</tr>
<tr>
<td>PC 14 &amp; 15-18</td>
<td>John S Garby</td>
<td>1567 Garby Rd</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC 14 &amp; 15-18</td>
<td>Lisa Magoto</td>
<td>570 Garby Rd</td>
<td>Piqua, OH 45356</td>
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<tr>
<td>PC 14 &amp; 15-18</td>
<td>HCRA Properties I LLC</td>
<td>P. O. Box 10086, Tax Dept 5th Fl.</td>
<td>Toledo, Ohio 43669</td>
</tr>
<tr>
<td>PC 14 &amp; 15-18</td>
<td>OBEID Enterprises LLC</td>
<td>915 Michigan St.</td>
<td>Sidney, Ohio 45365</td>
</tr>
<tr>
<td>PC 14 &amp; 15-18</td>
<td>UVFC Properties LLC</td>
<td>700 Stanfield Rd.</td>
<td>Troy, Ohio 45373</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 Well           | Email |
Amy Havenar          | Email |
Bruce Jamison        | Email |
Dayton Daily News   | Email |
WPTW                 | Email |
Miami County Home Builders Assoc. | Email |