

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, MAY 8, 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 | April 9, 2018 PC Meeting Minutes |
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NEW BUSINESS

- | | |
|------------------------|---|
| 4. Resolution PC 16-18 | A Resolution to consider Indian Ridge Section 7 Construction Documents |
| 5. Resolution PC 17-18 | A Resolution to consider Indian Ridge Section 8 Plat |
| 6. Resolution PC 18-18 | A Resolution to consider Indian Ridge Section 8 Construction Documents |
| 7. Resolution PC 19-18 | A Resolution to consider a B General Business zoning designation for 703 McKinley Avenue |
| 8. Resolution PC 20-18 | A Resolution to consider a vehicle sales special use at 703 McKinley Avenue |
| 9. Resolution PC 21-18 | A Resolution to consider a request to authorize the replat multiple lots including the dedication of public right of way for Ash Street |

OTHER BUSINESS

RESOLUTION No. PC 21-18

WHEREAS, Fifth Third, has submitted a request to authorize the replat of multiple lots including the dedication of public right of way for Ash Street; and,

WHEREAS, section 151.134 of the City of Piqua Code of Ordinances provides the approval of a final plat; 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"/>

REC BLANK

AUDITK'S BLANK

5041
add 319

**REPLAT OF PARTS OF INLOTS 26, 27, 28 AND 31 IN PIQUA,
MIAMI COUNTY, OHIO - AS ACQUIRED DIRECTLY AND THROUGH
MERGERS AND NOW KNOW AS FIFTH THIRD BANK**

WE, THE UNDERSIGNED, HEREBY AGREE TO AND REQUEST THE DEDICATION OF RIGHT-
OF-WAY AND CONSENT TO REPLATING OF VARIOUS PARCELS BY FIFTH THIRD BANK, AND
WE HEREBY CERTIFY THAT WE ARE PROPERLY AUTHORIZED TO ACT FOR AND ON THE
BEHALF OF FIFTH THIRD BANK AS REPRESENTATIVES, OFFICERS OR AGENTS AS SHOWN
BELOW.

NAME PRINTED _____ NAME PRINTED _____

SIGNATURE _____ SIGNATURE _____

TITLE PRINTED _____ TITLE PRINTED _____

WITNESSED IN THE PRESENCE OF:

SIGNATURE _____ NAME PRINTED _____

SIGNATURE _____ NAME PRINTED _____

STATE OF OHIO)
COUNTY OF _____) SS

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2018, BEFORE ME,
A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE
INDIVIDUALS REPRESENTING FIFTH THIRD BANK AS SHOWN HEREON AND WHO
ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED
AND FOR THE PURPOSES SHOWN ON THIS REPLAT.

SEAL

NOTARY PUBLIC SIGNATURE _____

NAME PRINTED _____

MY COMMISSION EXPIRES ON: _____

CITY OF PIQUA, OHIO APPROVAL AND ACCEPTANCE:

THIS REPLAT AND THE ACCEPTANCE OF THE DEDICATION OF PUBLIC ROW AS SHOWN
HEREON REVIEWED AND APPROVED BY THE PIQUA PLANNING COMMISSION THIS
_____ DATE OF _____, 2018 AS SHOWN IN RESOLUTION NO. _____

CHAIRPERSON _____ CLERK _____

THIS REPLAT AND THE ACCEPTANCE OF THE DEDICATION OF PUBLIC ROW AS SHOWN
HEREON REVIEWED AND APPROVED BY THE PIQUA CITY COMMISSION THIS
_____ DATE OF _____, 2018 AS SHOWN IN RESOLUTION NO. _____

MAYOR _____ CLERK _____

NOTES:

AT THE NORTHWEST CORNER OF THE ASH AND SPRING STREETS' INTERSECTION AN
EXISTING EASEMENT FOR STREET PURPOSES AS SHOWN IN DB 639-555 IS BEING
DEDICATED AS PUBLIC STREET RW IN THIS REPLAT. ASH STREET WAS REALIGNED WITH
BRICK DECORATIVE WALLS AT THIS LOCATION. DEDICATION OF THIS EASEMENT'S AREA
AS PUBLIC STREET RW DOES NOT IMPACT THE ZONING, SETBACKS, OR USE OF THE
FIFTH THIRD TRACT BEING REPLATTED IN THIS DOCUMENT.

THE ALLEY BEING DEDICATED FOR PUBLIC USE AND UTILITIES LOCATED BEHIND (EAST
OF) THE OLD BANK BUILDING EXISTING ON PARTS OF INLOT (NIKA) 31 IS PRESENTLY AN
ASPHALT ALLEYWAY BEING USED BY THE ADJOINING OWNERS IN THIS BLOCK AND THE

PUBLIC, AND CONTAINS UNDERGROUND AND OVERHEAD UTILITIES. THE 8 FOOT WIDE
STRIP BEING DEDICATED FOR ALLEY PURPOSES LEAVES APPROXIMATELY ONE FOOT OF
STRIP ALONG THE BACK (EAST) WALL OF THE BANK AND ON THE NEW INLOT LINE AS
SHOWN HEREON. THE LOCATION OF THE CURBS, DOWNSPROUTS, LEAVES, VENTS
OR HOODS OR THE PLACEMENT OF EOLARDS TO PROTECT THE REAR WALL OF THE
BUILDING OR OTHER ASSOCIATED FEATURES.

IN 1838 A PRIVATE AGREEMENT BETWEEN THREE PROPERTY OWNERS OF PART OF THE
LOTS FRONTING MAIN STREET WAS MADE TO DEVELOP A DOCK AND ACCESS WAY ALONG
THE M&E CANAL AS SHOWN IN DB _____ PAGE _____. SAID AGREEMENT RETAINED THE
UNDERLYING FEE TO THE CANAL (PREDATING THE CANAL BASELINE SURVEY AND RW
MAPS) AND REVERTED TO THOSE OWNERS OF THE LOTS FACING MAIN WHEN THE CANAL
CEASED OPERATION. THE ACCESS AREA WAS DESCRIBED AS 30' AND APPARENTLY
BEGAN AT THE NEAR LINE CREATED ALONG THE PRESENT BANK BUILDING AND THE
NEAR LINE OF THE OLD BANK BUILDING WHICH APPEARS ON THE 1915-17 BASELINE SURVEY
MAPS AND EXTENDED TO THE CANAL'S WESTERN WATER LINE WHERE THEY CREATED A
DOCK AREA BY WIDENING THE CANAL.

DEEDS/ ACP AS SHOWN ON SHEETS 2 & 3 0

REFERENCES AS SHOWN ON VARIOUS SHEETS AND DETAILS.

AMANDA CANN
Home 973 5494
Unit 31 5410
1382 C. 2nd
973



SEASONS PER ANNUM SURVEY
BASELINE N 01° 31' W 890.

OTHER REFERENCES

- D.B. 1-1, C. 1007
- BANK MERGERS D.B. 412, 523, 672
- " " " D.B. 714-144
- " " " D.B. 681-763
- " " " D.B. 612-722
- DB 256-164, DB 282-107, DB 185-372
- DB 14-264, C. 1286

LEGEND

- XX' D - D & DEED DIMENSION
- XX' P - P & PLAT
- XX' C - C & CALCULATED DIM.
- XX' M - M & MEASURED DIM.
- XX' R - R & RAILROAD SPINE FOUND
- XX' S - S & SURVEY FOUND (OR P&P)
- XX' N - N & NAIL SET
- XX' U - U & UNIDENTIFIED
- XX' A - A & BURIED MONUMENT LOCATED



