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

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

Note – Agenda updated May 1, 2018 to include Item 9 PC 21-18
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.

<table>
<thead>
<tr>
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<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
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<tr>
<td>Mr. Jim Oda</td>
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<td>Mrs. Cindy Pearson</td>
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<td>Mr. Stu Shear</td>
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<td>Mr. Gary Koenig</td>
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<td>Mr. Mark Spoltman</td>
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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

SIGNATURE

TITLE PRINTED

WITNESSED IN THE PRESENCE OF:

SIGNATURE

STATE OF OHIO

COUNTY OF

I HEREBY CERTIFY THAT ON THE ____ DAY OF ____, 20__ BEFORE ME,
A NOTARY PUBLIC, IN AND FOR SAD COUNTY, PERSONALLY APPEARED THE ABOVE
INDIVIDUALS REPRESENTING FIFTH THIRD BANK AS SHOWN HEREIN 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

MY COMMISSION EXPIRES ON:

NAME PRINTED

VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD
OF PLATS

AUDITOR'S BLANK

REC BLANK

NOTES:

AT THE NORTHWEST CORNER OF THE ASH AND SPRING STREETS' INTERSECTION AN
EXISTING EASEMENT FOR STREET PURPOSES AS SHOWN IN DEEDS 530-535 IS BEING
DEDICATED AS PUBLIC STREET EASEMENT. ASH STREET WAS REALIGN GATED WITH
BRICK DECORATIVE WALLS AT THIS LOCATION. DEDICATION OF THIS EASEMENT'S AREA
AS PUBLIC STREET EASEMENT 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 (MEA) 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 APPROPRIATELY ONE FOOT OF
SPACE ALONG THE BACK (EAST) WALL OF THE BANK AND ON THE NEW INLOT LINE AS
SHOWN HEREOF FOR ELECTRICAL, OR OTHER CONDUITS, DOWNSPOUTS, SAVES, VENTS
OR HOODS OR THE PLACEMENT OF BOILARDS TO PROTECT THE REAR WALL OF THE
BUILDING OR OTHER ASSOCIATED FEATURES.

IN 1928 A PRIVATE AGREEMENT BETWEEN THREE PROPERTY OWNERS OF PART OF THE
LOTS FRONTING MAIN STREET WAS MADE TO DEVELOP A DOCK AND ACCESSWAY ALONG
THE MAE CANAL AS SHOWN IN DEEDS AS A PART OF THE AGREEMENT RETAINED THE
UNDERLYING EASEMENT TO THE CANAL (REDEATING THE CANAL BASELINE SURVEY AND RAW
MAPS) AND REVERTED TO THOSE OWNERS OF THE LOTS FACING MAIN WHEN THE CANAL
CEASED OPERATING. THE ACCESS AREA WAS DESCRIBED AS 30 AND APPARENTLY
BEGAN AT THE REARLINE CREATED ALONG THE PRESENT BANK BUILDING AND THE
ADJACENT 4-STORY BRICK BUILDING WHICH APPEARS ON THE 1913-17 BASELINE SURVEY
MAPS, AND EXTENDED TO THE CANAL'S WESTERN WATER LINE WHERE THEY CREATED A
DOCK AREA BY WIDENING THE CANAL.

DEEDS/ACR AS SHOWN ON SHEETS 2, 3-0

REFERENCES AS SHOWN ON VARIOUS SHEETS AND DETAILS.

SHEET 1 OF 3
# Planning Commission

**Mailing List**

**May 8, 2018**

<table>
<thead>
<tr>
<th>RESOLUTION</th>
<th>NAME</th>
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<td>Indian Ridge Builders-Rob Alexander</td>
<td>8380 Union Shelby Road</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 16-18</td>
<td>Heintz Engineering, Michael Heintz</td>
<td>231 Sandpiper Place</td>
<td>Sidney, Ohio 45365</td>
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<td>PC 19-20-18</td>
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<td>703 McKinley Avenue</td>
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<td>Kevin Vance</td>
<td>627 McKinley Avenue</td>
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<td>Calvary Baptist Church</td>
<td>726 Wilson</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 19-20-18</td>
<td>Christopher &amp; Jane Mescher</td>
<td>1615 Clark Avenue</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 19-20-18</td>
<td>Douglas &amp; Jacqueline Lilligrap</td>
<td>9155 Piqua Lockington Rd.</td>
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<td>PC 19-20-18</td>
<td>Margaret and Melvin Carey</td>
<td>705 McKinley Avenue</td>
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<td>Delmar Crowell</td>
<td>707 McKinley Avenue</td>
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<td>Liette Realty IV LLC</td>
<td>6300 Country Club Rd</td>
<td>Piqua, OH 45356</td>
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<td>PC 19-20-18</td>
<td>Edwin Liette</td>
<td>6300 Country Club Rd</td>
<td>Piqua, OH 45356</td>
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<td>PC 19-20-18</td>
<td>Carol Dovel</td>
<td>810 Wilson Avenue</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 19-20-18</td>
<td>Cynthia and Jerome England</td>
<td>713 McKinley Avenue</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 21-18</td>
<td>Amanda Penick</td>
<td>312 Walnut Street, Suite 1800</td>
<td>Cincinnati, Ohio 45202</td>
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<tr>
<td>PC 21-18</td>
<td>Steve Leffel</td>
<td>1155 Cloverdale Drive</td>
<td>Troy, Ohio 45373</td>
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</tbody>
</table>

Dean Burch
Debbie Stein
Gary Huff
Justin Sommer
Aaron Morrison
Loma Swisher
Martin Kim
Stacy Wall
Amy Havenar
Bruce Jamison
Dayton Daily News
WPTW
Miami County Home Builders Assoc.

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