PLANNING COMMISSION AGENDA
City of Piqua, Ohio
6:00 P.M. – Tuesday, August 14, 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
   June 12, 2018 PC Meeting Minutes

NEW BUSINESS

4. Resolution PC 25-18
   A Resolution to consider an accessory use special use at 1612 S. Main Street

5. Resolution PC 26-18
   A Resolution to consider a dwelling unit special use at 124 W. Greene Street

6. Resolution PC 27-18
   A Resolution to consider a special use essential service use at Parcel N44-095820 located on Manier Avenue
PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JUNE 12, 2018
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET

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

3. Meeting Minutes  May 8, 2018 Meeting Minutes
   Motion to approve minutes as stated.
   Motion: Spoltman
   Second: Shear
   Voice Vote: 5-0
   The minutes were approved.

NEW BUSINESS

4. Resolution PC 22-18  A Resolution to consider the Vacation of a portion of platted public right of way known as an 12’ alley running east and west between Wayne Street and Main Street
Staff Comments
Mr. Schmiesing explained that the subject right of way is not occupied by any public interest, is of no benefit to the public, and is currently occupied by private improvements.

Public Comment
William Fulker, 12 S. Cherry Street, Troy, Ohio came forward to speak in support of the item and offer to answer any questions.

Planning Commission members commented the item is very straight forward and acknowledged that vacating the right of way is essentially a housekeeping matter.

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

Motion: Spoltman
Second: Pearson
Roll Call Vote: 5-0

Aye; Oda, Spoltman, Pearson, Shear, Koenig
Nay; None

A motion to recommend the adoption of the resolution was approved by a unanimous vote.
5. Resolution PC 23-18 

A Resolution to consider the Vacation of a portion of platted public right of way known as the alley adjacent to Inlots 3544 & 3545

Staff Comments

Mr. Schmiesing explained that the subject right of way is not occupied by any public interest, is of no benefit to the public, and is currently occupied by private improvements.

Public Comment

Frank Patrizio, 123 Market Street, Piqua, Ohio came forward to speak in support of the item and offer to answer any questions.

Planning Commission members commented the item is very straight forward and acknowledged that vacating the right of way is essentially a housekeeping matter.

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

Motion: Pearson
Second: Shear

Roll Call Vote: 5-0

Aye; Oda, Spoltman, Pearson, Shear, Koenig
Nay; None

A motion to approve the resolution was approved by a unanimous vote.
6. Resolution PC 24-18 A Resolution to recommend approval of R-PUD Development Plan for Lots 8195, 8196, and 8197

Staff Comments

Mr. Schmiesing explained that the R-PUD Development Plan is being presented for acknowledgment by the Planning Commission of the plan being consistent with the Concept Plan previously authorized by the City Commission.

Public Comment

Revis Nickles of HCF Management Inc., 1100 Shawnee Road, Lima, Ohio came forward to speak in support of the item and offer to answer any questions.

Planning Commission members inquired about the layout of the cottage homes and the scope and timing of phase one of the project.

Mr. Nickles responded describing the cottage home floor plan and amenities and the independent living neighborhood setting they are aiming to establish. Mr. Nickles indicated phase one will include an addition to the existing main building and the construction of 3 cottage home duplexes with earth moving slated to begin in July of 2018.

Planning Commission members encouraged Mr. Nickles to establish a connection from the neighborhood to the adjacent public trail amenity. Mr. Nickles indicated that he will communicate with Mr. Schmiesing to see how this might best be accomplished.

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

Motion: Splotman
Second: Pearson
Roll Call Vote: 5-0
  Aye; Oda, Splotman, Pearson, Shear, Koenig
  Nay; None

A motion to approve the resolution was approved by a unanimous vote.
OTHER

No discussion.

ADJOURNMENT

The meeting was adjourned at 6:27 P.M.
RESOLUTION NO. PC 25-18

WHEREAS, Tim Baker, the owner of 1612 S. Main Street, in the City of Piqua, Ohio, seeks authorization to establish an accessory use incidental to a special use upon the subject property; and

WHEREAS, Section 154.140, of the City of Piqua Code of Ordinances provides the procedure by which the Planning Commission may authorize a special use; 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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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name __________________ Phone _______
   Applicant's Address __________________

2. Owner's Name __________________ Phone _______
   Owner's Address __________________

3. Type of legal interest held by applicant __________

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description) __________________________
   B. Address __________________

5. Existing zoning ______

6. Existing usage ______

7. Proposed usage __________________

8. Proposed special usage __________________

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

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 __________________ Date ______

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 ______ Date Fee Paid ______
Receipt No. ______ P.C. Res. No. ______
RESOLUTION NO. FC 26-18

WHEREAS, Linda Brotkin, prospective purchaser of 124 W. Greene Street, in the City of Piqua, Ohio, seeks authorization to establish a dwelling unit special use of the subject property; and

WHEREAS, Section 154.140, of the City of Piqua Code of Ordinances provides the procedure by which the Planning Commission may authorize a special use; 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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Application for Special Use Permit

1. Applicant's Name: LINDA M. BROTHEN Phone (214) 363-1399
   Applicant's Address: 4512 VANDERLIA STREET, DALLAS, TEXAS 75219

2. Owner's Name: LINDA M. BROTHEN Phone (214) 363-1399
   Owner's Address: (SEE ABOVE)

3. Type of legal interest held by applicant: OWNER

4. Location of Special Use Permit request:
   124 WEST GREENE STREET,
   Piqua, Ohio 45356
   A. Legal description (lot No. or attach legal description):
   B. Address: 124 WEST GREENE ST., PIQUA
   (NOT CERTAIN)

5. Existing zoning: EMPTY

6. Existing usage: SINGLE FAMILY

7. Proposed usage: N/A

8. Proposed special usage:

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

10. Describe the reason for the requested special use:
    NEED DEFINITIVE ZONING AS "SINGLE FAMILY"
    FOR PURPOSES OF RESTORATION AND HABITATION

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: LINDA M. BROTHEN Date: 18 June 2018

Signature of Owner: LINDA M. BROTHEN Date: 18 June 2018

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 ✓ Date Fee Paid: 6-21-2018
18 June 2018

Mr. Chris Schmiesing,
Planning & Zoning Supervisor
City of Piqua
201 West Water Street,
Piqua, Ohio 45356

Re: Special Use Permit Application
   124 West Greene Street, Piqua

Chris,

Find attached our petition for a Special Use Permit for the above property per the City of Piqua's protocol.

We have included a completed application, 16 copies of the initial plot plans as originally drawn by architect Chuck Chambers of Dayton, and a personal check in the amount of $100.00US to cover the required fee for this permit.

The house is being purchased in the name of Linda M. Brotkin, wife of M. David Dial, Jr., and any questions or additional information can be directed to either party. Respective phone and email addresses are (214) 729-3115 (lbrotkin@yahoo.com); (214) 229-1384 (mddialj@yahoo.com). An additional phone number is (214) 363-1399.

Nancy Anderson, realtor, can act as our representative, if needed, in the event the committee requires a person connected to this request be present during your approval meeting and we are not available. Her phone number is (937) 371-6099.

We appreciate the Planning & Zoning Committee's positive regard to this request. We assure the City of Piqua will be very pleased with the restoration of this historic site.

Formal renderings, architectural plans, and names of all contractors, sub-contractors, and extended labor needs will be provided as soon as those decisions are firm.

Sincerely,

M. David Dial, Jr.

Linda M. Brotkin
RESOLUTION NO. PC 27-18

WHEREAS, NextEra Energy, prospective purchaser of Parcel N44-095820, on Manier Avenue in the City of Piqua, Ohio, seeks authorization to establish an essential service solar array field special use of the subject property; and

WHEREAS, Section 154.140, of the City of Piqua Code of Ordinances provides the procedure by which the Planning Commission may authorize a special use; 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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July 30, 2018

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

Re: Special Use Permit Application - DG AMP Solar, LLC Piqua Manier - 12.5MWAC ground mount solar facility

City of Piqua Planning Department,

Attached please find the Special Use Application for a 12.5MWAC ground mount solar facility proposed to be constructed on Parcel N44-095820 and M40-057800. Parcel N44-095820 is located on Manier Ave in the City of Piqua, OH. Parcel M40-057800 is located on Gordon Street in Washington Township, Miami County, OH.

The request is being made by DG AMP Solar, LLC, an indirect, wholly-owned subsidiary of NextEra Energy Resources, LLC.

The proposed Piqua Manier Solar Facility is a 12.5MW alternating current (AC) single axis tracking, ground mounted solar facility. It will be require between 75-90 acres of the existing 120 acre parcels. Upon receiving all approvals DG AMP Solar, LLC will purchase the required acreage, construct, own and operate the solar facility.

The application package consists of the executed Special Use Application and the Preliminary Site Plan. A narrative explaining in further detail the project, benefits to the City of Piqua and the landscape plan will follow. The application fees have been forwarded to the City of Piqua Planning Department under separate cover.

DG AMP Solar, LLC is requesting this application to be placed on the August 14, 2018 City of Piqua Planning Commission meeting.

Please forward any questions regarding this application to my attention.

DG AMP Solar, LLC looks forward to partnering with the City of Piqua in assisting to meet your renewable energy goals.

Regards,

Janet Ward
Associate Project Manager
NextEra Energy Resources
janet.ward@nexteraenergy.com
845-821-5320

A NextEra Energy Resources, LLC company

700 Universe Boulevard, Juno Beach, FL 33408
CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: DG AMP Solar, LLC. Phone: 561-694-4276
   Applicant's Address: Attn: Julie Rice, 700 Universe Blvd., Juno Beach, FL 33408

2. Owner's Name: James A. Hiegel Phone: 937-214-8726
   Owner's Address: 1006 S. Gordon St., Piqua, OH 45356

3. Type of legal interest held by applicant: Contract Right to Purchase

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description): Outlot 180
   B. Address: Manier Ave.

5. Existing zoning: OS

6. Existing usage: 101 - Cash-Grain or General Farm

7. Proposed usage: Solar energy production

8. Proposed special usage: The provision of essential services to public utilities

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

10. Describe the reason for the requested special use:
    The citizens of Piqua will benefit from the solar energy production on the subject property.

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: 7/30/18
Signature of Owner: ___________________________ Date: 7/30/2018

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: __________  Date Fee Paid: __________
Receipt No.: __________  P.C. Res. No.: __________
*** 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, August 14, 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

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<th>ITEM</th>
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