





**PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, AUGUST 14, 2018  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS - 201 W. WATER STREET**

**NEW BUSINESS**

4.Resolution PC 25-18

A Resolution to consider an accessory  
use at 1612 S. Main Street

Staff Comments

Mr. Schmiesing stated this is a request by Tim Baker owner of the Orrmont Estate property located at 1612 S. Main Street. The Planning Commission has previously considered items at this location. Mr. Baker would like to add a residential unit/guest house at this location. Drawings of the proposed accessory structure were included in the commission packet. This is a successful business and staff recommends approval of the request, stated Mr. Schmiesing.

Public Comment

No one 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.

Motion: Spoltman

Second: Pearson

Roll Call Vote: 5-0

Aye; Oda, Spoltman, Pearson, Shear, Koenig

Nay; None

The motion to recommend the adoption of the resolution was approved by a unanimous vote.

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

Staff Comments

City Planner Chris Schmiesing provided staff comments.

Mr. Schmiesing stated this property is the former Flesh Public Library. This previously was a special use dwelling, which did not work out and was ultimately condemned. The applicant would like to return the property into a single family dwelling, and was present to answer any questions. Mr. Schmiesing stated he sees nothing but good things happening in the future to this property.

Linda Brotkin, applicant, came forward stating she is looking forward to renovating this historical property. Ms. Brotkin further stated they have had numerous home inspections and know of the various issues that need to be addressed, and plan to use local contractors.

Ms. Brotkin would like to include this property on the National Tudor Revival Structures List when it is completed.

Public Comment

No one 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.

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

Motion: Pearson

Second: Shear

Roll Call Vote: 5-0

Aye; Oda, Spoltman, Pearson, Shear, Koenig

Nay; None

The motion to recommend the adoption of the resolution was approved by a unanimous vote.

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6.Resolution PC 27-18            A Resolution to consider a special use essential service use at Parcel N44-095820 located on Manier Avenue

Staff Comments

City Planner Chris Schmiesing provided staff comments.

Mr. Schmiesing stated the intent is install a solar field at the southeast corner of Mainer and McKinley. The tract of land involved is 75-90 acres, but only ten acres or so are inside the city limits. Miami County will be also be reviewing this. If approved by Miami County it will be combined into one tract of land and be annexed into the city. Mrs. Schmiesing provided additional information on the solar field.

This is the same type solar field as the one located on Staunton Street, and we have had very good comments on it.

Public Comment

Julie Rice, Director of Development, along with Janet Ward, Dave Reed, of NextEra Energy Resources came forward to speak in support of the item and offered to answer any questions.

Planning Commission members asked several questions concerning the solar field.

Ed Krieger, Piqua Power Systems Director also provided additional information regarding the use of the solar fields.

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.

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

Motion: Spoltman

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.

**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 6:50 P.M.

**RESOLUTION No. PC 28-18**

WHEREAS, Steven Drapp, applicant for the property located at 308 Broadway, being in a district zoned B (General Business District), has submitted a request seeking authorization for a Residential Dwelling special use to be located at 308 Broadway and,

WHEREAS, section 154.025(D)(1)(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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	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 Steven Drapp Phone 937 418 7240  
 Applicant's Address 518 W High St. Piqua Ohio
- 2. Owner's Name SAME Phone \_\_\_\_\_  
 Owner's Address \_\_\_\_\_
- 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) 464 N44-008950  
 B. Address 300 Broadway
- 5. Existing zoning B
- 6. Existing usage Vacant
- 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:  
Return to residential dwelling

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 Steven C. Drapp Date 8-6-2018

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 100.00 | Date Fee Paid 8-6-18

Receipt No. 190396 P.C. Res. No. PC 28-18





N44008950 07/05/2007

**RESOLUTION No. PC 29-18**

WHEREAS, Donna Atkinson, applicant for the property located at 1127 Park Avenue, being in a district zoned R1 (One-Family Residential District), has submitted a request seeking authorization for a Neighborhood Business special use to be located at 1127 Park Avenue and,

WHEREAS, section 154.022(D)(3) 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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	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 Donna Atkinson Phone 937-658-3024  
Applicant's Address 902 Campbell Rd., Sidney, OH
- 2. Owner's Name Donna Atkinson Phone 937-658-3024  
Owner's Address 902 Campbell Rd. Sidney, OH
- 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) Retail Electronic Cigarettes  
B. Address 1107 Park Ave., Piqua, OH 45356
- 5. Existing zoning R1
- 6. Existing usage Empty
- 7. Proposed usage Retail Business - Electronic Cigarette
- 8. Proposed special usage City Vapor - Retail Elec Cigarettes
- 9. No. of plot plans submitted (16 required UNLESS waived) 1

10. Describe the reason for the requested special use:

Because it is zoned R1

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 Donna Atkinson Date 8/24/18

Signature of Owner Donna Atkinson Date 8/24/18

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  
CK # 1417

Date Fee Paid 8-24-18

Receipt No. 228611

P.C. Res. No. PC-29-18

Storage lockers

Restroom

Back Door

Wall

Doorway

Wall

Owner's desk

Display cabinet

Stools

Stools

Stools

Bar to sit

Display cabinet

Display case

Wall shelves

Window

Front Door

www



N44025230 07/03/2007

**Planning Commission  
Mailing List  
September 11, 2018**

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
PC 28-18	Steven Drapp	518 W. High Street	Piqua, Ohio 45356
PC 28-18	Harry M. Davis, Trustee	464 Nicklaus Blvd.	North Ft. Myers, FL 33903
PC 28-18	SKL Holding Inc.	8595 Day Rd.	Versailles, Ohio 45380
PC 28-18	Kelly Weaver	500 W. High Street	Piqua, Ohio 45356
PC 28-18	Bradley Ulbrich	707 N. Downing Street	Piqua, Ohio 45356
PC 29-18	Donna Atkinson	902 Campbell Rd.	Sidney, Ohio 45365
PC 29-18	Cheryl Brown	203 Maryville Lane	Piqua, Ohio 45356
PC 29-18	Tecla Powell	1115 Park Avenue	Piqua, Ohio 45356
PC 29-18	1200 Park Avenue LLC	1200 Park Avenue	Piqua, Ohio 45356
PC 29-18	Jason Curtis	1201 Park Avenue	Piqua, Ohio 45356
PC 29-18	Lewisburg Petroleum Inc.	4365 Lisa Drive	Tipp City, Ohio 45371
	Dean Burch	Email	
	Debbie Stein	Email	
	Gary Huff	Email	
	Justin Sommer	Email	
	Aaron Morrison	Email	
	Lorna Swisher	Email	
	Martin Kim	Email	
	Stacy Wall	Email	
	Amy Havenar	Email	
	Bruce Jamison	Email	
	Dayton Daily News	Email	
	WPTW	Email	
	Miami County Home Builders Assoc.	Email	

August 30, 2018

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

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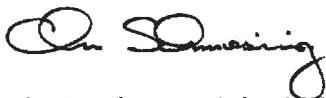
Please be advised that the City of Piqua Planning Commission will conduct a public hearing at the time and location stated below.

**TIME: 6:00PM**  
**DATE: Tuesday, September 11, 2018**  
**LOCATION: Commission Chambers – 2<sup>nd</sup> 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](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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