PLANNING COMMISSION AGENDA
City of Piqua, Ohio
6:00 P.M. – Tuesday, SEPTEMBER 11, 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  August 14, 2018 PC Meeting Minutes

NEW BUSINESS

4. Resolution PC 28-18  A Resolution to consider a dwelling unit special use at 308 Broadway
5. Resolution PC 29-18  A Resolution to consider a neighborhood business special use at 1127 Park Avenue
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
   June 12, 2018 Meeting Minutes

   Motion to approve minutes as stated.
   Motion: Pearson
   Second: Spoltman
   Voice Vote: 5-0
   The minutes were approved.
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.
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.
PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, AUGUST 14, 2018
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET

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.
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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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: STEVEN DIAZZO 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 (Lot No. or attach legal description): 464 N 44-008950
   B. Address: 308 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: ____________________________ 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
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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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name __________________________ Phone 937-658-3247
   Applicant's Address 902 Campbell Rd, Sidney, OH

2. Owner's Name __________________________ Phone 937-658-9049
   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 1124 Park Ave., Piqua, OH 45356

5. Existing zoning R1

6. Existing usage Empty

7. Proposed usage Retail Business - Electronic Cigarettes
   Proposed special usage City Vapor - Retail Elec. Cigarettes

8. No. of plot plans submitted (16 required UNLESS waived) 1

9. 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 __________________________ Date 8/24/18
Signature of Owner __________________________ 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 Date Fee Paid 8-24-18
Receipt No. 228611 P.C. Res. No. PC-29-18
# Planning Commission  
### Mailing List  
#### September 11, 2018

<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 28-18</td>
<td>Steven Drapp</td>
<td>518 W. High Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 28-18</td>
<td>SKL Holding Inc.</td>
<td>8595 Day Rd.</td>
<td>Versailles, Ohio 45380</td>
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<td>PC 28-18</td>
<td>Kelly Weaver</td>
<td>500 W. High Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC 28-18</td>
<td>Bradley Ulbrich</td>
<td>707 N. Downing Street</td>
<td>Piqua, Ohio 45356</td>
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<td>Donna Atkinson</td>
<td>902 Campbell Rd.</td>
<td>Sidney, Ohio 45365</td>
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<td>Cheryl Brown</td>
<td>203 Maryville Lane</td>
<td>Piqua, Ohio 45356</td>
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<td>Tecla Powell</td>
<td>1115 Park Avenue</td>
<td>Piqua, Ohio 45356</td>
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<td>1200 Park Avenue LLC</td>
<td>1200 Park Avenue</td>
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<td>PC 29-18</td>
<td>Jason Curtis</td>
<td>1201 Park Avenue</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>PC 29-18</td>
<td>Lewisburg Petroleum Inc.</td>
<td>4365 Lisa Drive</td>
<td>Tipp City, Ohio 45371</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 Wall   | Email |
Amy Havenar  | Email |
Bruce Jamison | Email |
Dayton Daily News | Email |
WPTW         | Email |
Miami County Home Builders Assoc. | Email |
August 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: Tuesday, September 11, 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.