

# **PLANNING COMMISSION AGENDA**

**City of Piqua, Ohio  
6:00 P.M. – Tuesday, October 9, 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 | September 11, 2018 PC Meeting Minutes |
|--------------------|---------------------------------------|

## **NEW BUSINESS**

- |                        |   |
|------------------------|---|
| 4. Resolution PC 30-18 | A Resolution to consider a replat of Deerfield Subdivision Section 10                       |
| 5. Resolution PC 31-18 | A Resolution to consider a light industrial/retail/office special use at 517 N. Main Street |



PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, SEPTEMBER 11, 2018  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS - 201 W. WATER STREET

**NEW BUSINESS**

4.Resolution PC 28-18

A Resolution to consider a dwelling unit special use at 308 Broadway

Staff Comments

Mr. Schmiesing stated this is a request by Steven Drapp owner of the property located at 308 Broadway. The property is currently zoned B (General Business). Mr. Drapp would like to use it as a residential dwelling and this requires a special use from the Planning Commission at this time. There is off street parking in the rear, and also multi-family across the street from the property.

Steve Drapp, 518 W. High Street, applicant came forward providing a brief history of the property and his intended use.

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: Koenig

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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5.Resolution PC 29-18

A Resolution to consider a neighborhood business special use at 1127 Park Avenue

Staff Comments

City Planner Chris Schmiesing provided staff comments.

Mr. Schmiesing stated this is a request by the applicant Donna Atkinson for a special use neighborhood business in an R-1 (One-Family Residential District). This area is predominately residential, but there are businesses located across the street. This type of business does not require any off street parking, stated Mr. Schmiesing. Board members asked several questions regarding the hours of operation and the number of employees.

Donna Atkinson, Applicant, came forward providing a brief background and overview of her intended use of the property.

Public Comment

The owner's wife of Buckeye Chucks, 1130 Park Avenue, came forward to voice her concerns on the type of business special use being requested at 1127 Park Avenue.

Michelle Bedmorazyk, 1502 Broadway, came forward stating she has had no trouble finding a parking space at the 1127 Park Avenue property and stated she supports local businesses.

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: Pearson

Roll Call Vote: 5-0

Aye; Oda, Spoltman, Pearson, Shear, Koenig

Nay; None

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The motion to recommend the adoption of the resolution was approved by a unanimous 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 second to adjourn the meeting. With all those present in favor the meeting was adjourned at 6:32 P.M.

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, SEPTEMBER 11, 2018  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS - 201 W. WATER STREET



RESOLUTION No. PC 30-18

WHEREAS, the Deerfield Homeowner's Association, Inc. Subdivision, has submitted a subdivision replat survey for real property known as Deerfield Subdivision Section 10 Plat; and,

WHEREAS, the City of Piqua Code of Ordinances section 151.34 provides the procedure for approving a Final Plat for a subdivision project; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Preliminary Plan:

- Will conform with the stated intent of the Complete Streets Policy.
- Will not threaten the general health, safety, and welfare of the properties affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable plans, policies, 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"/>



**DEERFIELD SUBDIVISION REPLAT**  
**REPLAT OF PART SECTION 10**  
**AND PART INLOT 7682**  
**CITY OF PIQUA, MIAMI COUNTY, OHIO**

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_-A  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

**APPROVAL BY THE PIQUA CITY COMMISSION**

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RESOLUTION NO. \_\_\_\_\_.

MAYOR \_\_\_\_\_ CLERK \_\_\_\_\_

**APPROVAL BY THE PIQUA PLANNING COMMISSION**

THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

**DESCRIPTION**

BEING A REPLAT OF PART INLOT 7682, PARTS INLOT 8868, AND ALL INLOT 8867 AS CONVEYED TO DEERFIELD HOMEOWNERS ASSOCIATION BY DEEDS RECORDED IN DOCUMENT NUMBER 20170R-02318 AND 20180R-\_\_\_\_\_, AND DUSTIN ROBERT BROWN AND AMANDA RENEE BROWN BY DEEDS RECORDED IN DOCUMENT 20180R-11315 AND 20180R-\_\_\_\_\_, OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN DEERFIELD SUBDIVISION, PART OF SECTION 10 AS RECORDED IN RECORD PLAT BOOK 21, PAGE 72, AND 0.065 ACRE OF PART INLOT 7682 AS SHOWN IN LOT SURVEY 24, PAGE 143, MIAMI COUNTY ENGINEER'S SURVEY RECORDS.

**CONSENT**

WE, THE UNDERSIGNED, BEING REPRESENTATIVES FOR ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.  
**DEERFIELD HOMEOWNERS ASSOCIATION, INC.**

ROBERT KRAMER, PRESIDENT \_\_\_\_\_ HOLLY TROMBLEY, SECRETARY \_\_\_\_\_

**STATE OF OHIO, MIAMI COUNTY, SS:**

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT KRAMER, PRESIDENT AND HOLLY TROMBLEY, SECRETARY FOR DEERFIELD HOMEOWNERS ASSOCIATION, INC. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CONSENT & EASEMENT VACATION/DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT, INCLUDING THE VACATION/DEDICATION OF EASEMENTS AS SHOWN HEREON.

**OWNERS**

DUSTIN ROBERT BROWN \_\_\_\_\_ AMANDA RENEE BROWN \_\_\_\_\_

**STATE OF OHIO, MIAMI COUNTY, SS:**

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DUSTIN ROBERT BROWN & AMANDA RENEE BROWN, OWNERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

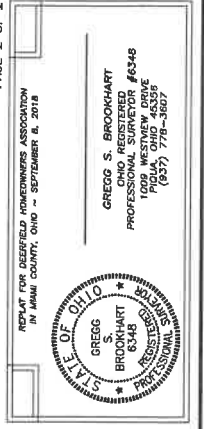
**LOAN DEPOT TROY**

TERESA TUBBS, BRANCH MANAGER \_\_\_\_\_

**STATE OF OHIO, MIAMI COUNTY, SS:**

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TERESA TUBBS, BRANCH MANAGER FOR LOAN DEPOT TROY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

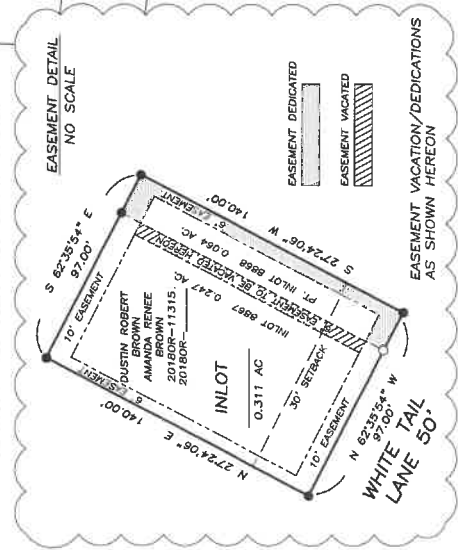
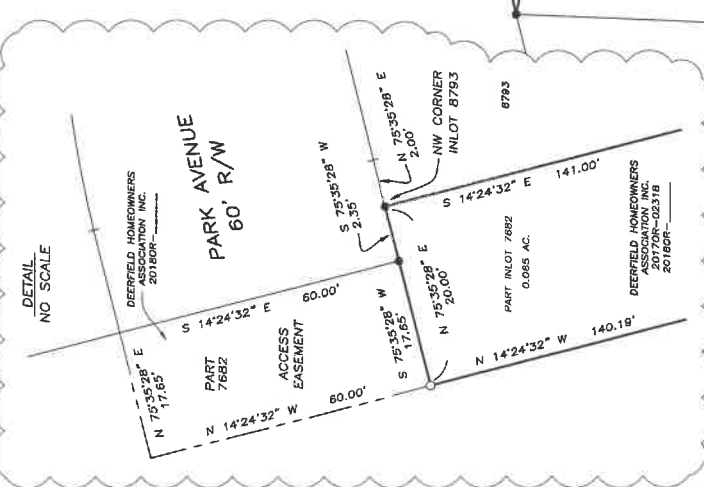


# DEERFIELD SUBDIVISION REPLAT

## REPLAT OF PART SECTION 10 AND PART INLOT 7682 CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ACCESS EASEMENT:  
AS SHOWN TRANSFERRED FROM  
GRAYCON TO DEERFIELD HOA  
EASEMENT TO BE VACATED WHEN  
PARK AVENUE IS EXTENDED.



FEE \$ \_\_\_\_\_

MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_\_\_  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**LEGEND**  
○ 5/8" CAPPED IRON PIN SET  
● IRON PIN FOUND

**REFERENCES**  
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 20, PAGE 117  
PLAT BOOK 21, PAGE 72  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 58, PAGE \_\_\_\_\_

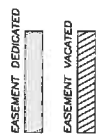


REFLAT FOR DEERFIELD HOMEOWNERS ASSOCIATION  
IN MIAMI COUNTY, OHIO - SEPTEMBER 8, 2018

GREG S. BROOKHART  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #6348  
1000 W. STATE ST., SUITE 400  
PIQUA, OHIO 45352  
(637) 778-3607

NOTE:  
PROTECTIVE COVENANTS AND RESTRICTIONS WILL  
APPLY AS STATED IN DEERFIELD SUBDIVISION  
SECTION 10, IN VOLUME 21, PAGE 72A, MIAMI  
COUNTY RECORDER'S RECORDS OF PLATS.

EASEMENT DETAIL  
NO SCALE



EASEMENT VACATION/DEDICATIONS  
AS SHOWN HEREON

RESOLUTION No. PC 31-18

WHEREAS, Todd and Tess Monuments, applicant for the property located at 517 N. Main Street, being in a district zoned CBD (Central Business District), has submitted a request seeking authorization for a light manufacturing/warehousing/retail/office mixed-use special use; and,

WHEREAS, section 154.140 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.

---

	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"/>

pd #100.00 9/27/2018 CE# 2341

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Todd and Tess Monuments Phone 937-773-2000  
 Applicant's Address 2401 Whitetail Lane Piqua, OH 45356
- 2. Owner's Name Michael Lumpkin (Trustee) Phone work - 778-9772  
Cell - 937-418-2799  
 Owner's Address 10299 Augusta Lane Piqua, OH 45356 Po Box 1649
- 3. Type of legal interest held by applicant Lessee

- 4. Location of Special Use Permit request  
 A. Legal description (Inlot No. or attach legal description) See attached  
 B. Address 517 N. Main St. (N44-003180)

- 5. Existing zoning CBD
- 6. Existing usage Vacant - prior usage was Light Industrial / Retail / Office
- 7. Proposed usage CBD
- 8. Proposed special usage Light Industrial / Retail / Office
- 9. No. of plot plans submitted (16 required UNLESS waived) \_\_\_\_\_

10. Describe the reason for the requested special use:  
Receive flatbed semi-truck deliveries 10 times a year in alley behind 517 N. Main St.  
Approximate unloading time for each delivery would be 45 - 90 minutes.

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 [Signature] Date 9/26/2018  
 Signature of Owner [Signature] Date 9/26/2018

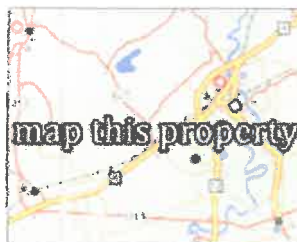
Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

\*\*\*\*\* OFFICE USE ONLY \*\*\*\*\*  
ck# 2341  
 \$100.00 Fee Paid ✓ \$100.00 Date Fee Paid 9/27/2018  
 Receipt No. \_\_\_\_\_ P.C. Res. No. \_\_\_\_\_

# Data For Parcel N44-003180

## Base Data

**Parcel:** N44-003180  
**Owner:** LUMPKIN MICHAEL T (TRUSTEE)  
**Address:** 517 N MAIN ST



## Tax Mailing Address

**Tax Mailing Name:** LUMPKIN MICHAEL T (TRUSTEE)  
**Address:** 2304 WHITETAIL LN  
**City State Zip:** PIQUA OH 45356

## Owner Address

**Owner Name:** LUMPKIN MICHAEL T (TRUSTEE)  
**Address:** 517 N MAIN ST  
**City State Zip:** PIQUA OH 45356

## Geographic

**City:** CITY OF PIQUA  
**Township:**  
**School District:** PIQUA CSD

## Legal

<b>Legal Acres:</b> 0.19	<b>Homestead Reduction:</b> NO
<b>Legal Description:</b> IL-129 67 S SIDE	<b>2.5% Reduction:</b> NO
<b>Land Use:</b> 429 - OTHER RETAIL STRUCTURES	<b>Foreclosure:</b> NA
<b>Neighborhood:</b> 01600	<b>Board of Revision:</b> NO
<b>Number Of Cards:</b> 1	<b>New Construction:</b> NA
<b>Annual Tax (Does not include delinquencies.):</b> \$2,816.44	<b>Divided Property:</b> NA
<b>Map Number:</b> 060617.2-08-015-00	<b>Routing Number:</b> 060617.2-08-015-00

## Photos



[+] Click to enlarge.



September 28, 2018





September 28, 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, October 9, 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://piquaoh.org/city-government/boards-and-committees/planning-commission/> 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.

PARCEL	PROPERTY ADDRESS	OWNER
N44-002910	514 SPRING ST	JACOMET PATRICK J & MARILYN C
N44-002920	508 SPRING ST	THOBE ALOYSIUS J & LINDA K
N44-002930	516 SPRING ST	TEACH JOSEPH C & MARY E
N44-002940	526 SPRING ST	KAECK RONALD T
N44-002960	121 E NORTH ST	SEIPEL RICKEY L & KAREN L
N44-002970	528 SPRING ST	TILLMAN BARBARA J
N44-003140	529 N MAIN ST	HEPHNER ROBERT L & KAREN E
N44-003150	527 N MAIN ST	SWIGART ERIC S
N44-003160	525 N MAIN ST	STYLE & POLISH SALON LLC
N44-003170	531 N MAIN ST	HEPHNER ROBERT L & KAREN E
N44-003180	2304 WHITETAIL LN	LUMPKIN MICHAEL T (TRUSTEE)
N44-003190	523 N MAIN ST	KATIE HUBER CORP
N44-003210	513 N MAIN ST	PIQUA AUTOMOTIVE INC
N44-003215	509 N MAIN ST	SCHMIDLAPP HOMESTEAD LLC
N44-003230	505 N MAIN ST	BLAIR JEREMY S & TANYA J
N44-003280	514 N MAIN ST	LIETTE REALTY II LLC
N44-003300	520 N MAIN ST	BERTKE JOHN F (TOD)
N44-003310	530 N MAIN ST	J & M INVESTMENTS OF NW OHIO LLC
N44-076518	2214 WILSHIRE DR	CRAYCON HOMES INC
N44-078434	700 LAMBERT DR	FOSTER SCOTT A & LEE ANN
N44-078436	704 LAMBERT DR	JENSVOLD JASON D & HOLLY A
N44-078438	708 LAMBERT DR	PIQUA MOTORCYCLE SALES & SERVICE INC
N44-078652	2205 PARK AVE	STEWART CECIL W & KRISTINE SMITH-STEWART
N44-078654	2209 PARK AVE	LEWIS ROBERT & MONICA
N44-078656	2213 PARK AVE	CLAWSON SARAH M
N44-078658	2217 PARK AVE	DAVIS LOYD G & JANET L
N44-078660	2301 PARK AVE	BLANKENBURG MICHAEL & NINA
N44-078662	2305 PARK AVE	LUCIA ANDREW D & JESSICA N BEAULIEU
N44-078750	2320 WHITETAIL LN	POEPELMAN MATTHEW J & KATIE
N44-078752	2316 WHITETAIL LN	HENRY DANIEL R & CORTNEY L
N44-078754	2312 WHITETAIL LN	PEARSON RONALD E JR & JANIE M BRANSON
N44-078756	2308 WHITETAIL LN	JURY LEE M
N44-078758	2304 WHITETAIL LN	LUMPKIN MICHAEL & LUCINDA
N44-078760	PO BOX 1124	DEERFIELD HOMEOWNERS ASSOCIATION INC