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
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

August 14, 2018 Meeting Minutes

Motion to approve minutes as stated.

Motion: Spoltman
Second: Pearson
Voice Vote: 5-0
The minutes were approved.
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.
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
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 seconded to adjourn the meeting. With all those present in favor the meeting was adjourned at 6:32 P.M.
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.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
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<td>Mr. Jim Oda</td>
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<td>Mr. Mark Spoltman</td>
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</table>
DEERFIELD SUBDIVISION REPLAT
REPLAT OF PART SECTION 10
AND PART INLOT 7682
CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION
BEING A REPLAT OF PARCEL 7682, PARTS INLOT 8888, AND ALL
INLOT 8888 AS CONVEYED TO DEERFIELD HOMEOWNERS ASSOCIATION BY
DEEDS RECORDED IN DOCUMENT NUMBER 2017053-02315 AND
2018057-2315, AND DUSTIN ROBERT BROWN AND AMANDA REECE BROWN
BY DEEDS RECORDED IN DOCUMENT 2018057-11365 AND 2018057-
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 6.005 ACRES OF PART INLOT 7682 AS
SHOWN IN LOT SURVEY 2A, PAGE 143, MIAMI COUNTY ENGINEERS' SURVEY
RECORDS.

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 HEREIN.

OWNERS
DUSTIN ROBERT BROWN
AMANDA REECE 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 REECE 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 NOTARIAL 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 NOTARIAL SEAL
ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
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.

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<tr>
<td>Mr. Mark Spoltman</td>
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</table>
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
                      Work - 718-974-2
   Owner’s Name Michael Lumpkin (Trustee)
   Phone    937-418-2799
   Owner’s Address  10299 Augusta Lane Piqua, OH 45356
                      PO Box 1649

2. Type of legal interest held by applicant  Lessee

3. 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)

4. Existing zoning  CBD
   Existing usage  Vacant - prior usage was Light Industrial / Retail / Office
   Proposed usage  CBD
   Proposed special usage  Light Industrial / Retail / Office

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

6. 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  
Date  9/26/2018

Signature of Owner  
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***********

$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

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<td>Owner</td>
<td>LUMPKIN MICHAEL T (TRUSTEE)</td>
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<td>Address</td>
<td>517 N MAIN ST</td>
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## Tax Mailing Address

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<td>Address</td>
<td>2304 WHITETAIL LN</td>
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<td>City State Zip</td>
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<tr>
<th>Owner Name</th>
<th>LUMPKIN MICHAEL T (TRUSTEE)</th>
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<td>Address</td>
<td>517 N MAIN ST</td>
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<td>City State Zip</td>
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## Geographic

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<tr>
<td>Township</td>
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<td>School District</td>
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## Legal

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<td>Neighborhood</td>
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<td>(Does not include delinquencies)</td>
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<td>Map Number</td>
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## Photos

[+] Click to enlarge.
*** 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, October 9, 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://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.
<table>
<thead>
<tr>
<th>PARCEL</th>
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<tr>
<td>N44-002910</td>
<td>514 SPRING ST</td>
<td>JACOMET PATRICK J &amp; MARILYN C</td>
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<td>THOBE ALOYSIUS J &amp; LINDA K</td>
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<td>N44-002930</td>
<td>516 SPRING ST</td>
<td>TEACH JOSEPH C &amp; MARY E</td>
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<td>N44-002940</td>
<td>526 SPRING ST</td>
<td>KAECK RONALD T</td>
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<td>N44-002960</td>
<td>121 E NORTH ST</td>
<td>SEIPEL RICKEY L &amp; KAREN L</td>
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<td>N44-002970</td>
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<td>TILLMAN BARBARA J</td>
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<td>STYLE &amp; POLISH SALON LLC</td>
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<td>KATIE HUBER CORP</td>
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<td>LIEUT HOUSTON II LLC</td>
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<td>BERTKE JOHN F (TOD)</td>
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<td>J &amp; M INVESTMENTS OF NW OHIO LLC</td>
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<td>2214 WILSHIRE DR</td>
<td>CRAYON HOMES INC</td>
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<td>700 LAMBERT DR</td>
<td>FOSTER SCOTT A &amp; LEE ANN</td>
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<td>704 LAMBERT DR</td>
<td>JENVSOLD JASON D &amp; HOLLY A</td>
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<td>N44-078438</td>
<td>708 LAMBERT DR</td>
<td>PIQUA MOTORCYCLE SALES &amp; SERVICE INC</td>
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<td>N44-078652</td>
<td>2205 PARK AVE</td>
<td>STEWART CECIL W &amp; KRISTINE SMITH-STEWARD</td>
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<tr>
<td>N44-078654</td>
<td>2209 PARK AVE</td>
<td>LEWIS ROBERT &amp; MONICA</td>
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<td>N44-078656</td>
<td>2213 PARK AVE</td>
<td>CLAYSON SARAH M</td>
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<td>DAVIS LOYD G &amp; JANET L</td>
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<td>2301 PARK AVE</td>
<td>BLANKENBURG MICHAEL &amp; NINA</td>
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<td>N44-078662</td>
<td>2305 PARK AVE</td>
<td>LUCIA ANDREW D &amp; JESSICA N BEAULIEU</td>
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<td>POPEPMAN MATTHEW J &amp; KATIE</td>
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<td>JURY LEE M</td>
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<td>LUMPKIN MICHAEL &amp; LUCINDA</td>
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<tr>
<td>N44-078760</td>
<td>PO BOX 1124</td>
<td>DEERFIELD HOMEOWNERS ASSOCIATION INC</td>
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