PLANNING COMMISSION AGENDA
City of Piqua, Ohio
6:00 P.M. – Tuesday, November 13, 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
   October 9, 2018 PC Meeting Minutes

NEW BUSINESS

4. Resolution PC 32-18
   A Resolution to consider a request to change the zoning
designation of a parcel of land known as 1130 Garbry Road
from OS Open Space to B General Business

5. Resolution PC 33-18
   A Resolution to amend section 154.025 B General Business
District of the City of Piqua Code of Ordinances
CALL TO ORDER

1. Chair Comments

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

September 11, 2018 Meeting Minutes

Motion to approve minutes as stated.

Motion: Spoltman
Second: Koenig
Voice Vote: 5-0
The minutes were approved.
NEW BUSINESS

4. Resolution PC 30-18   A Resolution to consider a replat of Deerfield Subdivision Section 10

Staff Comments

Mr. Schmiesing stated this is a request by the Deerfield Homeowners Association regarding a replat of a 20 foot strip of common ground. This will give access to the pond area off of Park Avenue to be able to better maintain the pond. If approved by the Planning Commission it will be forwarded to the City Commission for final approval, 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: Shear
Second: Spoltman

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 31-18  
A Resolution to consider a light industrial/retail/office special use at 517 N. Main Street

Staff Comments
City Planner Chris Schmiesing provided staff comments.
The building most recently was used as an auto body /contractors office. There is no off street parking but there is a public parking lot in the rear with 48 parking spots. This is a two-story structure with retail area in front, industrial area in the rear, and upper floor use as a warehouse. The applicant plans to have a retail showroom in the front.

Board members asked several questions which were answered by the applicant.

Tess Gray, applicant provided additional information on the planned use of the property

Public Comment
Mary Teach, Spring Street, came forward and provided additional information on the parking area in the rear. Ms. Teach further stated this would be an asset to the community.

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: Koenig

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 an 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 6:25 P.M.
RESOLUTION No. PC 32-18

WHEREAS, Mark Feathers has submitted a request to change the zoning designation of Inlot N44-077662 from OS (Open Space) to B (General Business); and,

WHEREAS, Section 154.141 of the City of Piqua Code of Ordinances provides the procedure for authorizing a zoning amendment, including holding a public hearing and making a determination regarding the effect of the proposed zoning change upon the surrounding neighborhood, the comprehensive plan of the city, other planning documents, the community as a whole, and other matters relating to the public health, safety, and general welfare; 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 ___________ 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.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
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<tbody>
<tr>
<td>Mr. Jim Oda</td>
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</table>
CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name  Mark Feathers  Phone  843-200-7325
   Applicant's Address  146 Pike Dr  Summersville SC 29485

2. Owner's Name  Aaron Leroy Feathers  Phone
   Owner's Address  130 W Garbry Rd

3. Type of legal interest held by applicant  Buyer

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description)
   B. Address

5. Existing zoning

6. Existing usage

7. Proposed zoning  B  General BuSS

8. Proposed usage  Medical Bldg

9. Is this "Request for Zoning" contingent upon annexation?  Y  N  X

10. Describe the reason for the requested rezoning:  Development

11. Has a Rezoning Request for this location been made before?  Y  N  X
   If yes, give date of previous application

12. No. of site plans submitted (16 required UNLESS waived)

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  Mark Feathers  Date  12 Oct 18

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***********************************

$50.00 Fee paid  100.00  Date fee paid  10-12-18
Receipt no.  228438  P.C. Res. no.  PC-32-18
Data For Parcel N44-077662

Base Data

Parcel: N44-077662
Owner: FEATHERS AARON L
Address: 1130 GARBRY RD

Tax Mailing Address

Tax Mailing Name: FEATHERS AARON L
Address: 4344 HARDIN
WAPAKONETA RD
City State Zip: SIDNEY OH 45365

Owner Address

Owner Name: FEATHERS AARON L
Address: 1130 GARBRY RD
City State Zip: PIQUA OH 45356

Geographic

City: CITY OF PIQUA
Township: PIQUA CSD

Legal

Legal Acres: 4.819
Legal Description: IN LOT 8173
Land Use: 510 - SINGLE FAMILY DWLG OWNER OCCUP
Neighborhood: 01700
Number Of Cards: 1
Annual Tax (Does not include delinquencies.): $1,254.54
Map Number: 011130.1-03-005-00

Homestead Reduction: YES
2.5% Reduction: YES
Foreclosure: NA
Board of Revision: NO
New Construction: NA
Divided Property: NA
Routing Number: 011130.1-03-005-00

Photos

Click to enlarge.

10/22/2018
RESOLUTION No. PC 33-18

WHEREAS, Piqua Planning Commission has submitted a request to amend section 154.025 B GENERAL BUSINESS DISTRICT of the City of Piqua Code of Ordinances; and,

WHEREAS, Section 154.025 of the City of Piqua Code of Ordinances prescribes the uses types permitted within the subject zoning district; and,

WHEREAS, the Piqua Planning Commission recommends Section 154.025 of the City of Piqua Code of Ordinances be amended to include hospitals as a principal permitted use type within the subject zoning district, as shown in Exhibit A included herewith; and,

WHEREAS, the Planning Commission has determined the item has merit, studied the request, conducted a public hearing on the matter, and has established the proposed amendment:

☐ Will not threaten the general health, safety, and welfare of the community, and 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 ____________ 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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§ 154.025 B GENERAL BUSINESS DISTRICT.

(A) Intent. This district is intended to provide an integrated collection of structures and uses designed to supply a majority of the daily needs of city residents.

('97 Code, § 150.361)

(B) Principal permitted uses.

(1) Institutional and public recreation uses.

(a) Places of worship.
(b) Public recreation facilities.
(c) Private clubs.
(d) Libraries.

(e) Hospitals.

(2) Business and professional office uses.

(a) Business, professional and administrative offices.
(b) Offices of business and professional associations.
(c) Medical offices and clinics.

(3) Retail commercial and service uses.

(a) Specialty retail commercial establishments and boutiques.
(b) Specialty food stores.
(c) Home furnishings, home improvements and miscellaneous materials and equipment stores.

(d) General merchandise stores and supermarkets.
(e) Personal services.
(f) Restaurants, standard.
(g) Financial establishments.
(h) Pet shops.

(4) Road service and commercial entertainment uses.

(a) Automobile service stations.
(b) Fraternal and social association facility.
(c) Convenience store.
(d) Automotive appearance and rust protection services.

(e) Motels and hotels.

(f) Printing, publishing, lithographing and binding establishments, provided the gross floor area does not exceed 5,000 square feet.

(g) Self-service storage facility.

(h) Fire station.

(‘97 Code, § 150.362)

(C) Accessory permitted uses.

(1) Accessory structures.

(2) Essential services.

(‘97 Code, § 150.363)

(D) Special uses. A building or premises may be used for the following purposes in the B General Business District if a special use permit for the use has been obtained in conformance with the provisions of § 154.140.

(1) Residential uses.

(a) Dwellings.

(b) Elderly housing facilities.

(c) Child day care center.

(2) Retail commercial and service uses.

(a) Nurseries and garden supply stores.

(b) Funeral homes.

(c) Animal hospitals, veterinary clinics and kennels, animal grooming.

(3) Road service and commercial entertainment uses.

(a) Automobile repair, painting and body shops.

(b) Automobile washing facilities.

(c) Bars, taverns and nightclubs.

(d) Commercial entertainment, outdoor.

(e) Vehicle sales, rental and service.

(f) Carry-outs, mini-markets, drive-through and drive-in stores.

(g) Restaurants, fast food.
EXHIBIT A

(h) Commercial recreation, indoor.
(i) Commercial entertainment, indoor.

(4) *Light industrial uses.*

(a) Farm implement sales.
(b) Construction trades and contractor offices.
(c) Tin and sheet metal shops.
(d) Building services and supplies.
(e) Plumbing and heating shops.
(f) Wholesale distributors.
(g) Commercial radio and television studios and transmitting equipment.
(h) Cellular/communication towers.

(*'97 Code, § 150.364*)

(5) *Planned Unit Developments.* Planned Unit Development overlay subject to the provisions of §§ 154.040 through 154.047.

(E) *Parking regulations.* Parking in the B General Business District shall be regulated in conformance with the provisions of §§ 154.080 through 154.083.

(*'97 Code, § 150.365*)

(F) *Sign regulations.* Signs within the B General Business District shall be regulated in conformance with the provisions of §§ 154.095 through 154.107.

(*'97 Code, § 150.366*)

(G) *Height and area regulations.* The maximum height and minimum lot requirements within the B General Business District shall be as follows.

(1) *General requirements for all permitted uses.*

<table>
<thead>
<tr>
<th>Minimum lot area</th>
<th>None</th>
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<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>None</td>
</tr>
<tr>
<td>Minimum front yard setback</td>
<td>None (See division (G)(2) of this section)</td>
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<tr>
<td>Minimum side yard setback</td>
<td>None or 10 feet if abutting a residential district</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>Less of 30 feet or 20% of lot depth if abutting a residential district</td>
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<tr>
<td>Maximum height</td>
<td>35 feet</td>
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(2) **Frontage.** When the frontage on one side of a block is divided between a B General Business District and a Residential District, or is across the street from a Residential District, the front yard requirement of that Residential District shall apply to the affected frontage of the B General Business District.

(3) **Screening.** When a side or rear yard abuts a Residential District, it shall be screened in conformance with the following provisions.

(a) A plot plan shall be submitted indicating the location and type of screening to be used.

(b) A finding shall be made that the proposed screening will do the following.

1. Provide a visual barrier of no less than six feet in height to partially or completely block out the view of unattractive structures or activities.

2. Provide an acoustic screen of no less than 15 feet in depth, of dense plantings or a solid masonry wall in combination with decorative plantings, to aid in absorbing and deflecting noise.

3. Provide for the containment of litter and debris.

(c) Screening may be one or more of the following or other similar materials.

1. A solid masonry wall.

2. A solidly constructed decorative fence.

3. Louvered fence.

4. Dense evergreen plantings.

5. Deciduous trees and shrubs.

(4) **Accessory buildings.** Accessory buildings within the B General Business District shall be regulated in conformance with the provisions of §§ 154.121 and 154.122.

(**97 Code, § 150.367**) (Ord. 42-96, passed 9-17-96; Am. Ord. 5-06, passed 3-20-06; Am. Ord. 17-08, passed 7-21-08; Am. Ord. 17-12, passed 10-2-12) Penalty, see § 154.999
*** 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: 6:00 PM  
DATE: Tuesday, November 13, 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 Board of Zoning Appeals 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.
October 26, 2018

Mark Feathers  
146 Pike Drive  
Summerville, South Carolina 29483

*** MEETING NOTICE ***

Please be advised that the City of Piqua Board of Zoning Appeals will conduct a meeting at the special time and location stated below.

TIME: 6:00 PM  
DATE: Tuesday, November 13, 2018  
LOCATION: Commission Chambers – 2nd Floor  
Municipal Government Complex  
201 W. Water Street

This letter serves to notify those persons who may have an interest in an agenda item to be discussed at this meeting. View the Planning Commission packet in its entirety online at http://piquaoh.org/city-government/boards-and-committees/planning-commission/ or by visiting the Development Office.

This is your opportunity to speak in favor of, or object to, an item to be considered. If you desire to state your opinion concerning this matter and will be unable to attend the meeting, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

Please contact this office if you have any questions pertaining to this notice.

Christopher W. Schmiesing  
City Planner

Enc.
October 26, 2018

Aaron Feathers
1130 Garbry Road
Piqua, Ohio 45356

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Christopher W. Schmiesing
City Planner

Enc.
Windmere Woods LLC  
4284 DeWeese Rd.  
Troy, Ohio 45373

*** MEETING NOTICE ***

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Christopher W. Schmiesing  
City Planner

Enc.
Buckeye State Mutual  
1 Heritage Place  
Piqua, Ohio 45356

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Christopher W. Schmiesing  
City Planner  
Enc.
October 26, 2018

MIDAMCO
3333 Richmond Rd.
Beachwood, Ohio 44122

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Christopher W. Schmiesing
City Planner
Enc.
# Planning Commission
## Mailing List
### November 13, 2018

<table>
<thead>
<tr>
<th>RESOLUTION</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
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<td>Mark Feathers</td>
<td>1146 Pike Dr.</td>
<td>Summerville SC 29483</td>
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<tr>
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<td>Aaron Feathers</td>
<td>1130 Garby Road</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-32-18</td>
<td>Windmere Woods LLC</td>
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Dean Burch Email
Debbie Stein Email
Gary Huff 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