

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 |

PLANNING COMMISSION MINUTES
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

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.

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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.

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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

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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.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<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. Stu Shear	<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. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Zoning Change

- 1. Applicant's Name Mark Feathers Phone 843-200-7325
Applicant's Address 146 PIKE DR SUMMERVILLE SC 29485
- 2. Owner's Name AARON LEROY FEATHERS Phone _____
Owner's Address 1130 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 OS
- 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: DEVELOPEMENT
- 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~~ ^{100.00} Fee paid 100.00 Date fee paid 10-12-18

Receipt no. 228638 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:
School District: PIQUA CSD

Legal

Legal Acres: 4.819	Homestead Reduction: YES
Legal Description: IN LOT 8173	2.5% Reduction: YES
Land Use: 510 - SINGLE FAMILY DWLG OWNER OCCUP	Foreclosure: NA
Neighborhood: 01700	Board of Revision: NO
Number Of Cards: 1	New Construction: NA
Annual Tax (Does not include delinquencies.): \$1,254.54	Divided Property: NA
Map Number: 011130.1-03-005-00	Routing Number: 011130.1-03-005-00

Photos



[+] Click to enlarge.



November 2, 2018

1:8,000
0 365 730 1,460 ft
0 112.5 225 450 m

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.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<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. Stu Shear	<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. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

§ 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.

EXHIBIT A

(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.*

Minimum lot area	None
Minimum lot frontage	None
Minimum front yard setback	None (See division (G)(2) of this section)
Minimum side yard setback	None or 10 feet if abutting a residential district
Minimum rear yard setback	Less of 30 feet or 20% of lot depth if abutting a residential district
Maximum height	35 feet

EXHIBIT A

(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

November 2, 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: 6:00 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.



DEVELOPMENT OFFICE

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

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.

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

A handwritten signature in black ink that reads "Chris Schmiesing".

Christopher W. Schmiesing
City Planner

Enc.



DEVELOPMENT OFFICE

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

October 26, 2018

Aaron Feathers
1130 Garbry Road
Piqua, Ohio 45356

***** MEETING NOTICE *****

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Christopher W. Schmiesing
City Planner

Enc.



DEVELOPMENT OFFICE

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

October 26, 2018

Windmere Woods LLC
4284 DeWeese Rd.
Troy, Ohio 45373

***** MEETING NOTICE *****

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Christopher W. Schmiesing
City Planner

Enc.



DEVELOPMENT OFFICE

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

October 26, 2018

Buckeye State Mutual
1 Heritage Place
Piqua, Ohio 45356

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Christopher W. Schmiesing
City Planner

Enc.



DEVELOPMENT OFFICE

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

October 26, 2018

MIDAMCO
3333 Richmond Rd.
Beachwood, Ohio 44122

***** MEETING NOTICE *****

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Christopher W. Schmiesing
City Planner

Enc.

