CALL TO ORDER
1. Chair Comments
   Opening Remarks
2. Roll Call
   Clerk Calls the Roll

OLD BUSINESS
3. Meeting Minutes
   May 14, 2019 PC Meeting Minutes

NEW BUSINESS
4. Resolution PC 7-19
   A Resolution to consider a special use child day care center located at the address 8620 N County Rd 25A, Suite 2 Parcel Number N44-073740

OTHER BUSINESS

ADJOURNMENT
CALL TO ORDER
At approximately 6:00pm Chairman Oda called the meeting to order and welcomed Kyrsten French in attendance, to her new role as City Planner. Mr. Oda outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL
Members Present: Gary Koenig, Joe Wilson, Jim Oda, Cindy Pearson, Stu Shear

MEETING MINUTES
The minutes of March 12, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS
No new business was brought to the Planning Commission at this time.

OTHER BUSINESS
Proposed code amendment to allow accessory structure as principal permitted use.

Mr. Schmiesing reported that a current code violation has prompted the Planning Commission to have a discussion regarding an amendment to the code to allow for an accessory structure as a principal permitted use. In this case, the principal structure has been condemned as a result of deferred maintenance and needs to be demolished. The current code:

154.127 DEMOLITION STANDARDS; PERMIT REQUIREMENT states that demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to the building being demolished; and the demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to any buildings accessory to the building being demolished.

It was discussed that there are special circumstances in which a special use permit could be obtained in order to allow an accessory structure as a principal structure. Rare situational provisions have been accepted in the past through this process concerning older neighborhoods and contiguous lots. The commission members discussed that obtaining a special use permit has provided a positive outcome in regard to complying with zoning standards and maintaining residential character. A special use provides the opportunity for those with a unique circumstance to apply and bring to the Planning Commission for
thoughtful consideration. It was also noted that many communities do not allow for a special use possibility.

The Planning Commission discussed the complications that may arise with a garage as a primary structure, such as renting out for auto repair. If the code was altered to generally allow for this type of use, it was predicted to open up additional misuse of residential zoning. After further discussion, there was no recommendation to amend the code as it relates to allowing an accessory structure as a principal permitted use.

Code Piqua

Mr. Schmiesing shared with the Planning Commission that the mobility framework map and diagnostics report are complete and available for review on the www.codepiqua.com website. Mr. Schmiesing noted there was a pause in progress on the CodePIQUA project as a result of recent vacancies in Development Department staff positions and indicated that the vacant positions have been filled and progress on the project will now resume. Ms. Kyrrsten French shared with the Planning Commission a CodePIQUA document that included a Project Timeline, Proposed Functional Classification of Citywide Roadways/Street Cross-Sections, Truck Routes: Mobility Map, Roadway Classification, Street Cross-Sections, Bike Connections: Mobility Map and Street Cross Sections.

Mr. Schmiesing reported that he and Ms. French recently had a reboot call with Code Studio to discuss the framework, boundaries, attributes and setback information within the code language. CodePIQUA will provide concise information and to allow citizens to view the code as it relates to individual neighborhoods.

The proposed plan will eliminate truck routes leading to the downtown area and provide an alternate route. The Planning Commission discussed truck traffic and bike connections within the community as well as overall cross sections and possible radius improvements. CodePIQUA will ultimately reflect unified traffic routes to mitigate risk, improve safety and eliminate guess work for bicycle and truck traffic patterns.

Prioritizing projects will depend on traffic need as well as funding. This is thought to be a five year plan. Community stakeholders are part of the planning process and local values and preferences will be reflected in the finished work. Mr. Schmiesing indicated that once the Code Piqua plan is finalized, there will be further discussion on planning projects, as well as implementing plans. It was noted that this project is anticipated to be complete in roughly 6 months.
ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Mr. Shear and seconded by Mr. Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at 7:05 P.M.

Attending the meeting to record and prepare the meeting minutes provided herein was Bethany Harp, Administrative Assistant, City of Piqua Development Department. Comments requesting corrections, additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.
RESOLUTION No. PC 7-19

WHEREAS, Amy Escobar has submitted a request seeking consideration of a special use child day care center located at the address 8620 N County Rd 25A, Suite 2, Parcel Number N44-073740, zoned B.

WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing a the approval of a special use request; 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.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Joe Wilson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: Amy Leobarr Phone: 937-570-7993
   Applicant's Address: 910 Boone St. Piqua, OH 45356

2. Owner's Name: Thom Baker, ATM Investments LLC Phone: 987-606-0552
   Owner's Address: 12877 Kirkwood Rd Sidney, OH 45365

3. Type of legal interest held by applicant: LLC

4. Location of Special Use Permit request
   A. Legal description (lot No. or attach legal description) Inlot No. 74417
   B. Address: 8220 N. County Rd 25A Suite 2

5. Existing zoning: B


7. Proposed usage: Child Care Center

8. Proposed special usage:

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

10. Describe the reason for the requested special use:
    We wish to provide much needed child care in the Piqua area for children, infants through preschool aged.

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: 5/10/19
Signature of Owner: __________________________ Date: 5/10/19

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: Y Date Fee Paid: 5/13/19
Receipt No: 228747 P.C. Res. No.
BUSINESS PLAN

Play Learn Grow
Child Care LLC.

Location: 8620 N. County Rd. 25A, Suite 2, Piqua, OH 45356

Owners: Amy Escobar – Manager
Tracy Leonard – Administrator

Contact information: Amy 937-570-7993 (c)
Tracy 937-214-0896 (c)

Email: playlearngrowcc@gmail.com

Date: May 15, 2019
Executive Summary:

Amy Escobar and Tracy Leonard, as co-owners of Play Learn Grow Child Care LLC., plan to open a childcare center in the Piqua, OH area. The currently proposed location is 8620 N. County Rd. 25A, Suite 2, Piqua, OH 45356. The center will be open 6am to 6 pm, Monday through Friday and accept children 6wks to 6 yrs. old (preschool). The start-up plan is to have 40 children the first year, 8 infants (6wks – 18 mos.), 12 toddlers (18 mos.- 3yrs.) and 20 preschoolers (3-6 yrs.) maximum with the full-time equivalent of 6 teachers. This is less than the state mandated class size, which the center sees as an advantage for both students and teachers.

Play Learn Grow objectives for the next 3 years are as follows:

Year 1

- Open by Fall 2019
- 70% occupancy upon opening
- Self-sustaining at the end of the first year
- 90% customer satisfaction rate at end of the first year

Year 2

- 100% occupancy
- 75% customer return rate
- 10% net profit for Year 2

Year 3

- Increase enrollment by 25%
- 50% of new customers by referral
- 15% net profit for Year 3
Play is the work of childhood.

-Mr. Fred Roger

Mission Statement:

At Play Learn Grow, we believe that children should be treated with dignity and respect, to feel safe and secure, to have opportunities for learning through play, decision-making and social interaction with their peers.

Concept Statement:

- Creative play-based approach where children 6 weeks (infants) to 6 years (preschool) will cultivate a positive self-esteem and have the opportunity for optimal growth in all areas of development
- Provide a preschool program, readying children for lifelong learning
- Provide a safe, nurturing environment
- Smaller class sizes with qualified teachers
- Special emphasis on motor skills, with indoor and outdoor play areas
- Convenient hours 6am to 6pm
- Convenient location – one minute access from Exit 83 on I-75
- Locally owned and operated.

Organization:

Play Learn Grow Child Care is an LLC, organized in the State of Ohio. The owners of the company are Ms. Amy Escobar and Ms. Tracy Leonard. They each own 50% of the business.
Need Assessment:

Across the nation, the need for quality childcare has increased over the years, for both single- and two-parent families. The Census Bureau states the added demand has been driven by greater numbers of working women. 61% of mothers with kids under the age of three (3) are working or looking for work. The U.S. Bureau of Labor Statistics projects that childcare businesses will be one of the fastest growing industries for the foreseeable future.

The Early Childhood Advisory council publishes the Early Learning and Development Profile by county in Ohio. The Miami County profile lists Piqua as having 2,165 children under the age of six (6) with 69.1% economically disadvantaged.

With the closing of Noah’s House Christian Child Care, there are only four (4) licensed childcare centers in Piqua. Of these, Kids Learning Place only accepts Title 20 children (government funded, no private pay) and the reported discontinuation of the Miami County YMCA contract with Title 20, leaves parents with even less options.

Piqua is in dire need of more childcare. We believe Play Learn Grow can help meet this need. The waiting lists for infants are 6 months at the Y and a over a year at Greene St. Toddlers have a year waiting list at Greene St.
May 31, 2019

*** MEETING NOTICE ***

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

TIME: 6:00 PM
DATE: Tuesday, June 11, 2019
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 Meeting packet in its entirety online at http://www.piquaoh.org/agenda_plan_comm.htm 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.

Kyrsten French
City Planner
Enc.
<table>
<thead>
<tr>
<th>PARCEL</th>
<th>Owner</th>
<th>OR CURRENT RESIDENT</th>
<th>Property Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>N44-073700</td>
<td>MPE COMPANY LTD</td>
<td>OR CURRENT RESIDENT</td>
<td>8877 SHERRY DR</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-073715</td>
<td>ARNESS HOLDINGS INC</td>
<td>OR CURRENT RESIDENT</td>
<td>8550 CORD25A N</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-073720</td>
<td>FINKES PROPERTIES LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>8761 SHERRY DR</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-073730</td>
<td>HEMM DANIEL J (TOD) &amp; @(2)</td>
<td>OR CURRENT RESIDENT</td>
<td>8600 CORD25A N</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-073740</td>
<td>ATM INVESTMENTS LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>8620 CORD25A N</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-073990</td>
<td>J&amp;M INVESTMENTS OF NW OHIO LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>8645 CORD25A N</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-074300</td>
<td>LIETTE REALTY II LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>8468 CORD25A N</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-074950</td>
<td>AIRGAS USA LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>8598 INDUSTRY PK</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077332</td>
<td>BERGMAN JOHN A &amp; VICKI A</td>
<td>OR CURRENT RESIDENT</td>
<td>1171 CHEVY LN</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077334</td>
<td>MARCUS PROPERTIES MMX LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>1201 CHEVY LN</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077336</td>
<td>BEAGLE INVESTMENT GROUP LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>8740 SHERRY DR</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077338</td>
<td>MARCUS PROPERTIES MMX LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>8750 SHERRY DR</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077340</td>
<td>CHAPPIES PROPERTIES LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>1220 CHEVY LN</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077342</td>
<td>CHAPPIES PROPERTIES LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>1210 CHEVY LN</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077344</td>
<td>BERGMAN JOHN A &amp; VICKIE A</td>
<td>OR CURRENT RESIDENT</td>
<td>1200 CHEVY LN</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077346</td>
<td>THOBE SCOTT &amp; MELISSA K</td>
<td>OR CURRENT RESIDENT</td>
<td>1170 CHEVY LN</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077570</td>
<td>BERGMAN JOHN A &amp; VICKIE A</td>
<td>OR CURRENT RESIDENT</td>
<td>1170 VAN WY</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077572</td>
<td>SCHWIETERMAN RICHARD J &amp; MEGH</td>
<td>OR CURRENT RESIDENT</td>
<td>1311 CAMARO CT</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077574</td>
<td>FRY INVESTMENTS LTD</td>
<td>OR CURRENT RESIDENT</td>
<td>1301 CAMARO CT</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-077576</td>
<td>FRY INVESTMENTS LTD</td>
<td>OR CURRENT RESIDENT</td>
<td>1281 CAMARO CT</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-078012</td>
<td>SCHWIETERMAN JOHN M &amp; SHELLEY</td>
<td>OR CURRENT RESIDENT</td>
<td>1271 CAMARO CT</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-078014</td>
<td>EISEN CHRISTOPHER E &amp; CYNTHIA G</td>
<td>OR CURRENT RESIDENT</td>
<td>1261 CAMARO CT</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-078016</td>
<td>SHELMAR INVESTMENTS LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>1251 CAMARO CT</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-078018</td>
<td>SCHILLER PERRY J (TOD) &amp; ELIZABETH</td>
<td>OR CURRENT RESIDENT</td>
<td>1241 CAMARO CT</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-078034</td>
<td>EISEN CHRISTOPHER E &amp; CYNTHIA G</td>
<td>OR CURRENT RESIDENT</td>
<td>1250 CAMARO CT</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-250552</td>
<td>SPIRIT LIFE CHURCH</td>
<td>OR CURRENT RESIDENT</td>
<td>8547 CORD25A N</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>Amy Escobar</td>
<td>OR CURRENT RESIDENT</td>
<td>910 Boone Street</td>
<td>Piqua</td>
<td>OH</td>
<td>45356</td>
<td></td>
</tr>
<tr>
<td>ATM INVESTMENTS LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>12877 KIRKWOOD RD</td>
<td>Sidney</td>
<td>OH</td>
<td>45365</td>
<td></td>
</tr>
</tbody>
</table>