PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, AUGUST 13, 2019
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 None

NEW BUSINESS
4. Resolution PC 8-19 A Resolution to consider a zoning change of the address 620 South Main Street, Parcel Number N44-010310 from R1 One Family Residential to R2 Multi Family Residential.

5. Resolution PC 9-19 A Resolution to consider a replat of inlot 7682 located in the Deerfield subdivision, section 4.

6. Resolution PC 10-19 A Resolution to consider a replat of inlot 7682 located East of Bear Run and West of Deerwood Drive located in the Deerfield subdivision.

7. Resolution PC 11-19 A Resolution to consider the special use of an accessory structure as a principal permitted use at the address 900 Willard Street, Parcel Number N44-041180, zoned R1 One Family Residential.

OTHER BUSINESS
None

ADJOURNMENT
PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, JUNE 11, 2019
MUNICIPAL GOVERNMENT COMPLEX
ADMINISTRATIVE CONFERENCE ROOM – 201 W. WATER STREET

CALL TO ORDER
At approximately 6:00pm Chairman Oda called the meeting to order and welcomed all in attendance. 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 May 14, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS
Resolution PC 7-19
A Resolution to consider a special use child day care center located at the address 8654 N County Rd 25A, Parcel Number N44-073750.

Kyrsten French gave clarification to the board that the originally specified address was in error. The address of the property in question is 8654 N County Rd 25A, Parcel Number N44-073750. It was also noted that the suite number will likely be Suite 200, and will be assigned by the City of Piqua Development Department upon the completion and approval of a Change of Occupancy Permit Application. This parcel is zoned I1, which also allows a special use provision for a child daycare center use.

It was confirmed that the rear half of the building is intended to be the location for the day care. The immediate surrounding area is zoned B and across the street includes I1 zoning. The past use of the building was of church use. It was discussed that historically, I1 zoned warehouse style buildings have utilized space for gymnasiums, daycare facilities and churches in the area. The proposed use is a relatively consistent use of the space within the building and neighborhood.

Amy Escobar, applicant - 910 Boone St, noted that there will only be one entrance to the day care facility. She went into detail about the state requirements regarding security. Amy plans to be at the front door to allow for entering and exiting the premises. There may be a buzzer for the front desk access and/or a passcode entry for those who attend the daycare. Ms. Escobar went on to explain her opinion of the need for childcare within the Piqua community. She noted that there are 1 year waitlists at Greene Street United Methodist Church, YMCA
and other local daycares. The only current facility with a five star rating is Edison Preschool. She explained the business plan and how the plan for the daycare is to be a play based learning facility with unique and growing curriculums with certified teachers. The plan includes an indoor and outdoor play center.

Ms. Escobar wants to be able to open the doors to local families with public and state funded childcare needs. The hours of operation are expected to be from 6:00am to 6:00pm. In order to receive state funding, there is an extensive process with pre-licensing, licensing and Step Up To Quality. Participating programs earn a one, two, three, four or five-star rating by meeting Ohio’s quality program standards. There are also standards that must be met with building and health licensing. Amy noted that there is a state appointed contact that will help applicants to verify all required information is gathered.

Training that is required will include health, CPR, First Aid, communicable diseases training and how to spot abuse training. There will be quarterly planned and unplanned visits from the state to assure quality. The estimated timeline to open the doors is planned to be in September of 2019; however the state process can take up to six months with their process. There will be no drop off babysitting services provided. There are no plans to have tall climbing configurations; there will be other forms of creative outdoor play. There are no plans to have company vans or vehicles as it will not be needed.

The board questioned the size of the classrooms and how potential growth would be handled.

Debbie Landes, mother of applicant - 10116 N County Rd 25a stated that there will be 40 children at maximum capacity ranging from 6 weeks to 6 years (preschool). There will be two teachers per classroom and each class will allow less than the max amount in attendance. The Ohio code requires at least thirty-five square feet of floor space for each child per room or area.

Tom Baker, part owner of building - 2245 E Snodgrass Rd was in attendance and is supportive of the use of the building.

Tracy Leonard, future teacher of daycare facility - 1614 Broadway stated her opinion of the integrity of the business plan. She also noted that the business will be beneficial to the community. She plans to be involved with the public and has hopes to plan events for
parents and children within the facility. Ms. Leonard also noted that the facility will be a resource for information to parents.

No additional comments were made at this time.

Mrs. Pearson motioned to amend Resolution PC 7-19, A Resolution to consider a special use child day care center located at the address 8654 N County Rd 25A, Parcel Number N44-073750. Mr. Shear motioned to adopt the amended resolution and Mr. Wilson seconded. The item was approved by a 5-0 voice vote. The amended Resolution PC 7-19 was approved by a 5-0 roll call vote.

OTHER BUSINESS

No other business at this time.

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 6:33 P.M.

Attending the meeting to 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.
WHEREAS, Leanne Smith has submitted a request seeking change to the zoning designation of Parcel Number N44-010310, 620 South Main Street, in the City of Piqua, Ohio, from R1 One Family Residential to R2 Multi Family Residential; and,

WHEREAS, Section 154.141 of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a Zoning Change request; 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 approval 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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CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name: Leanne Smith       Phone: 937-570-2557
   Applicant's Address: 27 Marymont Drive

2. Owner's Name: Paeje East Holdings LLC       Phone: 937-570-2557
   Owner's Address: Paeje East Holdings LLC, 1590 Wedgewood Dr, Piqua, P.O. Box 225

3. Type of legal interest held by applicant: Owner

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description): N LOT S69 30 N PR
   B. Address: 620 S Main Street, Piqua, OH 45356

5. Existing zoning: R1

6. Existing usage: Duplex - up and down

7. Proposed zoning: R2

8. Proposed usage: As is - Duplex up and down

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

10. Describe the reason for the requested rezoning: Bank requires that should building be destroyed in any way that it can be rebuilt as is.

11. Has a Rezoning Request for this location been made before? Y _____ N _____
    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: Smith               Date: 6/23/19

Signature of Owner: Smith               Date: 6/23/19

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 ___________ Date fee paid ___________

Receipt no. ___________ P.C. Res. no. ___________
Miami County, Ohio - Property Record Card
Parcel: N44-010310
Card: 1

GENERAL PARCEL INFORMATION
Owner: PALEJE EAST HOLDINGS LLC
Property Address: 620 S MAIN ST
Mailing Address: 1890 WEDGEWOOD DR
PIQUA OH 45356
Land Use: 620 - TWO FAMILY DWELLING OWNER OCCU
Legal Acreage: 0.13
Legal Description: IN LOT 569 30 N PT

NOTES
SMDA#: N44-SE054-027-00

VALUATION
Appraised  Assessed
Land Value: $10,500.00  $3,680.00
Improvements Value: $18,600.00  $6,510.00
CAUV Value: $0.00  $0.00
Taxable Value: $10,190.00

RESIDENTIAL
Building Style: CONVENTIONAL
Year Built: 1920
Stories: 2
Finished Area: 2724
First Floor Area: 1362
Half Floor Area: 0
Upper Floor Area: 0
Exterior Wall: 10
Rooms: 4
Bedrooms: 2
Family Rooms: 0

ADDITIONS
Description: Area  Year Built  Value
WD1 - Wood Deck: 108  0  $1,880.00
PR1 - Porch Frame - Open: 108  0  $3,230.00
BL1 - Balcony Open: 36  0  $980.00

LAND
Land Type: L1 - Regular Lot
Acreage: 0.1315
Depth: 191
Frontage: 30
Depth: 120
Value: 10080

AGRICULTURAL
Land Type: Land Usage: Soil Type: Acres:

SALES
Date: 11/17/2016
Buyer: PALEJE EAST HOLDINGS
Seller: WESTFALL WADE & WESTFALL WADE
Price: 414760

COMMERICAL
Date: 4/18/2005
Buyer: WESTFALL WADE & WESTFALL WADE
Seller: RECK MARQUERITE
Price: 0

Date: 3/10/2005
Buyer: WESTFALL WADE
Seller: RECK MARQUERITE
Price: 100000

Date: 1/1/1980
Buyer: RECK MARQUERITE
Seller: Unknown
Price: 0
RESOLUTION NO. PC 9-19

WHEREAS, Allen J Bertke, on behalf of Craycon Homes has submitted a request seeking consideration of a replat of inlot 7682 located in the Deerfield subdivision, section 4.

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 approve 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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RESOLUTION No. PC 10-19

WHEREAS, Allen J Bertke, on behalf of Craycon Homes has submitted a request seeking consideration of a replat of inlot 7682 located East of Bear Run and West of Deerwood Drive, located in the Deerfield subdivision.

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 approve 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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RESOLUTION No. PC 11-19

WHEREAS, Steve Hetzler has submitted a request seeking consideration of an accessory structure as a principal permitted use at the address 900 Willard Street, Parcel Number N44-041180, zoned R1 One Family Residential.

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 approve 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     | ☐   | ☐   | ☐       | ☐      |
| Mrs. Cindy Pearson | ☐ | ☐ | ☐       | ☐      |
| Mr. Stu Shear   | ☐   | ☐   | ☐       | ☐      |
| Mr. Gary Koenig | ☐   | ☐   | ☐       | ☐      |
| Mr. Joe Wilson  | ☐   | ☐   | ☐       | ☐      |
Application for Special Use Permit

1. Applicant’s Name ___________________________ Phone __________________
   Applicant’s Address __________________________

2. Owner’s Name _______________________________ Phone __________________
   Owner’s Address _______________________________

3. Type of legal interest held by applicant __________

4. Location of Special Use Permit request
   A. Legal description (Lot No. or attach legal description) __________________________
   B. Address __________________________

5. Existing Zoning ______________________________

6. Existing Usage ______________________________

7. Proposed Usage ______________________________

8. Proposed Special Usage _______________________

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

10. Describe the reason for the requested special use:
    ________________________________

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 __________________

Signature of Owner __________________________ Date 7-1-19

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 _____ Date Fee Paid _______

Receipt No. ____________ P.C. Res. No. _______

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<td>440 E Hoewisher Rd</td>
<td>Sidney, OH 45365</td>
<td>ALLEN BURTKE</td>
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</table>
*** 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, August 13, 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.