

**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

- | | |
|--------------------|---|
| | None |
| 3. Meeting Minutes | June 11, 2019 Planning Commission Meeting Minutes |

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

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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

PLANNING COMMISSION MINUTES
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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.

RESOLUTION No. PC 8-19

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.

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

CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name Leanne Smith Phone 937-5702557

Applicant's Address 27 Marymont Drive

2. Owner's Name Patje East Holdings, LLC Phone 937-5702557

Owner's Address Patje 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) IN LOT 569 30 N PT

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 [Signature] Date 6-23-19

Signature of Owner [Signature] Date 6-23-19

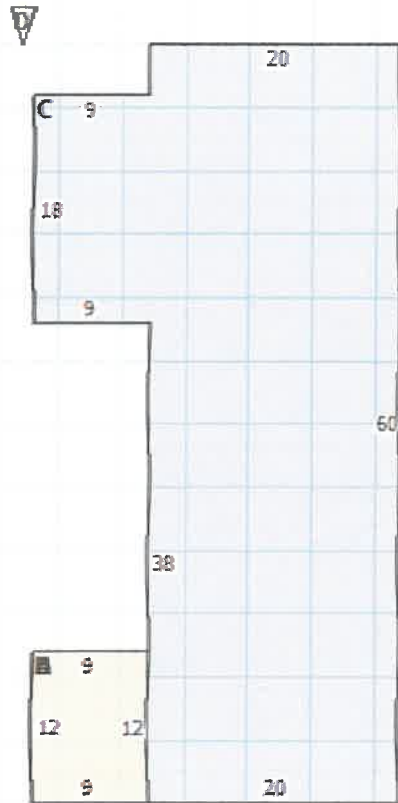
Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

~~\$50.00~~ 100.00 Fee paid _____ Date fee paid _____

Receipt no. _____ P.C. Res. no. _____

Scale: 1/4" = 5ft



A	WD1	108 sqft
B	PR1	108 sqft
C	2 s Br/1/4 B	1362 sqft
D	BL1	36 sqft

BA3	Basement Extension	PR2	Porch-Enclosed-Frame/Equal
BL1	Balcony	PR3	Porch-Open-Masonry
BZ1	Breezeway-Open	PR4	Porch-Enclosed-Masonry
BZ2	Breezeway-Closed	PR5	Portico
CP1	Carport	PR6	Open Screen Porch
CY1	Canopy-Frame Metal	PT1	Patio
CY2	Canopy-Metal	PT2	Patio-Brick
CY3	Canopy Over Patio	PT3	Patio-Stone
CY4	Canopy Over Stoop	PT4	Redwood Patio
CY5	RFX	SH1	Shed-Frame/Equal
CY6	RFX/Patio	SH2	Shed-Masonry
CY7	RFX/MS	SP1	Indoor Pool
GH1	Greenhouse	ST1	Stoop Masonry
GR1	Garage-Frame/Equal	WD1	Wood Deck
GR2	Garage-Brick	O1	Outbuilding 1
GR3	Garage-Stone	O2	Outbuilding 2
GR4	Garage-Basement	O3	Outbuilding 3
GR5	Garage-Integral	O4	Outbuilding 4
GR6	Shop	O5	Outbuilding 5
GZ1	Gazebo		
PR1	Porch-Open-Frame/Equal		

Miami County, Ohio - Property Record Card
 Parcel: N44-010310
 Card: 1

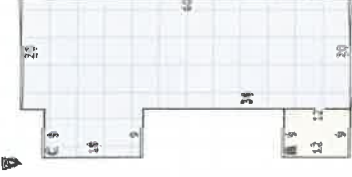
GENERAL PARCEL INFORMATION

Owner: PALEJE EAST HOLDINGS LLC
 Property Address: 620 S MAIN ST
 Mailing Address: 1590 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-SE064 -027-00

Scale: 1" = 20'
 A W01 156 sqft
 B P01 168 sqft
 C 2.8 8x11/4 B 156 sqft
 D 0x1 24 sqft



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	Year Built	Stories	Finished Area	First Floor Area	Half Floor Area	Upper Floor Area	Rooms	Bedrooms	Family Rooms	Full Baths	Half Baths	Basement	Finished Basement Area	Heating	Cooling	Exterior Wall	Attic	Number of Fireplaces	Openings	Number of Fireplaces	Stacks	
CONVENTIONAL	1920	2	2724	1362	1362	10	4	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0

LAND

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

ADDITIONS

Description	Area	Year Built	Value
WD1 - Wood Deck	108	0	\$1,890.00
PR1 - Porch Frame - Open	108	0	\$3,230.00
BL1 - Balcony Open	36	0	\$980.00

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres

SALES

Date	Buyer	Seller	Price
11/17/2016	PALEJE EAST HOLDINGS	WESTFALL WADE &	414750
4/18/2008	WESTFALL WADE &	WESTFALL WADE	0
3/10/2008	WESTFALL WADE	RECK MARGUERITE	100000
1/11/1990	RECK MARGUERITE	Unknown	0

COMMERCIAL

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.

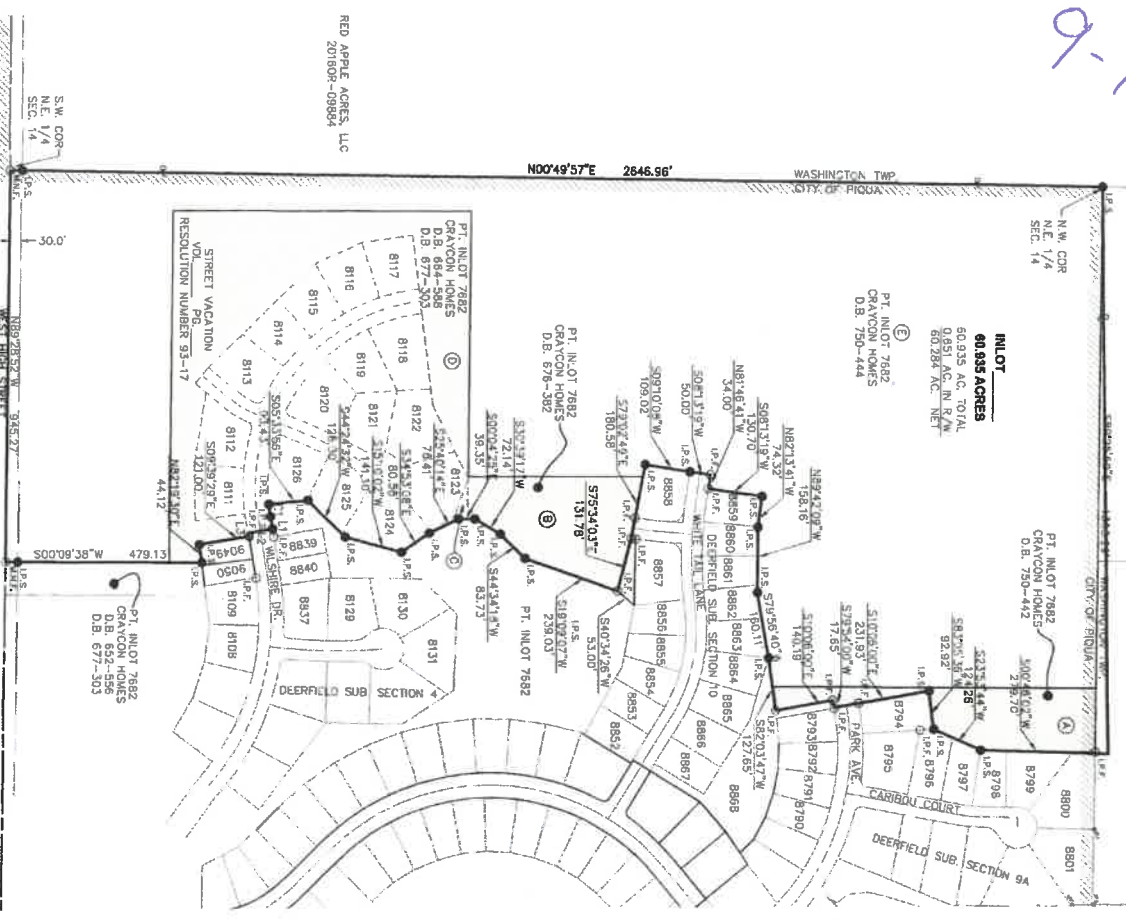
NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____, and the voting record on this motion is hereby recorded as follows.

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

6-19

LETTE REALTY IV, LLC
D.B. 83-33

DORTHEA DAVIS FAMILY, LLC
D.B. 798-870



LINE	BEARING	DIST.
L1	N 80°20'31" E	30.00
L2	S 08°19'28" E	60.00
L3	N 60°20'31" E	60.00

LEGEND

5/8" x 30" REBAR
W/CAP SET
IRON PIN FOUND

NOTES

VACATED STREETS RETURN TO INLOT 7682, PER MIAMI COUNTY AUDITORS OFFICE
-NONE OF THE INFRASTRUCTURE HAS BEEN CONSTRUCTED WITHIN THE VACATED SUBDIVISION.

REPLAT OF PART OF INLOT 7682, PART OF DEERFIELD SUBDIVISION SECTION 4, AND VACATED STREET AREA

REPLAT OF UNDEVELOPED PART OF DEERFIELD SUBDIVISION SECTION 4 PLAT, RIGHT-OF-WAY, EASEMENTS, ET AL. AS CREATED BY DINNER CRAWCON HOMES BY RECORDING PLAT BOOK 17, 136 AND 136A AT THE MIAMI COUNTY RECORDERS OFFICE ON MAY 9TH, 1997. PROPERTY NOW OWNED BY CRAWCON HOMES BY DEED BOOK 750-444, 664-588, 677-503, AND 676-582.

SECTION 14 CITY OF Piqua MIAMI, OHIO COUNTY

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS DAY OF 20

KRISTEN FRENCH
CITY OF PIQUA PLANNER



ACREAGE	BFC	ADJACENT	ACRES
1.922			
1.843			
5.087			
44.576			
0.333			
0.376			
0.364			
0.301			
0.320			
0.336			
0.336			
0.347			
0.412			
0.469			
0.475			
0.452			
0.354			
0.391			
1.878			
60.935			

SURVEY REFERENCE

PLAT BOOK 17, PAGE 136
PLAT BOOK 20, PAGE 117-117A
PLAT BOOK 21, PAGE 72-72A
CONDO BOOK 1, PAGE 53

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.G. CHAPTER 4733.37 STANDARDS OF PRACTICE FOR SURVEYS AND O.A.G. CHAPTER 4733.38 STANDARDS OF PRACTICE FOR CONDO BOOKS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN MAY, 2012. ALL SET OR TO BE MEASUREMENTS ARE CORRECT AND MOVEMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

ALLEN J. BERTKE, #9629 DATE 5-30-19



ChoiceOne Engineering

DATE: 08-14-2018
DRAWN BY: AUB
JOB NUMBER: MIADP01702
SHEET NUMBER: 1 OF 1

VOLUME PAGE RECORD OF PLATS

MIAMI COUNTY RECORDER BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS DAY OF 20 THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS DAY OF 20 THIS PLAT WAS APPROVED BY ORDINANCE NO. THIS PLAT WAS

MAYOR CLERK

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED DO HEREBY ACCEPT AND APPROVE THE REPLAT AND HEREBY AUTHORIZE MY FAMILY AND TO THE EXECUTION OF SAID REPLAT.

OWNER: CRAWCON HOMES

AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERELINTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 17th DAY OF 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 23, 2025



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.

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

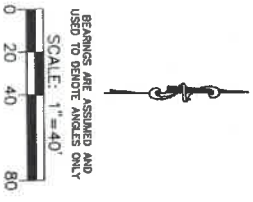
10-19

DEERFIELD SUBDIVISION REPLAT VOLUME _____ PAGE _____
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

PARTS LOT 7682 N.W. SECTION Piqua MIAMI OHIO
 INLOT COUNTY

SURVEY REFERENCE
 REC. P.B. 16, PG. 128
 REC. P.B. 17, PG. 97
 REC. P.B. 16, PG. 120

LINE	BEARING	DIST.
L1	N52°13'21"W	15.00'
L2	S02°40'02"W	14.71'
L3	N80°00'00"E	18.64'
L4	S87°13'27"E	17.83'
L5	S87°13'27"E	10.79'
L6	S87°13'27"E	3.75'



LEGEND

- 1/2" x 3/8" REBAR
- W/CAP SET
- IRON PIN FOUND

CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS _____ DAY OF _____ 20__

KRYSTEN RENDON
 CITY OF PIQUA PLANNER

OWNER INFORMATION	D.B. 652-356
1 GRAYCON HOMES, INC.	D.B. 652-356
2 GRAYCON HOMES, INC.	D.B. 652-556
3 GRAYCON HOMES, INC.	D.B. 652-556
4 GRAYCON HOMES, INC.	D.B. 685-642
5 GRAYCON HOMES, INC.	D.B. 685-642
6 GRAYCON HOMES, INC.	D.B. 685-642
7 GRAYCON HOMES, INC.	D.B. 685-642

BEING A REPLAT OF PARTS INLOT 7682 AND BEING OWNED BY GRAYCON HOMES, INC. IN DEED BOOK #27, PAGE 559 AND DEED BOOK 685, PAGE 642.

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629

5-30-19
 DATE



Choice One Engineering
 5000 N. STATE ST., SUITE 100
 DAYTON, OHIO 45424
 (937) 233-1834
 WWW.CHOICEONEENGINEERING.COM

DATE: 08-14-2018
 DRAWN BY: [Blank]
 RWF
 JOB NUMBER: MAPI0702
 SHEET NUMBER: 1 OF 1

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS _____ DAY OF _____ 20__ THIS PLAT WAS REVIEWED AND APPROVED.

MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS _____ DAY OF _____ 20__ THIS PLAT WAS APPROVED BY ORDINANCE NO. _____

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS _____ COUNTY, SS _____
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED _____ ON BEHALF OF GRAYCON HOMES, INC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____ 20__.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: Sept. 27, 2022



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 herby recorded as follows.

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

Application for Special Use Permit

- 1. Applicant's Name Steve Heteje Phone 214-1587
Applicant's Address 900 Willard
- 2. Owner's Name Steve Heteje Phone 214 1587
Owner's Address 15577 Kirkwood Rd
- 3. Type of legal interest held by applicant OWNER
- 4. Location of Special Use Permit request
A. Legal description (Lot No. or attach legal description) _____
B. Address 900 Willard
- 5. Existing Zoning R-1
- 6. Existing Usage Storage
- 7. Proposed Usage Storage No Electric No Water
- 8. Proposed Special Usage _____
- 9. No. of plot plans submitted (16 required UNLESS waived) _____
- 10. Describe the reason for the requested special use:
Leave Presently good Garage Standing

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 Steve Heteje 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. _____

PARCEL	Property Address	PIQUA, OH 45365	Owner	OR CURRENT RESIDEN'
N44-010230	600 MAIN ST S	PIQUA, OH 45365	GATES JOSEPH HAROLD	OR CURRENT RESIDEN'
N44-010240	602 MAIN ST S	PIQUA, OH 45365	GATES JOSEPH HAROLD	OR CURRENT RESIDEN'
N44-010250	115 SOUTH ST	PIQUA, OH 45365	GATES JOSEPH HAROLD	OR CURRENT RESIDEN'
N44-010270	606 MAIN ST S	PIQUA, OH 45365	WEHRLEY STEVEN M & JANICE G	OR CURRENT RESIDEN'
N44-010280	608 MAIN S	PIQUA, OH 45365	GARBIG BOB L	OR CURRENT RESIDEN'
N44-010290	616 MAIN ST S	PIQUA, OH 45365	BOYD MICHELLE D	OR CURRENT RESIDEN'
N44-010300	624 MAIN ST S	PIQUA, OH 45365	HURLEY FRANK JOSEPH	OR CURRENT RESIDEN'
N44-010310	620 MAIN ST S	PIQUA, OH 45365	PALEJE EAST HOLDINGS LLC	OR CURRENT RESIDEN'
N44-010320	630 MAIN ST S	PIQUA, OH 45365	FIORILLE LINDA	OR CURRENT RESIDEN'
N44-010340	626 S MAIN ST	PIQUA, OH 45365	DRAKE ROXANNE T	OR CURRENT RESIDEN'
N44-010350	633 WAYNE ST S	PIQUA, OH 45365	NEWBRIGHT KENT S & THERESA J	OR CURRENT RESIDEN'
N44-010360	629 WAYNE ST S	PIQUA, OH 45365	BOWDLE DON E & GARY L	OR CURRENT RESIDEN'
N44-010370	619 WAYNE ST S	PIQUA, OH 45365	WION JANE LEE	OR CURRENT RESIDEN'
N44-010380	615 WAYNE ST S	PIQUA, OH 45365	ARTHUR DANIEL	OR CURRENT RESIDEN'
N44-010390	609 WAYNE ST S	PIQUA, OH 45365	JENKINS KEVIN A	OR CURRENT RESIDEN'
N44-010410	123 SOUTH ST	PIQUA, OH 45365	MELVIN DOUGLAS	OR CURRENT RESIDEN'
N44-010890	655 MAIN ST S	PIQUA, OH 45365	BARGA STEVE & HEIDI S	OR CURRENT RESIDEN'
N44-012350	636 MAIN ST S	PIQUA, OH 45365	LIETTE EDWIN	OR CURRENT RESIDEN'
N44-012360	632 MAIN ST S	PIQUA, OH 45365	PALEJE NORTH HOLDINGS LLC	OR CURRENT RESIDEN'
N44-012370	640 MAIN ST S	PIQUA, OH 45365	HOWARD ROY F	OR CURRENT RESIDEN'
N44-012380	646 MAIN ST S	PIQUA, OH 45365	PELTIER ENTERPRISES LLC	OR CURRENT RESIDEN'
N44-012390	650 MAIN ST S	PIQUA, OH 45365	SEIPEL RICKEY L & KAREN L	OR CURRENT RESIDEN'
N44-012400	120 GARNSEY	PIQUA, OH 45365	LANDIS MARTIN & ELIZABETH L	OR CURRENT RESIDEN'
N44-012410	654 MAIN S	PIQUA, OH 45365	SEIPEL RICKEY L & KAREN L	OR CURRENT RESIDEN'
N44-012650	122 GARNSEY ST	PIQUA, OH 45365	BRANSON CLARENCE G & MARGARET K	OR CURRENT RESIDEN'
N44-012670	641 WAYNE ST S	PIQUA, OH 45365	SEIPEL RICKEY L & KAREN L	OR CURRENT RESIDEN'
N44-012680	649 WAYNE ST S	PIQUA, OH 45365	PALEJE NORTH HOLDINGS LLC	OR CURRENT RESIDEN'
N44-012690	647 WAYNE S	PIQUA, OH 45365	BATES GERALD LEE	OR CURRENT RESIDEN'
N44-012710	635 WAYNE ST S	PIQUA, OH 45365	RINDLER JACOB J	OR CURRENT RESIDEN'
N44-017510	611 MAIN ST S	PIQUA, OH 45365	WALE DANIEL R	OR CURRENT RESIDEN'
N44-017530	603 MAIN ST S	PIQUA, OH 45365	SEIPEL RICKEY L & KAREN L	OR CURRENT RESIDEN'
N44-017540	609 MAIN ST S	PIQUA, OH 45365	PLEASANT LONNIE R (TOD)	OR CURRENT RESIDEN'
N44-017550	607 MAIN ST S	PIQUA, OH 45365	PALEJE NORTH HOLDINGS LLC	OR CURRENT RESIDEN'
N44-017610	645 MAIN ST S	PIQUA, OH 45365	MILLS DIONNA MARIE & TODD ALAN	OR CURRENT RESIDEN'
N44-017630	649 MAIN ST S P.O. Box 225	PIQUA, OH 45365	BARGA STEVE R & HEIDI S Leanne Smith - Paleje East Holdings	OR CURRENT RESIDEN'
N44-041130	939 BROOK ST	PIQUA, OH 45365	CASERTA RICHARD C & KATHRINE S	OR CURRENT RESIDEN'
N44-041140	933 BROOK ST	PIQUA, OH 45365	CASERTA RICHARD C	OR CURRENT RESIDEN'
N44-041150	931 BROOK ST	PIQUA, OH 45365	CASERTA RICHARD C	OR CURRENT RESIDEN'
N44-041160	909 BROOK ST	PIQUA, OH 45365	WARD JOHNNY B SR	OR CURRENT RESIDEN'
N44-041170	907 BROOK ST	PIQUA, OH 45365	BAKER JUNE A	OR CURRENT RESIDEN'
N44-041180	900 WILLARD ST	PIQUA, OH 45365	HETZLER STEVEN A	OR CURRENT RESIDEN'
N44-046610	902 MANIER AVE	PIQUA, OH 45365	JENNINGS MICHAEL P	OR CURRENT RESIDEN'
N44-046620	906 MANIER AVE	PIQUA, OH 45365	KIRK VICTORY	OR CURRENT RESIDEN'
N44-046630	910 MANIER AVE	PIQUA, OH 45365	SULLENBERGER LINDSEY H	OR CURRENT RESIDEN'
N44-046640	912 MANIER AVE	PIQUA, OH 45365	LOW JANET S	OR CURRENT RESIDEN'
N44-046650	914 MANIER AVE	PIQUA, OH 45365	SCHLATTER TIMOTHY W & ROBIN L	OR CURRENT RESIDEN'
N44-046660	915 GORDON ST 440 E Hoewisher Rd	PIQUA, OH 45365 Sidney, OH 45365	PITTMAN THELMA M ALLEN BURTK	OR CURRENT RESIDEN'



DEVELOPMENT OFFICE

Kyrsten French – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: kfrench@piquaoh.org

August 2, 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, 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.