PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JANUARY 14, 2020
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  December 10, 2019 PC Meeting Minutes

NEW BUSINESS
4. Resolution PC 1-20  A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2020 calendar year
5. Resolution PC 2-20  A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2020 calendar year
6. Resolution PC 3-20  A Resolution recommending the Planning Commission appointment to the Housing Council for the 2020 calendar year
7. Resolution PC 4-20  A Resolution requesting the replat of several lots north of Wood Street, the vacation of a portion of alley right-of-way and the dedication of new public right-of-way

OTHER BUSINESS
8. Code Piqua schedule update

ADJOURNMENT
CALL TO ORDER

At 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, Jim Oda, Cindy Pearson, Stu Shear, Joe Wilson

MEETING MINUTES

The minutes of October 8, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS

Amended Resolution PC 16-19

A resolution requesting OS-Open Space designation for parcel M40-57815 to be annexed into the city.

Kyrsten French, City Planner, explained the purpose behind the request. The applicant has requested a zoning designation for 81± acres to be annexed into the city. This tract of land is located on McKinley Ave near the Manier Ave intersection. The site currently hosts a solar field serving the city. The applicant has requested this tract to be zoned OS-Open Space.

It was discussed that all zoning categories allow “essential service” uses with permission from the Planning Commission. These uses are associated with utility structures and equipment. Staff believes it would be appropriate to extend the same zoning designation to the entirety of the site being used as a solar field. If the property’s use were to ever change, OS would create a standard for the lowest intensity uses of any zoning designation, and further development would need to come before the Commissions again for rezoning.

James Hiegel, Owner of parcel M40-057800, came forward. Mr. Hiegel noted the scripter’s error in the original petition. Parcel M40-057800 was split and the parcel to be annexed is M40-57815.

Kyrsten French noted that while the resolution should be amended to reflect the correct parcel number, the item brought before the board is regarding zoning designation.

Stu Shear motioned to amend Resolution PC 16-19 and Cindy Pearson seconded. The amendment ensured that the Planning Commission’s resolution would refer to the correct parcel. Kyrsten French took
Planning Commission members discussed other zoning designations that would allow “essential services”. No additional comments were offered by persons in attendance.

Stu Shear motioned to approve amended Resolution PC 16-19 and Cindy Pearson seconded. Resolution PC 16-19 was approved by a 4-1 roll call vote.

**Resolution PC 17-19**

A resolution requesting approval of the second phase of the Garbry Ridge cottages R-PUD located at parcel number N44-077708 and N44-077710.

Staff described that the applicant has completed the first phase of development of cottage units, and is seeking approval for phase 2 construction. As phase 2 is simply filling in the building footprints outlined and agreed on previously, staff recommends approval of this request.

Revis Nickles, applicant, came forward and noted that the cottages previously built were a success and there is high demand to continue with the planned agreement that was previously accepted. The four new buildings will be a part of the memory care development. The first phase cottages were spoken for before construction was complete.

No one else came forward and no additional comments were made at this time.

Cindy Pearson motioned to approve Resolution PC 17-19 and Joe Wilson seconded. Resolution PC 17-19 was approved by a 5-0 roll call vote.

**OTHER BUSINESS**

Jim Oda noted that this is the last Planning Commission meeting of the year and wished everyone a happy holiday season.

**ADJOURNMENT**

With no other questions, comments or business before the Planning Commission, a motion was made by Cindy Pearson and seconded by Gary Koenig to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:41 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 01-20

PURSUANT TO, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations as originally adopted February 5, 2002, the Planning Commission Chairman and Vice-Chairman shall be elected annually; and,

WHEREAS, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations states the Planning Commission shall appoint chairman and vice-chairman by a majority vote in the month of January, or at the first regularly scheduled meeting held during the calendar year; and,

WHEREAS, the Planning Commission has nominated _____________ as the chairman and _____________ as the vice-chairman and both have agreed to serve in this capacity during the 2020 calendar year if appointed by the Planning Commission;

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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PROCEDURES FOR APPOINTING A CHAIR AND VICE-CHAIR

Step One - Determination of interest in being nominated.

The chair will ask the secretary to call the role. When your name is called and you are asked if you are interested in serving in the chair or vice-chair position during the upcoming calendar year, respond by stating YES if you are interested, NO if you are not interested. The secretary will first ask if you are interested in serving as chairperson, you will respond; then the secretary will ask if you are interested in the serving as vice-chairperson, and you will respond again.

Declaration of candidacy.

<table>
<thead>
<tr>
<th>Board Member</th>
<th>Chair</th>
<th>Vice-Chair</th>
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<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td>YES</td>
<td>NO</td>
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<td>Mr. Stu Shear</td>
<td>YES</td>
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<td>Mr. Gary Koenig</td>
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<tr>
<td>Mr. Joe Wilson</td>
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Step Two - Nomination of Chair and Vice-Chair.

The chair will open the floor for nominations. Board members interested in making a nomination will choose from the eligible candidates identified in the previous step and nominate the individual for each position that they feel is best suited to serve in that capacity. The chair will close the floor only after each board member interested in nominating a chair and vice-chair has had an opportunity to do so.

Chairperson

Vice-Chairperson

Step Three - Motion to accept nominated persons.

The chair will accept a motion to appoint a chair and vice-chair. Said nominees to be appointed are to be identified in the motion, and upon the motion receiving a second the chair will ask the secretary to call the role. Motions without a second will die. Seconded motions that fail to secure a majority vote (at least 3 supportive votes) will be considered defeated. The chair will accept a new motion and repeat the process until a majority vote is cast in support of a motion.
RESOLUTION No. PC 02-20

PURSUANT TO, article 154.142(A)(2) of the City of Piqua Code of Ordinances, the Planning Commission is to provide a recommendation concerning the Planning Commission representative to be appointed to the Board of Zoning Appeals to serve for the 2020 calendar year; and,

WHEREAS, __________ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission;

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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</table>
RESOLUTION No. PC 03-20

The Planning Commission is to provide a recommendation concerning the Planning Commission representative to be appointed to the Housing Council to serve for the 2020 calendar year; and,

WHEREAS, __________ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission;

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 04-20

WHEREAS, St. Mary Development Corporation has submitted a request to replat parcels N44-028481, N44-008085, N44-008055, N44-008015, N44-008025, N44-008075, N44-008045 and N44-008065, and vacate .071 acres of unimproved alley platted public right of way; and,

WHEREAS, the City of Piqua City Commission has declared their intent to consider the vacation of the subject right of way and referred the item to the Planning Commission for study and a recommendation; and,

WHEREAS, section 98 of the Piqua Charter provides the procedure for considering a right of way vacation request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the portion of public right of way proposed for vacation:

- Is unimproved and does not provide essential access to surrounding properties
- Is unoccupied by public utilities or other uses commonly located within public right of way
- Is not identified on any transportation plan indicating the right of way is or will be necessary
- Is not essential to any existing or future development or use of the surrounding properties

NOW THEREFORE BE IT RESOLVED, board member _________________ hereby moves to approve the request, 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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IN LOT 4.408 ACRES

LEGEND

- S/8 CAPPED IRON PIN SET
- S/8 IRON PIN FOUND
- 1" IRON PIPE FOUND
- NA
- NA FOUND
- RIS SPACE SET

NOTE:
1. OCCUPATION IN GENERAL HS SURVEY.
2. SOURCE DOCUMENTS AS NOTED.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OHIO NORTH SOUTH HORIZON 2011, AS DETERMINED BY A GPS SURVEY UTILIZING CORE STATION RNA.
   THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND USING A PROJECT ADJUSTMENT FACTOR OF 1.0000122237 APPLIED AT BASE POINT IN S89°51'14"W 106.09' N89°51'14"E 214.91' ORONTO AVENUE.
   THE BAFFLED COORDINATES ARE IDENTICAL AT THE BASE POINT.
5. THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN JULY 2019.
REQUEST
The applicant has requested to replat several lots. This request also includes the vacation of a portion of alley public right-of-way and dedication of new public right-of-way.

STAFF CONSIDERATIONS
The applicant seeks to build a multifamily project on the site, and needs to replat to create a larger site to build on. This site, located next to the bike path connection to the Southview Neighborhood, is currently a vacant gravel lot, the Wood Street Community Center building and an aging structure.

The right-of-way to be vacated is currently unmarked and unimproved. The right-of-way to be dedicated will reconnect the alley parallel to and just north of Wood Street back to Wood Street with a North-South connector. While the piece of land to be vacated is unimproved and not currently used as an alley, the piece to be accepted will be paved as an alley by the developer, creating a stronger alley network connection north of Wood Street.

Staff recommends approval of this resolution.

PC MEETING DATE
1-14-2020

RESOLUTION
PC-04-20

SITE ADDRESS
-

PARCEL ID
N44-028481, N44-008085, N44-008055, N44-008015, N44-008025, N44-008075, N44-008045, N44-008065

ZONING
R3 - Multifamily Residential

SURROUNDING ZONING
OS - Open Space
R1 - Residential-I
B - Business

PREPARED BY
Kyrsten French, City Planner
LEGAL NOTICE

Pursuant to Section 98 of the City of Piqua Charter:

This announcement serves to inform those who may be affected that the City Commission has declared its intent to vacate an unimproved alley public right-of-way located north of Wood Street. This vacation will coincide with an acceptance of new public right-of-way to preserve the option of reconnecting the alley north of Wood Street to Wood Street. Those neighbors who may be affected and who wish to discuss this vacation may do so at the Planning Commission meeting to be held on Tuesday, January 14, 2019 at 6:00 P.M. in the Commission Chambers, located on the 2nd floor of the Municipal Government Complex, 201 West Water Street, Piqua, Ohio.

Contact: Kyrsten French
City Planner
(937) 778-2049

PUBLISH: Sunday, December 22, 2019
Sunday, December 29, 2019
<table>
<thead>
<tr>
<th>Parcel</th>
<th>Owner</th>
<th>Property Address</th>
<th>PIQUA</th>
<th>OH</th>
<th>45356</th>
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<tr>
<td>N44-008025</td>
<td>TRANSFORMED LIFE CHURCH</td>
<td>428 WOOD ST</td>
<td>PIQUA</td>
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<td>N44-010490</td>
<td>SEIPEL RICKEY L &amp; KAREN L</td>
<td>462 WOOD ST</td>
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<td>N44-010500</td>
<td>JENKINS KAREN S &amp; BRUCE M</td>
<td>504 WOOD ST</td>
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<td>N44-010510</td>
<td>WHALEN DARRELL R JR</td>
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<td>N44-010520</td>
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<td>ARG AA14PCK001 LLC</td>
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<td>FISHER TIMOTHY A &amp; SHARON L</td>
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<td>MURRAY PROPERTY INVESTMENTS LLC</td>
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<td>N44-052760</td>
<td>WACKLER JASON D</td>
<td>516 WOOD ST</td>
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<td>45356</td>
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<tr>
<td>N44-052770</td>
<td>VIRGALLITO BRANDON &amp; CASEY</td>
<td>538 WOOD ST</td>
<td>PIQUA</td>
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<td>45356</td>
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<tr>
<td>N44-052780</td>
<td>BRANSON LARRY D &amp; BRANDY MARIE</td>
<td>528 WOOD ST</td>
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<td>N44-076230</td>
<td>BOBO'S FROZEN CREATIONS LLC</td>
<td>129 COLLEGE ST S</td>
<td>PIQUA</td>
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<td>45356</td>
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January 3, 2020

*** 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, January 14, 2020  
**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://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.

Kyrsten French  
City Planner  
Enc.