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PLANNING AND ZONING

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Kyrsten French  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2049  
E-Mail: [kfrench@piquaoh.org](mailto:kfrench@piquaoh.org)

April 1, 2022

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\*\*\* MEETING NOTICE \*\*\*

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Please be advised that the Planning Commission meeting will be conducted on Tuesday, **April 12, 2022 at 6:00 PM** both in person at 201 W. Water St. in the Commission Chambers, and virtually on Zoom. A Zoom invitation with links to the meeting will be provided upon request.

Residents and others with interest in the agenda topics may also submit public comment on an item until noon on the day of the meeting by emailing Bethany Harp at [bharp@piquaoh.org](mailto:bharp@piquaoh.org). Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The full agenda packet may be accessed at <http://piquaoh.org/city-government/boards-and-committees/planning-commission/>

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

A handwritten signature in black ink that reads "Kyrsten French".

Kyrsten French  
City Planner

Enc.

**PLANNING COMMISSION AGENDA  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, APRIL 12, 2022  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS – 201 W. WATER STREET**

**CALL TO ORDER**

- |                    |                              |
|--------------------|------------------------------|
| 1. Chair Comments  | Opening Remarks              |
| 2. Roll Call       | Clerk Calls the Roll         |
| 3. Meeting Minutes | March 8 <sup>th</sup> , 2022 |

**OLD BUSINESS**

**NEW BUSINESS**

- |                        |   |
|------------------------|---|
| 4. Resolution PC 11-22 | A resolution to grant an easement for an encroachment of an existing building, 400 N. Wayne St. into the Ash Street sidewalk right of way |
| 5. Resolution PC 12-22 | A resolution to elect a Chair and Vice Chair of the Planning Commission   |
| 6. Resolution PC 13-22 | A resolution to appoint a Planning Commission member to the Housing Council   |
| 7. Resolution PC 14-22 | A resolution to appoint a Planning Commission member to the Board of Zoning Appeals   |

**OTHER BUSINESS**

Code Piqua Draft Discussion and Passage Timeline  
Downtown Design Review Roundtable Scheduling

**ADJOURNMENT**

**RESOLUTION No. PC 11-22**

WHEREAS, Yagnesh Raval, Successor Trustee of the Vandna Family Trust, owner of 400 N. Wayne St., has requested an easement for a small encroachment of less than a foot of existing building into the Ash Street sidewalk right of way; and,

WHEREAS, the Planning Commission studies and recommends actions on land use matters of the City; 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:

- Is compatible 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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	AYE	NAY	ABSTAIN	ABSENT
Ms. Shannon Brandon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<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"/>

OPENSOURCE LEASING, LLC

ASH STREET 66' R/W

41.0' B/B

B/C

4.1' BRICK PAVERS

CONCRETE

BRICK BLDG. FACE TO WEST ON OUR BLDG. FACE LINE

EAVES OVERHANG TO P/L

32.94'

BUILDING WALL

NO ACCESS TO BACK SIDE OF BUILDING

0.7' BRICK ENCROACHMENT

BRICK FACADE THIS FACE ONLY

2 STORY STUCCO

PROPERTY LINE & PETITION WALL PER LOT SURVEY 12-97

0.3' STUCCO ENCROACHMENT

12.5'

45.47'

19.4'

11.4'

2.1'

4.7'

1.8'

14.1'

7.5'

6.6'

0.7'

12.6'

7.5'

6.5'

6.5'

4.2'

3.2'

3.2'

5.0'

8.8'

10.2'

32.94'

BLDG. TO NORTH ENCROACHES 1.4' INTO STREET

CONCRETE

LANDSCAPE

LANDSCAPE

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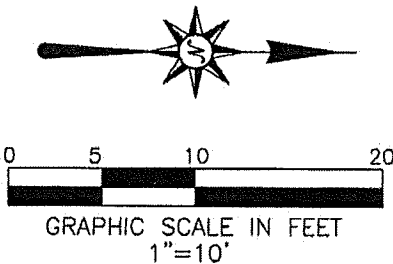
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ADDRESS: 400 N. WAYNE STREET  
CITY: PIQUA  
COUNTY: MIAMI  
LOT NUMBER: PART 84  
PARCEL ID: N44-002200

DATE: MARCH 1, 2022  
PROJECT # L-CM 22-14  
DRAWN BY: DGS

MORTGAGE CERTIFICATION SURVEY

I certify that the drawing herein is representative of a true and accurate survey established by actual field measurements in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code. I further certify that there are no buildings, permanent structures, or encroachments other than those shown herein.

*Handwritten signature of Thomas R. Zechman*

THOMAS R. ZECHMAN  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7077



WAYNE STREET 66' R/W  
37.3' B/B

B/C



KNIGHTS COLUMBUS



Nationwide  
in your life  
Savings & Loans



## EASEMENT

**Whereas**, Yagnesh Raval, Successor Trustee of the Vandna Raval Family Trust (“Raval”) is the owner of the real estate located at 400 N. Wayne St., Piqua, OH 45356 (“Raval Property”) and legally described as follows:

Situated in the City of Piqua, County of Miami and State of Ohio and bounded and described as follows: Being a part of Lot 84 in the City of Piqua, Miami County, Ohio, as shown by survey recorded in Vol. 12, Page 97 of the Miami County Engineer’s Record of Lot Surveys, and being further described as follows:

Beginning at the southeast corner of Lot 84; thence Westwardly with the south line of Lot 84, a distance of 45.47 feet; thence Northwardly parallel with the east line of Lot 84, a distance of 32.94 feet; thence Eastwardly parallel with the south line of Lot 84, a distance of 45.47 feet to the east line of Lot 84; thence Southwardly with the east line of Lot 84, a distance of 32.94 feet to the place of beginning, containing a total of 1498 square feet.

This survey and description prepared by Daniel D. Turner, Registered Surveyor NO. 4807

Parcel No.: N44-002200

Property Address: 400 N. Wayne St., Piqua, Ohio 45356

Whereas, City of Piqua, Miami County, Ohio, an Ohio municipal corporation (“The City”) possesses a right of way along the southern property line of the Raval Property;

Whereas, the parties have discovered that a portion of the building erected on the Raval Property encroaches approximately .3 - .7 feet on the right of way of The City, said portion more accurately represented in Exhibit A.

Whereas, the parties have reached an agreement whereby The City consents to an easement over its right of way to allow for the intrusion of the building into the right of way.

Now, therefore, valuable consideration paid, the City grants an easement in the right of way, of approximately .3 - .7 feet, as depicted in Exhibit A, to allow for the continued intrusion of the building into the right of way to Yagnesh Raval, Successor Trustee of the Vandna Raval Family Trust its successors and assigns, whose tax mailing address is 2952 Shawnee Trail, Piqua, OH.

This easement is granted subject to the following terms and conditions:

1. The easement is for the existing structure only, in its current form as set forth in Exhibit A; no further encroachment into the right of way is permissible without further consent of the City.

2. All other adopted ordinances relating to building construction, maintenance and zoning shall apply as they would for other non-conforming structures.

3. In the event the building is fully demolished, any new construction would be built so as not to interfere with the right of way.

4. This easement shall run with the land and shall inure to the benefit of the Grantee, its successors and assigns.

In Witness Whereof, The City of Piqua, Miami County, Ohio, an Ohio municipal corporation has hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 2022.

The City of Piqua, Miami County, Ohio, an  
Ohio Municipal Corporation

BY: \_\_\_\_\_  
L. Paul Oberdorfer, City Manager

STATE OF OHIO, COUNTY OF MIAMI, SS:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022 by L. Paul Oberdorfer, City Manager for City of Piqua, Miami County, Ohio, an Ohio municipal corporation,

\_\_\_\_\_  
Notary Public – State of Ohio  
My Comm. Exp:

THIS INSTRUMENT PREPARED BY: Nathaniel J. Funderburg of the law firm of McCulloch, Felger, Fite & Gutmann Co., L.P.A., Attorneys at Law, Piqua, Ohio

**RESOLUTION No. PC 12-22**

WHEREAS, Section B-1.1 of the Planning Commission Procedures, Rules, and Regulations states the Planning Commission shall appoint Chair and Vice-Chair by a majority vote in the spring after City Commission appointments; and,

WHEREAS, in addition to the duties of the Chair to conduct meetings, the Chair of the Planning Commission will serve as the Planning Commission representative to the City's Capital Improvement Planning Committee; and,

WHEREAS, the Vice Chair will serve as the Chair's alternate for all duties; and,

WHEREAS, the Planning Commission has nominated \_\_\_\_\_ as the Chair and \_\_\_\_\_ as the Vice-Chair and both have agreed to serve in this capacity during until Spring of 2023 officers are chosen;

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
Ms. Shannon Brandon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<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"/>



**RESOLUTION No. PC 13-22**

WHEREAS, the Planning Commission nominates a representative from its members to serve on the Housing Council until a new appointment is made in the spring of 2023; 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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Mr. Brad Bubp	<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"/>

**RESOLUTION No. PC 14-22**

WHEREAS, Section 154.142 of the City of Piqua Code of Ordinances provides that the Planning Commission will appoint a member to serve on the Board of Zoning Appeals; and,

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

WHEREAS, the Planning Commission member nominated has agreed to serve on the Board of Zoning Appeals until the next appointment is made in the Spring of 2023;

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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Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<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"/>

Mailing List

Resolution Number	Parcel	Owner	Or Current Resident	Property Address	City	ST	Zip
PC 11-22	N44-001640	VESTCO LTD	Or Current Resident	423 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-001640	VESTCO LTD		410 CORPORATE CENTER DR	VANDALIA	OH	45377
PC 11-22	N44-001670	BENKERT JULIA M	Or Current Resident	419 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-001690	RUFFNER MATTHEW FOREST	Or Current Resident	417 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-001700	PENROD FOUR SEASONS LLC	Or Current Resident	114 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-001700	PENROD FOUR SEASONS LLC		719 E Ash St	PIQUA	OH	45356
PC 11-22	N44-001720	EJB INVESTMENTS LLC	Or Current Resident	128 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-001720	EJB INVESTMENTS LLC		P O Box 402	PIQUA	OH	45356
PC 11-22	N44-001740	BROWNLEE RICHARD L (TOD) & @ (3)		702 Bennett Cir	SIDNEY	OH	45356
PC 11-22	N44-001740	BROWNLEE RICHARD L (TOD) & @ (3)	Or Current Resident	121 W Ash St	PIQUA	OH	45356
PC 11-22	N44-001750	VSF INVESTMENTS 9 LTD	Or Current Resident	319 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-001750	VSF INVESTMENTS 9 LTD		1268 E Ash St Ste 108	PIQUA	OH	45356
PC 11-22	N44-002160	DELAET ROBERT J JR & DIANE TOD	Or Current Resident	316 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-002160	DELAET ROBERT J JR & DIANE TOD		709 Lambert Dr	PIQUA	OH	45356
PC 11-22	N44-002170	SCHMIDLAPP STEVEN C		1241 E BENTLEY CIR	TROY	OH	45373
PC 11-22	N44-002170	SCHMIDLAPP STEVEN C	Or Current Resident	320 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-002190	WAYNE ST INVESTMENTS LLC	Or Current Resident	326 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-002200	RAVAL YAGNESH (TR)	Or Current Resident	400 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-002205	COUGHLIN RENTALS LLC	Or Current Resident	404 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-002220	SP SCOTT PROPERTIES		218 W Ash St	PIQUA	OH	45356
PC 11-22	N44-002220	SP SCOTT PROPERTIES	Or Current Resident	212 W Ash St	PIQUA	OH	45356
PC 11-22	N44-002230	J & K REAL ESTATE HOLDINGS LLC	Or Current Resident	408 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-002230	J & K REAL ESTATE HOLDINGS LLC		1848 Filbert St	PIQUA	OH	45356
PC 11-22	N44-002280	UNDERWOOD MICHAEL L & DIANNE	Or Current Resident	215 W Greene St	PIQUA	OH	45356
PC 11-22	N44-002300	WILSON JOSEPH H & BRENDA F	Or Current Resident	211 Greene St	PIQUA	OH	45356
PC 11-22	N44-002345	COTRELL JANE A	Or Current Resident	415 N Downing St	PIQUA	OH	45356
PC 11-22	N44-002390	MULLENBROCK NANCY E		10 Lake Ridge Dr	PIQUA	OH	45356
PC 11-22	N44-002390	MULLENBROCK NANCY E	Or Current Resident	228 W Ash St	PIQUA	OH	45356
PC 11-22	N44-002400	BATES JEAN J		614 Broadway St	PIQUA	OH	45356
PC 11-22	N44-002400	BATES JEAN J	Or Current Resident	222 W Ash St	PIQUA	OH	45356
PC 11-22	N44-002410	S P SCOTT PROPERTIES LLC	Or Current Resident	218 W Ash St	PIQUA	OH	45356
PC 11-22	N44-002442	THE MIAMI COUNTY YOUNG MEN'S CHRISTIAN ASSOCIATION AT PIQUA OHIO		227 W High St	PIQUA	OH	45356
PC 11-22	N44-073475	RAVAL YAGNESH (TR)		2952 Shawnee Tr	PIQUA	OH	45356
PC 11-22	N44-073475	RAVAL YAGNESH (TR)	Or Current Resident	317 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-250401	YWCA	Or Current Resident	410 N Wayne St	PIQUA	OH	45356
PC 11-22	N44-251098	PIQUA BUILDING ASSOCIATION INC	Or Current Resident	204 W Ash St	PIQUA	OH	45356