

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, AUGUST 13, 2019  
MUNICIPAL GOVERNMENT COMPLEX  
ADMINISTRATIVE CONFERENCE ROOM - 201 W. WATER STREET

**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

Members Absent: Joe Wilson

**MEETING MINUTES**

The minutes of June 11, 2019 Planning Commission Meeting were approved 4-0 by voice vote.

**NEW BUSINESS**

**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.

Mr. Schmiesing provided a zoning map to add to the record showing the current zoning designation of the property as well as to identify the surrounding zoning. The map indicates that the surrounding lots offer a variety of zoning designation, including R1 one family, R2 multi-family, and B business. The origin of the agenda item arose from an inquiry from a financial institution during the potential sale of this property. The financial institution received a letter from the Planning and Zoning office stating that the pre-existing use of the property is of legal use as it currently stands; however, if the property were to be destroyed, the multi-family use would be required to be reviewed as a special use by the Planning Commission. When the letter was not accepted, the applicant requested the rezoning of the property. There was no concern from staff on this change.

Leanne Smith, applicant and owner - 27 Marymont Dr, Piqua, came forward and stated that she is the current owner of the property and explained how the situation arose. She noted that the property has been of multi-family use for many years and that she had no issues with the zoning or appraisal in her purchase of the property. She also mentioned that the original sale fell through; however, there is new interest and she wishes to move forward with rezoning for the future sale of the property.

No additional comments were made at this time.

Stu Shear motioned to approve Resolution PC 8-19 and Cindy Pearson seconded. Resolution PC 8-19 was approved as a recommendation from the

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Planning Commission by a 4-0 roll call vote. This item will be on the September 3, 2019 City Commission agenda.

**Resolution PC 9-19**

A Resolution to consider a replat of inlot 7682 located in the Deerfield subdivision, section 4.

Staff noted that this request is in preparation of vacating a tract of land with the intent of selling what is remaining. There is no objection from staff to move forward as this process will keep what is remaining intact for future development to take place. It will also make the process easier for the current owner to seek purchase interest.

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

Gary Koenig motioned to approve Resolution PC 9-19 and Cindy Pearson seconded. Resolution PC 9-19 was approved by a 4-0 roll call vote.

**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.

Mr. Schmiesing referred to the provided subdivision visual and clarified to the commission that the gap will be replatted to connect with the existing lots that are to the East of Deerwood Drive.

Concern was expressed about easement location and access to the easement between the lots if the replat were to be approved. It was confirmed that the easement will move along with the property line.

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

Stu Shear motioned to approve Resolution PC 10-19 and Cindy Pearson seconded. Resolution PC 10-19 was approved by a 4-0 roll call vote.

**Resolution PC 11-19 (Amended)**

A Resolution to consider the special use of an accessory structure at the address 900 Willard Street, Parcel Number N44-041180, zoned R1 One Family Residential.

The request was explained by Mr. Schmiesing to have come from a property maintenance issue with the principal structure. The property is currently appending action of demolition. The current code states that if the principal structure is demolished, the accessory structure must also be taken down. This process has historically helped with

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eliminating abandonment. In this particular case, the owner has requested that the accessory structure be allowed to remain with a special use provision although there will be no principal structure on the lot. Mr. Schmiesing added the property violation notice photos to the record to show the condition of the primary structure as well as the current state of the garage. Staff concern is that in similar situations, garages have been abandoned or rented out to those who do not have ownership interest. Renting for storage use could technically be considered a self-storage facility and of commercial use. Mr. Schmiesing also provided a snapshot to show lot location.

Planning Commission questioned if there is any intention to rebuild a primary structure onto the lot.

Steve Hetzler, owner and applicant - 1557 Kirkwood, Sidney, came forward and stated that he plans to bring the garage up to code standards. He stated that the structure would be used strictly as storage and that he is ready to have contractors begin the work if the item is approved. The plans at this time are to demolish the primary structure rather than correct the identified issues.

John Martin, Commissioner of Ward 1 - 301 Cleveland St, Piqua, came forward and stated his opinion that if the structure is not deficient, it should be allowed to stay. He asked for clarification on special use code language and the meaning of non-standard lots. Staff and Planning Commission provided answers to his code questions.

The Planning Commission discussed that if the accessory structure were approved to remain with a special use provision, it would be required to be brought up to code and remain in good condition. The code violation notice process and timeframe were discussed. The resolution wording was noted to have a typographical error and was clarified that it should be written as: "the special use of an accessory structure at the address 900 Willard Street, Parcel Number N44-041180, zoned R1 One Family Residential."

Stu Shear motioned to amend Resolution PC 11-19 to read: "the special use of an accessory structure at the address 900 Willard Street, Parcel Number N44-041180, zoned R1 One Family Residential" and Cindy Pearson moved to adopt the amended resolution.

Stu Shear motioned to approve the amended Resolution PC 11-19 and Cindy Pearson seconded. Amended resolution PC 11-19 was approved by a 4-0 roll call vote.

**OTHER BUSINESS**

No other business at this time.

**ADJOURNMENT**

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With no other questions, comments or business before the Planning Commission, a motion was made by Mr. Shear and seconded by Mrs. Pearson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:12 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](mailto:bharp@piquaoh.org).