

PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD
Meeting Minutes - Tuesday, June 23, 2015 - 6:00 P.M.
Board Room - Piqua Area Chamber of Commerce, 326 N. Main Street

Members Present: Jim Oda, Brad Bubp, Ann DeBrosse Comer, Brenda Vetter & Mike Sloan.

Staff Member: Lorna Swisher

Mr. Oda called the meeting to order at 6:00 p.m.

ITEM NO. 1: MEETING MINUTES

It was moved by Mr. Michael Sloan and seconded by Mr. Brad Bubp to accept the May 26, 2015 minutes as presented. The motion carried.

NEW BUSINESS

ITEM NO. 3: RESOLUTION DRB 06-15

A resolution requesting the demolition of 117 E. Water Street.

Lorna Swisher gave the staff report. This request calls for the demolition of the landlocked building on E. Water Street next to Lock 9 Park. The city is the owner of the building and is requesting demolition to allow them to move forward on the redevelopment of the Riverfront area.

Mr. Oda reported the building was built in 1884-1885 in a Second Empire style. The building was originally operated by Lu Chung as the Piqua Steam Laundry and continued in that use until 1912. Later the building was used by Hemm Brothers Battery, Piqua Printing, the church of God and later as low end residential.

City Planner Chris Schmiesing was there to speak on behalf of the request.

The request for demolition is being made for a number of reasons including severe structural deficiencies, zero lot lines and there is no historic fabric left on the inside of the building. It has either been removed or damaged by fire. The future uses for the building are very limited because of its condition and location.

Mr. Schmiesing noted there has been significant deterioration of the mortar, the joists have been cut in a number of locations, the floor systems are not sound and the building's original windows have been removed. Because of the severe condition of the building it is not economically viable to rehab the structure.

Mr. Schmiesing noted that the City of Piqua comprehensive plan, done in 2007 resulted in the Riverfront Redevelopment plan in 2010. The plan, through a community engagement process, resulted in the community asking for a riverfront plan that would demolish some buildings but keep others. The Little Mo's building, Piqua granite and Piqua Milling would all be adaptively re-used while this building would be demolished. The riverfront development plan seeks to connect the downtown to riverfront area.

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Board members discussed the merits of demolition and decided that due to a number of reasons the building should be demolished. They cited a number of reasons including:

- The loss of structural integrity of the building
- Zero lot lines (making it very difficult to redevelop)
- Degraded interior
- No original fabric on the first floor

A motion was made by Mr. Brad Bubp to approve Resolution 06-15 and the motion was seconded by Mrs. Brenda Vetter. Role Call AYE: Mr. Brad Bubp, Mr. Jim Oda, Mr. Mike Sloan, Mrs Brenda Vetter, Mrs DeBrosse Comer.

OLD BUSINESS

There was no old business to bring before the Board.

OTHER BUSINESS

OUTSTANDING CODE VIOLATIONS

Mrs. Lorna Swisher indicated that she was not aware of any code violations in the downtown area.

A motion to adjourn the meeting was made by Mr. Brad Bubp and seconded by Mrs. Brenda Vetter. The motion passed.

James Oda, Chairman

Brad Bubp, Vice-Chairman