

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, JUNE 13, 2017
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS - 201 W. WATER STREET

CALL TO ORDER

1. Chair Comments Opening Remarks

Chairman Oda outlined the meeting procedures that will be followed by the Planning Commission.

2. Roll Call Clerk Calls the Roll

Present: Mr. Oda, Mr. Koenig, Mr. Shear, Mr. Spoltman,

Mrs. Pearson

Absent: None,

OLD BUSINESS

3. Meeting Minutes April 11, 2017 Meeting Minutes

Motion to approve minutes as submitted.

Motion: Mrs. Pearson

Second: Mr. Spoltman

Voice Vote: 5-0

The minutes were approved.

NEW BUSINESS

4. Resolution PC 10-17 A Resolution authorizing a Change in the Zoning Designation of Parcel N44-0111960, 411 Wood Street, from R-1 (One-Family Residential) to B (General Business District)

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Staff Comments:

Mr. Schmiesing provided an overview on the request for the change in Zoning for the property located at 411 Wood Street, the former Piqua Poultry Building. The Applicant would like to have the property rezoned to B (General Business. Mr. Schmiesing provided a printout of the subject property, and the surrounding properties which included the zoning designation for each of the properties contiguous. There is some concern over the condition of the subject property, but the property would need to be brought of to code.

Public Comment

No one came forward to speak at this time.

Mr. Oda stated he believes this is the appropriate decision at this time and sees no reason not to accept Resolution No. PC 10-17.

All board members present were in agreement on moving forward with approving the legislation at this time.

Motion: Mrs. Pearson

Second: Mr. Shear

Roll Call Vote:5-0

Aye - Oda, Pearson, Shear, Spoltman, and Koenig.

A motion to recommend the adoption of PC 10-17 was approved by a 5-0 unanimous vote.

5.Resolution PC 11-17

A Resolution authorizing a change in the Zoning Designation of Parcel N44-044980, 202 E Main Street, from R-1 (One Family Residential) to I-1 (Light Industrial)

Staff Comments:

Mr. Schmiesing stated Mr. Lawrence Kiser submitted the request to change the zoning of 202 E. Main Street from R-1 (One-Family Residential) to I-1 (Light Industrial. Mr. Kiser would like to use the property for Light Industrial purposes. The nature of his business is assembling safety light fixtures for semi-trailers.

Mr. Schmiesing went over the zoning map he provided showing the various zoning designations in the area. Mr. Schmiesing voiced several concerns

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with rezoning the property and explained.

Mr. Larry Kiser, Nicklin Avenue, applicant came forward and provided additional information on his type of business, and how his product would be distributed.

Mr. Schmiesing explained some of the various uses included in the I-1 Light Industrial District. Mr. Schmiesing stated he is very supportive of other various locations for his type of business.

Mr. Oda asked Mr. Kiser if he had looked at any other locations for his business?

Mr. Schmiesing stated the building and the parking area would have to be brought up to code providing addition information.

Board members discussed the various issues, asked several questions before making a decision.

Public Comment

No one came forward to speak at this time.

All board members present were in agreement on denying the request to rezone the property at this time.

Motion: Mr. Spoltman

Second: Mr. Oda

Roll Call Vote:5-0

Aye - Oda, Pearson, Shear, Spoltman, and Koenig.

A motion to recommend the denial of PC 11-17 was approved by a 5-0 unanimous vote.

6.Resolution PC 12-17

A Resolution authorizing a Special Use in an CBD Central Business District for a bar to be located at 121 W. Water Street

Staff Comments

Chris Schmiesing stated this is Special use request for a craft beer tap room to be located at 121 W. Water Street. Ken and Tiffany Shepherd are investing a significant amount in this project, and it fits well in the City of Piqua's Strategic Plan for the Downtown Riverfront Development Project for that area. Mr. Schmiesing outlined the plans for the building and the parking area.

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Tiffany and Ken Shepherd came forward and explained their plans for the use of the property at 121 W. Water Street, the inside layout, what will be served, the types of beer they will carry, and what the tap room will look like.

Several Board members asked questions, all were answered.

Justin Sommer, Economic Development Director, provided additional information on the use of that type of business in that location; further stating this special use meets the requirements of the Planning criteria at this time, and is in favor of the use.

Public Comment

No one came forward to speak at this time.

All board members present were in agreement on moving forward with approving the Special Use at this time.

Motion: Mr. Spoltman

Second: Mrs. Pearson

Roll Call Vote:5-0

Aye - Oda, Pearson, Shear, Spoltman, and Koenig.

A motion to recommend the adoption of PC 12-17 was approved by a 5-0 unanimous vote.

6.Resolution PC 13-17

A Resolution authorizing a Special Use in an CBD Central Business District for a Light Manufacturing Use to be located at 517 N. Main Street

Staff Comments

Chris Schmiesing stated this is Special use request for a light manufacturing use in the Central Business District. Mr. Schmiesing provided information on the history of the buildings former use. I-1 Light Manufacturing is not really the type of business typically located in a Central Business District, and provided additional information. Mr. Schmiesing explained what type of business they would like to see in the downtown area.

Several Board members asked questions regarding the use type, and voiced their opinions on what they would like to see downtown.

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Justin Sommer, Economic Development Director, provided additional information on the use of the type of business in that location, further stating this special use does not meet the standards for the Master Plan for the Historic East Riverfront criteria at this time, and is he is not in favor of the use.

Public Comment

No one came forward to speak at this time.

All board members present were in agreement on denying the Special Use request at this time.

Motion: Mrs. Pearson

Second: Mr. Spoltman

Roll Call Vote:5-0

Aye - Oda, Pearson, Shear, Spoltman, and Koenig.

A motion to recommend the denial of PC 13-17 was approved by a 5-0 unanimous vote.

6.Resolution PC 14-17

A Resolution authorizing a Special Use in an R-1 (One Family Residential District) for a private garage not accessory to a principal use to be located on Parcel N44-029270

Staff Comments

Chris Schmiesing stated this is Special use request for private garage not an accessory as principal use located at 716 Boal Avenue. It looks like and is treated like one lot, there are two separate parcels, the house is on one and Mr. Jessup would like to put a detached garage on the other lot.

Mr. Jessup, N. Sunset Drive, applicant came forward and provided additional information on the request for the private garage on the separate lot.

Public Comment

No one came forward to speak at this time.

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All board members present were in agreement on moving forward with approving the Special Use at this time.

Motion: Mr. Koenig

Second: Mr. Spoltman

Roll Call Vote:5-0

Aye - Oda, Pearson, Shear, Spoltman, and Koenig.

A motion to recommend the adoption of PC 14-17 was approved by a 5-0 unanimous vote.

ADJOURNMENT

The meeting was adjourned at 7:25 P.M.