

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, JUNE 11, 2019  
MUNICIPAL GOVERNMENT COMPLEX  
ADMINISTRATIVE CONFERENCE ROOM - 201 W. WATER STREET

**CALL TO ORDER**

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

**MEETING MINUTES**

The minutes of May 14, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

**NEW BUSINESS**

**Resolution PC 7-19**

A Resolution to consider a special use child day care center located at the address 8654 N County Rd 25A, Parcel Number N44-073750.

Kyrsten French gave clarification to the board that the originally specified address was in error. The address of the property in question is 8654 N County Rd 25A, Parcel Number N44-073750. It was also noted that the suite number will likely be Suite 200, and will be assigned by the City of Piqua Development Department upon the completion and approval of a Change of Occupancy Permit Application. This parcel is zoned I1, which also allows a special use provision for a child daycare center use.

It was confirmed that the rear half of the building is intended to be the location for the day care. The immediate surrounding area is zoned B and across the street includes I1 zoning. The past use of the building was of church use. It was discussed that historically, I1 zoned warehouse style buildings have utilized space for gymnasiums, daycare facilities and churches in the area. The proposed use is a relatively consistent use of the space within the building and neighborhood.

Amy Escobar, applicant - 910 Boone St, noted that there will only be one entrance to the day care facility. She went into detail about the state requirements regarding security. Amy plans to be at the front door to allow for entering and exiting the premises. There may be a buzzer for the front desk access and/or a passcode entry for those who attend the daycare. Ms. Escobar went on to explain her opinion of the need for childcare within the Piqua community. She noted that there are 1 year waitlists at Greene Street United Methodist Church, YMCA

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and other local daycares. The only current facility with a five star rating is Edison Preschool. She explained the business plan and how the plan for the daycare is to be a play based learning facility with unique and growing curriculums with certified teachers. The plan includes an indoor and outdoor play center.

Ms. Escobar wants to be able to open the doors to local families with public and state funded childcare needs. The hours of operation are expected to be from 6:00am to 6:00pm. In order to receive state funding, there is an extensive process with pre-licensing, licensing and Step Up To Quality. Participating programs earn a one, two, three, four or five-star rating by meeting Ohio's quality program standards. There are also standards that must be met with building and health licensing. Amy noted that there is a state appointed contact that will help applicants to verify all required information is gathered.

Training that is required will include health, CPR, First Aid, communicable diseases training and how to spot abuse training. There will be quarterly planned and unplanned visits from the state to assure quality. The estimated timeline to open the doors is planned to be in September of 2019; however the state process can take up to six months with their process. There will be no drop off babysitting services provided. There are no plans to have tall climbing configurations; there will be other forms of creative outdoor play. There are no plans to have company vans or vehicles as it will not be needed.

The board questioned the size of the classrooms and how potential growth would be handled.

Debbie Landes, mother of applicant - 10116 N County Rd 25a stated that there will be 40 children at maximum capacity ranging from 6 weeks to 6 years (preschool). There will be two teachers per classroom and each class will allow less than the max amount in attendance. The Ohio code requires at least thirty-five square feet of floor space for each child per room or area.

Tom Baker, part owner of building - 2245 E Snodgrass Rd was in attendance and is supportive of the use of the building.

Tracy Leonard, future teacher of daycare facility - 1614 Broadway stated her opinion of the integrity of the business plan. She also noted that the business will be beneficial to the community. She plans to be involved with the public and has hopes to plan events for

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parents and children within the facility. Ms. Leonard also noted that the facility will be a resource for information to parents.

No additional comments were made at this time.

Mrs. Pearson motioned to amend Resolution PC 7-19, A Resolution to consider a special use child day care center located at the address 8654 N County Rd 25A, Parcel Number N44-073750. Mr. Shear motioned to adopt the amended resolution and Mr. Wilson seconded. The item was approved by a 5-0 voice vote. The amended Resolution PC 7-19 was approved by a 5-0 roll call vote.

**OTHER BUSINESS**

No other business at this time.

**ADJOURNMENT**

With no other questions, comments or business before the Planning Commission, a motion was made by Mr. Shear and seconded by Mr. Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at 6:33 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).