

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. - TUESDAY, DECEMBER 10, 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, Joe Wilson

**MEETING MINUTES**

The minutes of October 8, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

**NEW BUSINESS**

**Amended Resolution PC 16-19**

A resolution requesting OS-Open Space designation for parcel M40-57815 to be annexed into the city.

Kyrsten French, City Planner, explained the purpose behind the request. The applicant has requested a zoning designation for 81± acres to be annexed into the city. This tract of land is located on McKinley Ave near the Manier Ave intersection. The site currently hosts a solar field serving the city. The applicant has requested this tract to be zoned OS-Open Space.

It was discussed that all zoning categories allow "essential service" uses with permission from the Planning Commission. These uses are associated with utility structures and equipment. Staff believes it would be appropriate to extend the same zoning designation to the entirety of the site being used as a solar field. If the property's use were to ever change, OS would create a standard for the lowest intensity uses of any zoning designation, and further development would need to come before the Commissions again for rezoning.

James Hiegel, Owner of parcel M40-057800, came forward. Mr. Hiegel noted the scription's error in the original petition. Parcel M40-057800 was split and the parcel to be annexed is M40-57815.

Kyrsten French noted that while the resolution should be amended to reflect the correct parcel number, the item brought before the board is regarding zoning designation.

Stu Shear motioned to amend Resolution PC 16-19 and Cindy Pearson seconded. The amendment ensured that the Planning Commission's resolution would refer to the correct parcel. Kyrsten French took

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Planning Commission members discussed other zoning designations that would allow "essential services". No additional comments were offered by persons in attendance.

Stu Shear motioned to approve amended Resolution PC 16-19 and Cindy Pearson seconded. Resolution PC 16-19 was approved by a 4-1 roll call vote.

**Resolution PC 17-19**

A resolution requesting approval of the second phase of the Garbry Ridge cottages R-PUD located at parcel number N44-077708 and N44-077710.

Staff described that the applicant has completed the first phase of development of cottage units, and is seeking approval for phase 2 construction. As phase 2 is simply filling in the building footprints outlined and agreed on previously, staff recommends approval of this request.

Revis Nickles, applicant, came forward and noted that the cottages previously built were a success and there is high demand to continue with the planned agreement that was previously accepted. The four new buildings will be a part of the memory care development. The first phase cottages were spoken for before construction was complete.

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

Cindy Pearson motioned to approve Resolution PC 17-19 and Joe Wilson seconded. Resolution PC 17-19 was approved by a 5-0 roll call vote.

**OTHER BUSINESS**

Jim Oda noted that this is the last Planning Commission meeting of the year and wished everyone a happy holiday season.

**ADJOURNMENT**

With no other questions, comments or business before the Planning Commission, a motion was made by Cindy Pearson and seconded by Gary Koenig to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:41 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.