

LOCATION

The April 14, 2020 Planning Commission meeting was conducted using a video conferencing application called Zoom.

URL: <https://us04web.zoom.us/j/308512316?pwd=UTN2Uy9qc0ZqY0pjdGc4OVpYOGg1QT09>

Meeting ID: 308 512 316

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: Jim Oda, Joe Wilson, Gary Koenig, Brad Bubp

Members Absent: Stu Shear

MEETING MINUTES

The minutes of March 10, 2020 Planning Commission Meeting were approved 4-0 by voice vote.

NEW BUSINESS

Resolution PC 9-20

A Resolution to consider a drive-through at the address 1284 East Ash St.

Kyrsten French, City Planner, offered the staff report. She shared her screen, identifying a site plan. She explained that before the Planning Commission is a request to approve a Special Use permit to construct a drive-thru facility on the property that will serve credit union customers. She noted that this location hosts many big box stores and other drive-thrus, and is generally an auto-oriented area of the city. It was stated that City staff has noted a desire to create a safer walking environment in this general development location, a drive-thru as part of the proposed banking facility fits in with the current development pattern, and should not create any adverse impacts. Staff recommends approval of this resolution.

Jamie Moore, applicant, came forward and stated that Kyrsten had thoroughly explained the site plan. He noted that the closing date for the property is in June and the project is expected to move forward by September, once all permits are received.

Chris Schmiesing, Community and Economic Development Director, came forward and communicated that this project is a positive investment for the city and for the community.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Brad Bubp motioned to approve Resolution PC 9-20 and Joe Wilson seconded. Resolution PC 9-20 was approved by a 4-0 roll call vote.

Resolution PC 10-20

A Resolution to consider an indoor commercial recreation use located at the address 125 Bridge St.

Kyrsten French, City Planner, offered the staff report. She shared her screen, identifying a site plan, photo of the building and surrounding zoning. Kyrsten explained that the applicant is seeking to open a mixed use CrossFit gym, complete with office space. It was noted that this is the type of use that the city has been welcoming along the riverway. Users would have onsite access to the Great Miami River Trail, increasing regular use of this public asset.

The site is located in an area with a mix of industrial and residential land uses. It is generally desirable to separate residential uses from industrial, for health and safety, and to avoid decreased aesthetic appeal to homeowners. A CrossFit gym and retail space would provide neighbors with a better buffer, and introduce a neighborhood retail presence, along with an additional fitness opportunity close by. At the same time, a CrossFit gym would not itself be negatively impacted by surrounding industrial uses.

Staff recommends approval of this request.

Chris Schmiesing, Community and Economic Development Director, came forward and provided clarification of where the CrossFit gym is currently operating to provide context. Chris also noted that buildings such as 125 Bridge Street are often overlooked and difficult to repurpose. It was reiterated that this type of adaptive reuse is the kind of amenity and lifestyle the community welcomes.

No one else came forward to speak on this resolution.

Planning Commission deliberated parking requirements, and it was noted that there appears to be more than enough parking for the predicted traffic.

Joe Wilson motioned to approve Resolution PC 10-20 and Gary Koenig seconded. Resolution PC 10-20 was approved by a 4-0 roll call vote.

Resolution PC 11-20

A Resolution to consider a custom manufacturing and retail space in the Central Business District located at the address 124 N Main St.

Kyrsten French, City Planner, offered the staff report. It was noted that staff has visited Smithfly's current location in Troy and determined that the nature of this small-scale manufacturing operation would have no adverse impacts to the downtown area in terms of noise and traffic. This manufacturing/retail would present similarly to Quint Creative Signs. Manufacturing space would be located in the rear, while retail would keep Main Street active.

It was discussed that the applicant has indicated interest in potentially continuing to host occasional outdoor market events. While this idea is still purely conceptual, plans for downtown activation would be further supported by events with pop up retail in a private downtown parking lot. Piqua's downtown local economy would be further strengthened by an additional successful small business presence.

Staff supports the authorization of a Special Use Permit.

Ethan Smith, Owner of Smithfly and applicant, came forward and explained the purpose of the request. He explained that he has been in business for 10 years and has been located in Troy for 5 years. Ethan noted that he is looking to relocate and expand into a larger building with a larger showroom area. The showroom area would be in the front and the rear of the building would be dedicated to welding, metal fabrication and assembly. He stated that he believes the building near the river is a great location for his business.

Chris Schmiesing, Community and Economic Development Director, came forward and stated that from an economic development standpoint, this location is in the opportunity zone and noted the benefits. He again stated that this is the kind of amenity and lifestyle the community supports along the riverway and in the downtown area.

Board members discussed the potential noise of the machines and tools. It was noted that the metal forming equipment that will be used are quiet and do not create excessive noise.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Brad Bubp motioned to approve Resolution PC 11-20 and Gary Koenig seconded. Resolution PC 11-20 was approved by a 4-0 roll call vote.

Resolution PC 12-20

A Resolution to consider the authorization of a plat to include dedication of right of way.

Kyrsten French, City Planner, offered the staff report. Kyrsten explained that this item has been discussed by the Planning Commission previously. The City plans to extend Scarbrough Drive and infrastructure to make accessible 11.4± acres of land zoned for Heavy Industrial uses. This resolution represents a request for the approval of the final plat and dedication of ROW.

It was discussed that this road extension represents a major step forward for creating a "shovel-ready" site, where future industry may be developed. Two site selection consultants reviewed a presentation of the site made by staff and agreed that this tract would be conducive to development. Feedback included that readying infrastructure to promising industrial sites is the most critical component of being selected for new industry.

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, APRIL 14, 2020

Staff recommends approval of this resolution. If approved, item will go to the City Commission for review on April 21st.

Chris Schmiesing, Community and Economic Development Director, came forward and stated that the IDC Spring expansion of their building provides an opportunity to capture the increase in the property valuation to cover the expenses of extending the roadway by utilizing Tax Increment Financing. It was discussed that the Scarbrough family has donated the land for the public right-of-way.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Gary Koenig motioned to adopt Resolution PC 12-20 and Joe Wilson seconded. Resolution PC 12-20 was approved by a 4-0 roll call vote.

OTHER BUSINESS

Merging of the Design Review Board and Planning Commission was discussed.

It was noted that Code Piqua is still moving forward and significant headway is being made.

It was noted that feedback or questions regarding the ZOOM meeting format is welcomed and encouraged.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Joe Wilson and seconded by Gary Koenig to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:43 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, 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.