

LOCATION

The May 12, 2020 Planning Commission meeting was conducted using a video conferencing application called Zoom.

URL: <https://us02web.zoom.us/j/85380146192?pwd=aGpmNHFscGlxNEkTEpRUZlPZXlnQT09>

Meeting ID: 853 8014 6192

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. Eddie Harvey was introduced and welcomed as the newest member of the commission.

ROLL CALL

Members Present: Jim Oda, Joe Wilson, Gary Koenig, Eddie Harvey

Members Absent: Brad Bubp

MEETING MINUTES

The minutes of April 14, 2020 Planning Commission Meeting were approved 4-0 by voice vote.

NEW BUSINESS

Resolution PC 13-20

A Resolution to consider a Certificate of Appropriateness for signage at 333 N. Main St. located within the Downtown Historic District

Kyrsten French, City Planner, offered the staff report. She noted that the Certificate of Appropriateness is for new signage at the subject address. White vinyl stickers with a transparent background will be applied to the shopfront windows. From the perspective of promoting walkability, they seem appropriate for Main Street, as they would add visual interest without blocking the view of the interior of the shop. The interior should be visible to the street to advertise activity and liveliness. Staff recommends approving this Certificate of Appropriateness.

The board deliberated and agreed that the sign meets the Downtown Historic District Design Standards.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Gary Koenig motioned to approve Resolution PC 13-20 and Eddie Harvey seconded. Resolution PC 13-20 was approved by a 4-0 roll call vote.

Resolution PC 14-20

A Resolution to consider a Certificate of Appropriateness for signage at 212 Main St. and 215 Wayne St, located within the Downtown Historic District

Kyrsten French, City Planner, offered the staff report. She noted that the bank has submitted two sign packages for the Planning Commission to review, 212 Main St and 215 Wayne St. Each sign has been reviewed for compliance with the zoning code, and the entire package meets both code and historic district design recommendations. The signage looks refreshed and updated, and should signal to the community that businesses in our downtown are seeing continual reinvestment. Staff recommends approval of both sign packages.

Tracy Diehl, applicant representative, came forward to speak on the item. She described the sign packages in detail and explained that the current signs are being replaced with updated branding. She noted that all of the signs styles were kept similar.

The board deliberated and agreed that the signs meet the Downtown Historic District Design Standards.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Joe Wilson motioned to approve Resolution PC 14-20 and Gary Koenig seconded. Resolution PC 14-20 was approved by a 4-0 roll call vote.

Resolution PC 15-20

A Resolution to consider a Certificate of Appropriateness for signage at 517 N. Main St, located within the Downtown Historic District

Kyrsten French, City Planner, offered the staff report. She noted that this particular building is peculiar in that it has two sign faces. To create a balanced look, the applicant has designed two equally-sized signs to occupy the two symmetrical sign boards. Other downtown buildings have used awning signs to create balance, but an awning here would cover some of the architectural features of the building, and leave the sign boards unutilized, so the double sign presented as a better fit for the situation. Staff recommends approval of this request.

The board deliberated and agreed that the sign meets the Downtown Historic District Design Standards.

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 15-20 and Eddie Harvey seconded. Resolution PC 15-20 was approved by a 4-0 roll call vote.

Resolution PC 16-20

A Resolution to consider construction documents for the extension of Innovation Parkway

Kyrsten French, City Planner, offered the staff report. She explained that like the Scarbrough Drive extension brought before the Planning Commission in March and April, this roadway extension will serve to open up 8.7 acres of land with access to rail to become available for development into a new industrial facility.

Construction documents were reviewed by six City departments and were found to be compliant with code provisions and engineering standards. The purpose of this road extension is to attract new industrial development which would bring additional jobs and revenue to the city. Staff recommends approval of the construction documents.

Chris Schmiesing, Community and Economic Development Director, came forward and communicated that this project will serve to open up land for development. He noted that it is a positive investment for the city and for the community as it will be good for recruitment and potential overflow warehousing.

Dan Weaver, Ferguson Construction, came forward to answer any board questions. He noted that if approved, the project will begin in 1-2 months.

The board deliberated and agreed that this 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.

Joe Wilson motioned to adopt Resolution PC 16-20 and Eddie Harvey seconded. Resolution PC 16-20 was approved by a 4-0 roll call vote.

Resolution PC 17-20

A Resolution to consider acceptance of an easement over a portion of the bike path connector that extends from the Ohio to Indiana trail south to the Commercial Street bike alley

Kyrsten French, City Planner, offered the staff report. During the platting process for the Wood Street Lofts redevelopment, an alley was vacated. The Miami County map department pointed out in their review that a bike path easement was never granted for the portion of the bike path that ran through the alley ROW, and with that ROW now vacated, the City has inadvertently left a small area of the bike path unaccounted for. This action to dedicate an easement will smooth the discrepancy and ensure that the City retains access and maintenance control of the bike path going forward. Staff recommends approval of the easement.

Wes Young, Executive Vice President St Mary's Corporation, came forward for any board questions. He noted that the property closing date was on May 12, 2020.

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, MAY 12, 2020

Chris Schmiesing, Community and Economic Development Director, came forward and noted that this item was a house keeping item and that St Mary's due diligence and cooperation was very much appreciated.

The board deliberated and agreed that this is a straight forward request.

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 17-20 and Joe Wilson seconded. Resolution PC 17-20 was approved by a 4-0 roll call vote.

OTHER BUSINESS

Acknowledgement of Stu Shear's service

The board acknowledged Stu Shear's term within the Planning Commission and voiced appreciation of his services.

It was noted that Village Antiques at 201 N Wayne St does not have a Certificate of Appropriateness for their signage. There is no foreseeable issue; however, the item will be on the June Planning Commission agenda.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Gary Koenig and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:52 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.