

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JUNE 9, 2020

LOCATION

The June 9, 2020 Planning Commission meeting was conducted using a video conferencing application called Zoom.

URL: <https://us02web.zoom.us/j/86862325030?pwd=ZklmZU9Nak4yMTVQRkJEeFJ0QXpzZz09>

Meeting ID: 868 6232 5030

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, Eddie Harvey, Brad Bubp

MEETING MINUTES

The minutes of May 12, 2020 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS

Resolution PC 18-20

A resolution to consider a Certificate of Appropriateness for signage at 201 N. Wayne St. located within the Downtown Historic District

Kyrsten French, City Planner, offered the staff report. She noted that the signage meets zoning requirements and fits with the downtown context. A clerical error caused the permit to be released prematurely, so this sign is currently installed. As discussed at the May 12th meeting, it does appear that this sign's character does fit with the downtown context. Staff recommends approval of the 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.

Joe Wilson motioned to approve Resolution PC 18-20 and Brad Bubp seconded. Resolution PC 18-20 was approved by a 5-0 roll call vote.

Resolution PC 19-20

A resolution to consider a Certificate of Appropriateness at 418 N. Main St. located within the Downtown Historic District

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Kyrsten French, City Planner, offered the staff report. She noted that the proposed paint for the exterior storefront facade will change from red to a dark gray hue if the certificate is granted. A muted gray tone would fit with the surrounding character and will provide a refreshed look. Staff is supportive of the change and recommends approval.

The board deliberated and agreed that the updates 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.

Brad Bubp motioned to approve Resolution PC 19-20 and Eddie Harvey seconded. Resolution PC 19-20 was approved by a 5-0 roll call vote.

Resolution PC 20-20

A resolution to consider a Certificate of Appropriateness at the address 517 N. Main St. located within the Downtown Historic District

Kyrsten French, City Planner, offered the staff report. She noted that the applicant would like to power wash and paint the exterior of their building, and add two new awnings where awnings once existed. The proposed colors will fit well with the surrounding downtown character, and staff recommends approval of the Certificate of Appropriateness.

The board deliberated and agreed that the awning should be of cloth or vinyl material rather than metal to meet historic guidelines. It was also noted that the awning should preferably be fixed to the building for structural and aesthetic purposes.

Dustin Ike, applicant, spoke on the item and stated that he is open to changing the proposed materials of the awning to cloth or vinyl. He noted that his intention is to preserve the historic character of the building and agreed to fix the awning to the building.

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 20-20 and Brad Bubp seconded. Resolution PC 20-20 was approved by a 5-0 roll call vote.

Resolution PC 21-20

A resolution to vacate a portion of unimproved alley public right of way located south of and perpendicular to E. Main St. and adjacent to 115 Staunton St.

Kyrsten French, City Planner, offered the staff report. She explained that the sloped area was platted as alley public right of way but was never improved. The improved alley is currently routed to connect to the Central Baptist Church parking lot.

Neighbors have been noticed through the newspaper and directly through the mail. The Planning and Zoning office received two calls for clarification and both callers had no objections to the vacation.

Eddie Harvey, board member, abstained from this resolution. Gary Koenig asked questions about egress of the existing alley, alley connectivity, as well as concerns regarding refuse pickup.

Robert Bloom, trustee of Central Baptist Church, spoke on the resolution. He provided clarification that refuse pick up is currently picked up in the rear of the building and trucks currently back out of the alley, rather than using the church parking lot. He noted that he appreciated the city's action for this item and noted that his interest is making sure property lines are accurately determined.

Chris Schmiesing, Community and Economic Development Director, noted that the proper survey work will be done if the resolution is recommended and approved by the City Commission.

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 21-20 and Jim Oda seconded. Resolution PC 21-20 was approved by a 3-1 roll call vote.

Resolution PC 22-20

A resolution to consider a residential special use in the B (General Business District) at the address 101 S. Wayne St.

Kyrsten French, City Planner, offered the staff report. The applicants include members of Gamble and Associates, who assisted the City of Piqua with the Placemaking Initiative in 2017. What began as a consulting relationship with Piqua developed into an interest in taking an active role as a developer of a historic architectural asset. The Zollinger Building, which was historically a grocery warehouse but has been empty for several years, will be redeveloped into a mixed use center. The developer's goal is to create 16 rental apartments, co-working office space, a market open to the public, and a shared commercial kitchen for local entrepreneurs to use.

Slate Development has been working closely with the City to fulfill goals of the Placemaking Initiative and Comprehensive Plan through this project. The successful completion of this redevelopment will have a positive impact for downtown businesses through increased patronage by new downtown residents. Success will send a strong signal of faith in Piqua's downtown and riverfront redevelopment strategies, and will prompt further reinvestment. Staff recommends authorization of the Special Use.

Gamble and Associates shared their screen and offered an in depth presentation of the ZOLO project. David Gamble noted that the project is contingent on state tax credits and will know the status by the end of July. If the state tax credits are awarded, the estimated timeframe will be Fall of 2021. It was noted that the ZOLO vision consists of a public market, work spaces, residential lofts as well as a community garden. The

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residential units will be studio, one and two bedroom apartments with contemporary finishes and amenities.

Chris Schmiesing, Community and Economic Development Director, noted that the city is thankful for the efforts of Gamble and Associates and that this project aligns with the city's planning documents.

Lorna Swisher, Piqua Main Street Director, stated that she endorses and encourages the ZOLO project and that it is very exciting for the city.

The board deliberated and agreed that the residential use of the space is appropriate for the subject property. They all agreed that this project aligns with the city's planning documents.

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 22-20 and Eddie Harvey seconded. Resolution PC 22-20 was approved by a 5-0 roll call vote.

OTHER BUSINESS

Code Piqua Review - District Standards

Kyrsten French noted that since the meeting was so long, this discussion would be moved to a future date. Brief descriptions and explanations of each district were provided.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Brad Bubb and seconded by Gary Koenig to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:34 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.