

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JULY 14, 2020
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: Jim Oda, Joe Wilson, Gary Koenig, Eddie Harvey, Brad Bubp

MEETING MINUTES

The minutes of June 9, 2020 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS

Resolution PC 23-20

A resolution to consider the Special Use reconstruction of a commercial workshop at 1516 Nicklin Ave located in the R1 zoning district

Kyrsten French, City Planner, offered the staff report. She noted that the workshop building, currently hosting furniture repair operations for Ken-Mar antiques, has existed behind the residence of 1516 Nicklin Avenue since 1900. On March 28th, lightning struck the structure, damaging it to the point of necessitating its demolition. It was discussed that the applicant has prepared a site plan and building elevation views of a new 36'x40' garage structure to host the same furniture repair operations. The height, size, and design of the building proposed meet current code requirements.

The new building will fit the rear yard setback to provide an improved turning radius from the alley. It would be built to rest on the same north-east line as it previously did, which will not conform to the typical 6' side yard setback, however, the height is reducing from approximately 30' to 16'. Staff recommends approval of the request.

Chuck McLoughlin, applicant, 1516 Nicklin Ave, came forward and noted that the carport that had previously existed on the property line was removed and will not be reconstructed. He reiterated points made by Kyrsten French in the staff report and expressed that he has done his due diligence by hiring a professional surveyor. Although the property lines could not be exactly determined, he agreed to move the existing fence and rebuild well inside his property lines.

Jonna Raffel, 1512 Nicklin, provided a written public comment:

Our concern is with the legitimate property lines. We hired a surveyor, Neil Teaford of Troy, and he was unable to locate any pins in the entire alley from Vine and Cherry, so he could not find the other 5.2 ft of our property that is missing from back line. He told us that the entire block would need to be surveyed and repinned to determine Chuck's accurate property lines. We believe that Chuck should be responsible for this survey to ensure that he is meeting zoning requirements. Chuck has been honest with us about his fence being on our property and has agreed to move it near his concrete slab;

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however, this still shows quite a bit of footage that is unaccounted for. We want everything to work out for him, and by no means intend to stand in the way of his life returning to normal, but we believe the time to correct this issue is now in order to prevent future discovery of zoning violations/property disputes.

The board members deliberated and agreed that the height, size, and design of the building proposed will meet code requirements and that there will be no issue moving forward.

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 23-20 and Gary Koenig seconded. Resolution PC 23-20 was approved by a 5-0 roll call vote.

OTHER BUSINESS

Code Piqua Review - District Standards

Kyrsten French noted that the information the draft packets provided included district standards and rules of interpretation. It was discussed that the Code Piqua update is a direction many other communities are moving toward. Many codes are outdated and have been written in a way that does not fit the city that it applies to. Historic overlays, SHPO requirements, build-to zone and industrial site transition standards were discussed briefly, and there will be a more in depth conversation in the future.

The board members agreed that they would like to see a full overview of the updated code. They also noted that they would prefer to view the progress being made with areas of concern or substantial changes highlighted for their focus. Kyrsten French noted that the development standard draft will be reviewed next. The first full draft is hoped to be completed around the end of August.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Brad Bulp and seconded by Gary Koenig to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:28 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.