

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, AUGUST 11, 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 July 14, 2020 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS

Resolution PC 24-20

A Resolution to consider an automobile washing facility Special Use at the address 1292 East Ash Street

Kyrsten French, City Planner, offered the staff report. She noted that with the redevelopment of this site, this business has proposed 5' sidewalk that connects to the E. Ash St. crossing, as well as pedestrian access to the Dairy Queen location next door. This pedestrian/paved connectivity through the site will help alleviate a major problem that pedestrians and elderly residents on scooters who live in the independent/assisted living facilities along Kienle have been experiencing at this intersection.

Along with this increased connectivity, generous landscaping has been integrated into the design. The developer appears to be making an effort to balance the interests of pedestrians traveling to the site and their future auto-oriented customer base in their redevelopment of this vacant site. Staff recommends approval of this request.

Andrew Crum, owner, explained the reason for the special use request. He noted that the car wash plans to open in spring of 2021.

Troy Niese, Choice One Engineering, noted that he created the plans submitted to the city Development office.

The board members deliberated and agreed that the proposed special use 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.

Jim Oda motioned to approve Resolution PC 24-20 and Eddie Harvey seconded. Resolution PC 24-20 was approved by a 5-0 roll call vote.

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Resolution PC 25-20

A Resolution to consider a zoning change of parcel number N44-095820 from Open Space (OS) to Residential (R1)

Kyrsten French, City Planner, offered the staff report. The Piqua Code of Ordinance states that the Planning Commission should take action on rezoning requests by reference to the Comprehensive Plan and other adopted policy goals of the city. The 2007 Comprehensive Plan labels this as an area ready for strategic growth.

The proposal brought forth by the applicant is a modest one of just one home planned to be developed. The site looks as if it could be carved into lots that match the dimensions of anticipated.

The new development would not require any expenditure on the part of the City in the form of acceptance of road dedication. Staff recommends that the City grants the applicant's request for rezoning to R1.

Jim Hiegel, Owner, explained the purpose for the rezoning. He plans to build one home on the parcel. He noted that he has no intention of further developing or subdividing at this time.

The board members deliberated and agreed that the proposed zoning designation is appropriate.

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 25-20 and Brad Bubp seconded. Resolution PC 25-20 was approved by a 5-0 roll call vote

Resolution PC 26-20

A Resolution to consider a Certificate of Appropriateness for a new sign at 529 N Main St.

Kyrsten French, City Planner, noted that the proposed signage will be 19.79 square feet in vinyl sign. She explained the neutral color scheme and how it fits within the Historic District.

Jim Oda noted that the building was previously modified and there is likely no historical fabric on the ground floor.

The board members deliberated and agreed that the proposed signage is appropriate within the district.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Jim Oda motioned to approve Resolution PC 26-20 and Brad Bubp seconded. Resolution PC 26-20 was approved by a 5-0 roll call vote.

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OTHER BUSINESS

Code Piqua Update

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Jim Oda and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:26 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.