

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, SEPTEMBER 8, 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, Brad Bubp

Absent: Eddie Harvey

MEETING MINUTES

The minutes of August 11, 2020 Planning Commission Meeting were approved 4-0 by voice vote.

NEW BUSINESS

Resolution PC 27-20

A Resolution to recommend a code amendment to the City Commission to allow medical marijuana dispensaries within the B-General Business and CBD-Central Business District

Kyrsten French, City Planner, offered the staff report. She noted that in 2017, the City Commission, at the recommendation of the Planning Commission, amended to zoning code to prohibit all medical marijuana uses within the city. At the time, not much was understood about what is regulated by the state. In 2020, a new City Commission brought forward the discussion of allowing medical marijuana dispensaries within the city limits.

Kyrsten explained that dispensaries are heavily regulated by the State of Ohio's Pharmacy Board. On June 17th, the Planning and City Commission participated in a joint meeting to learn about the control program from two State of Ohio Pharmacy Board representatives. State-wide regulation was discussed, including that dispensaries may not be located within 500 feet of an existing school, church, public library, public playground or public park. The City Commission has directed the Planning Commission to discuss and recommend an amendment that would allow dispensaries in Piqua.

Staff has included new ordinance language for discussion.

The board members deliberated and agreed that the proposed code amendment language was appropriate and that this use would be treated the same as a pharmacy, which can be located within B and CBD districts.

Lorna Swisher, Executive Director of Piqua Main Street, came forward and commented on the distance to parks, libraries and churches.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

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Brad Bubp motioned to approve Resolution PC 27-20 and Joe Wilson seconded. Resolution PC 27-20 was approved by a 3-0 roll call vote with one abstention from Chairman Oda.

Resolution PC 28-20

A Resolution to consider a Certificate of Appropriateness for a new sign at 122 W. High St

Kyrsten French offered a description of the vinyl window sign proposed.

The board members deliberated and agreed that the proposed signage will meet historic guidelines and that there will be no issue moving forward.

Lorna Swisher, Executive Director of Piqua Main Street, came forward and commented on the type of business that is going into the 122 W High St space. She noted that Rosebuds will be serving lunch sandwiches and salads, and will also be the main location for the facilitation of spices and mixes.

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 28-20 and Brad Bubp seconded. Resolution PC 28-20 was approved by a 4-0 roll call vote.

OTHER BUSINESS

Code Piqua Update – Source Water Protection

Sky Schelle, Stormwater Coordinator, gave a presentation and spoke about the efforts that are being made to make property owners aware increased contamination and sedimentation of drinking water sources, Franz Pond, Echo Lake, and Swift Run Lake. Erosion control and nutrient filtering are vitally important to the health of our community's drinking water. Communities all around Ohio have experienced the threat of algae blooms and increased contamination and sedimentation of drinking water sources and Piqua is no exception. The source water protection overlay and associated mitigation/protection measures will have effects on existing property owners.

What is being proposed is initiating a broad discussion with those who live within the overlay to build consensus and trust, and to make sure an ordinance solution will have maximum benefit to the community while imposing as little burden of change to owners as possible. Direct discussion with property owners has largely been positive, where property owners are able to recognize the issue and are open to change to address it. A web application has been published where residents can see whether their property may fall within the new overlay and look up any other zoning changes related to Code Piqua. The solution to preventing this type of water contamination consists mainly of not siting any new major polluting uses within the overlay, and introducing a landscaping buffer around water sources where erosion is occurring.

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City work to address these contamination issues will also include funding aid to reduce expenses for individual owners out of the Stormwater budget for as long as funds are available. This approach will help improve drinking water safety and quality for the public at large, while reducing the burden of making landscaping changes for property owners adjacent to drinking water sources.

Discussion on the draft of a source water protection ordinance as part of the Code Piqua development code update was further discussed and questions were answered between the board and city staff.

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 7:14 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.