

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, NOVEMBER 10, 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, Eddie Harvey

**MEETING MINUTES**

The minutes of September 8, 2020 Planning Commission Meeting were approved 5-0 by voice vote.

**NEW BUSINESS**

**Resolution PC 30-20**

A Resolution to consider a Certificate of Appropriateness for a new sign at 417 N Main Street

Kyrsten French, City Planner, offered the staff report. She noted that the sign will be the only projecting bracket sign on Main Street at this time.

The board deliberated and 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 30-20 and Brad Bubp seconded. Resolution PC 30-20 was approved by a 5-0 roll call vote.

**Resolution PC 31-20**

A Resolution to consider a Certificate of Appropriateness for a new sign at 429 N Main Street

Kyrsten French, City Planner, offered the staff report. She noted that the sign will be a vinyl sign and the owner plans to install a new black awning as well.

The board deliberated and 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 31-20 and Gary Koenig seconded. Resolution PC 31-20 was approved by a 5-0 roll call vote.

**Resolution PC 32-20**

A Resolution to consider a request to change the zoning designation of parcels N44-052200 from I1-Light Industrial to B-General Business and parcel N44-052214 from F-Floodplain to B-General Business

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Kyrsten French provided the staff report. She noted the reason for the type of zoning recommended. B-General Business both accommodates the mix of uses at the site and defines the site's allowed uses into a less intensive category than allowed in I1. Residences are adjacent, and the trend of evolving this site from the former warehouse uses into a mix of neighborhood business uses is welcome. The change would support a more cohesive development pattern on this legacy industrial site and protect neighbors from the site reverting back to an industrial use.

The board discussed and asked for clarification from staff on the floodplain designation.

Chad Lawson, owner of the business at 125 Bridge St, came forward. He discussed that he is not aware of the area flooding in the recent past. He also discussed his plans to renovate as well as ideas and concepts of what will go into the building once it is rezoned to a class more appropriate.

The board deliberated and no one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Eddie Harvey motioned to approve Resolution PC 32-20 and Brad Bubp seconded. Resolution PC 32-20 was approved by a 5-0 roll call vote.

### **OTHER BUSINESS**

Garbry Ridge Phase 3 update

### **ADJOURNMENT**

With no other questions, comments or business before the Planning Commission, a motion was made by Brad Bubp and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:25 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](mailto:bharp@piquaoh.org).