

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, DECEMBER 8, 2020
ZOOM VIRTUAL MEETING

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 November 10, 2020 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS

Resolution PC 33-20

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.

Brad Bubp motioned to approve Resolution PC 33-20 and Gary Koenig seconded. Resolution PC 33-20 was approved by a 5-0 roll call vote.

Resolution PC 34-20

A resolution to assign a zoning designation for parcel M40-042440, to be annexed into the city

Kyrsten French, City Planner, offered the staff report. She explained that a petition for a .45 acre parcel of land directly east (and behind the building of) 1502 S. Main has been filed and the Planning Commission is requested to recommend an appropriate zoning designation. Staff recommends a zoning designation of I2, as this will bring these sites into the same zoning category and allow for a replat into one parcel to take place.

Chris Schmiesing, Community and Economic Development Director also spoke on this item. He noted that the applicant, representing the interests of Aesthetic Finishers, is preparing the site for the expansion of their building. Expansion cannot take place crossing jurisdictional lines, so annexation into the city of Piqua is required. Along with a building expansion, Aesthetic Finishers plans to pave their parking lot and driveway entrances, making a significant investment into the property.

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

No additional comments were offered by the Planning Commission.

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Gary Koenig motioned to approve Resolution PC 34-20 and Brad Bubp seconded. Resolution PC 34-20 was approved by a 5-0 roll call vote.

Resolution PC 35-20

A resolution to assign a zoning designation for part of parcel, M40-048100, also known as 1801 Echo Lake Dr, to be annexed into the city

Kyrsten French, City Planner, offered the staff report. She explained that the applicant has requested annexation for parcel M40-048100 into the city of Piqua. The site is contiguous to the city via the land across Echo Lake Drive. Given the lot's dimensions, use, and proximity to other R1AA-zoned lots, staff recommends a zoning designation of R1AA. This category has a minimum lot requirement of 20,000 sf, and 100 feet of lot frontage, which is met by this lot's dimensions. The site is also currently meeting all R1AA setback requirements.

Jim Roth, applicant and representative of Forest Hill Cemetery, spoke on the item. He explained that the income from the sale of the property will be used to put up a storage facility for the cemetery. He noted that the buyers are lined up and ready to purchase the property. Mr. Roth also noted that there will be an easement agreement in place to maintain the Echo Lake entrance.

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 35-20 and Brad Bubp seconded. Resolution PC 35-20 was approved by a 5-0 roll call vote.

Resolution PC 36-20

A resolution to consider a plat dedicating new public right of way called "Homer Drive"

Kyrsten French, City Planner, offered the staff report for both Resolution PC 36-20 and 37-20. She noted that the applicant, Ferguson Construction, began discussions with the City, attended a pre-design meeting, and has met the basic criteria for roadway dedication. Ultimately, the goal is to construct this road to facilitate building two new 20,000 square foot industrial improvements that will allow new industries or the expansion of existing Piqua industries to benefit. Zoning permits for these improvements are currently being reviewed, with their approval contingent on roadway dedication.

Discussions took place exploring the idea of renaming the westward existing extension of Fox Drive to in order to allow the new extension to retain the 'Fox Drive,' designation, with staff visiting business owners to gauge their receptiveness to the idea. While no one objected, the plan was ultimately reverted back to the developer's proposal of 'Homer Drive,' and a four-way stop (the fourth from the newly-constructed parking lot) will designate the transition from Fox to Homer. This option will work best for existing occupants of Fox Drive and still be coherent for emergency responders. The designers of the site have met all applicable criteria for roadway extension and have designed the road to the satisfaction of the Engineering, Utilities, Fire Prevention and Planning

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departments. Staff recommends acceptance of the roadway dedication and approval of the construction plans.

Dan Weaver, applicant, reiterated the construction goal of this project.

Michael Sherry, owner of the property, was available for questions from the board and noted that there are no renters of the space at this time.

Chris Schmiesing, Community and Economic Development Director also spoke on this item. He expressed support from the city and noted that this site will be a great addition to the inventory for site selectors when it is ready.

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 36-20 and Eddie Harvey seconded. Resolution PC 36-20 was approved by a 5-0 roll call vote.

Resolution PC 37-20

A resolution to consider construction drawings for a new road to be dedicated as public right of way, called "Homer Drive"

Kyrsten French, City Planner, offered the staff report. She reiterated that the City Departments will review through permitting and have had preliminary meetings discussing this project.

Board members asked for clarification on the four way stop as well as the dedication of right of way processes.

The board deliberated and agreed that this project is a positive step 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 37-20 and Gary Koenig seconded. Resolution PC 37-20 was approved by a 5-0 roll call vote.

OTHER BUSINESS

Code Piqua status update

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Gary Koenig and seconded by Brad Bubp to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:45 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, City of Piqua Development Department. Comments requesting corrections,

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additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.