

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, MARCH 9, 2021
MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS/ZOOM

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

Members Absent: Brad Bubp

MEETING MINUTES

The minutes of February 9, 2021 Planning Commission Meeting were approved 4-0 by voice vote.

NEW BUSINESS

Resolution PC 06-21

A request for zoning designation for a tract of approximately 7 acres just north of Washington and Broadway to be annexed to the city

Kyrsten French, City Planner, gave a detailed staff report. She noted that the applicant has requested a zoning designation for a tract of land to be annexed into the city. These two parcels are located just north of Washington and Broadway and across from Forest Hill Cemetery. The site has about 1,000 feet of road frontage, and 7.25 acres. Currently it is made up of two parcels, which will be replatted into one.

It was noted that the Planning Commission may choose to designate this tract with a higher or lower density residential category, as only one single-family home is constructed there currently, along with three accessory buildings.

Continuing the streetscape pattern found to the south, R1 would be the natural extension, where this would be rezoned to the corresponding "traditional low density" zoning category after the Code Piqua update. With this designation, at some point in the future, this area may be subdivided into lots of similar dimensions to those farther south on Broadway.

Alternatively, Planning Commission may consider the proximity to the floodplain cause to keep this tract a low density residential designation, like R1-AA, which would mean that this land could not be subdivided for as dense of a development pattern. This could mark the Broadway and Washington point of the city conceptually the end of where "neighborhoods" of homes can be found.

Given the slower speeds on 66 that would be encouraged with a traditional neighborhood pattern, and the depth of lots that will give additional space for drainage, staff recommends a zoning designation of R1, transitioning to T-RL.

The applicant, Jim Roth, was unable to attend the meeting but asked to relay the following information:

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, MARCH 9, 2021

MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS/ZOOM

The house and land will be sold. It is located mostly in a flood plain and will not be used for cemetery operations (Kyrsten noted that most of the land is not in the floodplain during the staff report). Located across the street from the cemetery and equipment must be driven across a State Route each day. Money from this sale will go towards building a new maintenance and equipment storage building. The land will be annexed to the city upon sale.

The board deliberated on water and sanitary line capacity and discussed the history of the nearby trailer park, located outside of Piqua city limits. The trailer park had petitioned to be annexed into city limits previously and was denied.

No one else came forward to speak on the item.

Joe Wilson motioned to amend the resolution to designate the parcels as R1AA. Eddie Harvey seconded the motion. Gary Koenig motioned to approve the amended Resolution PC 01-21 and Eddie Harvey seconded. Resolution PC 06-21 was approved by a 4-0 roll call vote.

OTHER BUSINESS

Planning Commission Training Session

Kyrsten French, City Planner, gave a presentation discussing the duties and purpose of the Planning Commission.

Chris Schmiesing, Community and Economic Development Director, came forward. He noted that later this year, the Planning Commission meetings will be recorded for broadcast. Chris also discussed additional duties and the involvement of the Planning Commission.

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 6:55 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.