

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, APRIL 13, 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, Brad Bubp

**MEETING MINUTES**

The minutes of March 9, 2021 Planning Commission Meeting were approved 5-0 by voice vote.

**NEW BUSINESS**

**Resolution PC 07-21**

A Resolution to consider a Special Use for an accessory garage structure on a lot without a principal structure

Kyrsten French, City Planner, gave the staff report. She noted that the applicant has requested a Special Use to build an accessory garage on a lot without a principal structure. This zoning on this site is I1-Light Industrial, with no access to road frontage. Staff considered this area an extension of the residential lots on the other side of the alley. If the Planning Commission authorized a Special Use to build the garage, the applicant would be limited to using it for personal storage only, and would not be allowed to rent out space or conduct any business at the site. In the near future, staff will recommend that these lots be rezoned to match the category of the residential neighborhood.

The applicant, Brian Schlosser came forward for questions. He noted that he lives in the house just on the other side of the alley, 237 Main Street. He explained that he will purchase the lot if he is granted special use approval.

The board deliberated and agreed with the staff recommendation of rezoning to match the category of the residential neighborhood as written in the Staff Report, which would go along with Code Piqua.

No one else came forward to speak on the item.

Joe Wilson motioned to approve Resolution PC 07-21 and Brad Bubp seconded. Resolution PC 07-21 was approved by a 5-0 roll call vote.

**Resolution PC 08-21**

A Resolution to consider a Certificate of Appropriateness for a new sign at 505 N. Main St

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, APRIL 13, 2021  
MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS/ZOOM

Kyrsten French noted that this item was withdrawn by the applicant.

**Resolution PC 09-21**

A Resolution to consider a Certificate of Appropriateness for exterior changes to 128 E. Water St

Kyrsten French, City Planner, gave the staff report. She noted that there are two new renderings for phase 1 and 2 proposing exterior modifications to the structure.

Andrew Huelskamp and Jeremy Sullenbarger, owner and applicants, came forward. They explained some historical background on the previous uses of the building. The updated renderings were passed out to each Planning Commissioner. It was noted that the existing parking lot would be replaced with an outdoor patio area. Both applicants expressed their excitement for contributing to the community and are excited to invest in a multi-use building.

Chris Schmiesing, Community and Economic Development Director came forward to speak on the item. He noted that the city is glad to see high quality work from local developers who are excited about investing in the downtown community.

The board deliberated and agreed that the scope of work for the exterior modifications would be an upgrade to the current shape of the building. It was noted that there is no known historic fabric to the building any longer. Parking was discussed.

No one else came forward to speak on the item.

Eddie Harvey motioned to approve Resolution PC 09-21 and Gary Koenig seconded. Resolution PC 09-21 was approved by a 5-0 roll call vote.

**Resolution PC 10-21**

A Resolution to consider a Special Use for a drive-thru at parcel N44-101558, located on E. Ash St.

Kyrsten French, City Planner, gave the staff report. She noted that the applicant has requested a Special Use for a drive thru on the lot just to the east of Wright Patt's site. A new fast food restaurant has proposed a general site plan to seek approval of the drive thru use before proceeding with civil drawings. The drive thru as shown will provide room for 9 cars to queue without blocking other drivers from behind. The minimum requirement is for 8 stacking spaces. The only pinch point for circulation appears to be the drive aisle between the bank and the drive thru landscaping strip, in the middle of the credit union's site. It may be that the credit union will need to make this aisle one-way to accommodate the change. Given the layout and spacing, staff review has no other concerns and recommends approval.

Matt Brooks, applicant, came forward to answer any questions. He provided clarification on an easement line shown on the plans. Mr. Brooks noted that once

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, APRIL 13, 2021  
MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS/ZOOM

construction plans are approved, construction is planned to begin in June with an open date to be later in the year.

The board deliberated further and no one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 10-21 and Eddie Harvey seconded. Resolution PC 10-21 was approved by a 5-0 roll call vote.

### **Resolution PC 11-21**

A Resolution to consider a subdivision of land and dedication of public right of way at parcel N44-072740 at the corner of E. Ash and Looney Rd

Kyrsten French, City Planner, gave the staff report. She noted that her staff report discusses both PC 11-21 and PC 12-21. The applicant has two requests: (1) Authorization for a Special Use for a drive thru and (2) a recommendation for acceptance of roadway dedication along with the creation of a new parcel.

Kyrsten went on to speak of the dedication of right of way. Most of the lots in the area still retain property lines to roadway centerlines, granting easements to provide the function of dedicated right of way. Staff has recommended this replat be used as an opportunity to fully dedicate the right of way, which makes administration of the zoning code, tax calculations for the County, and a number of other functions operate more smoothly.

The replat is drawn to allow Home Depot to retain a contiguous connection to their highway signs. Given the location of the new property lines, staff will keep on record a letter from ownership to delineate who is responsible for maintaining landscaping islands/peninsulas. Staff has included a color blocked plan to show the new boundaries. Staff recommends approval of the Special Use request.

Jerry Royce, Loveland Ohio, applicant, came forward to give any additional details on the Starbucks project and to be available for any questions from the Planning Commission.

The board deliberated further and no one else came forward to speak on the item.

Gary Koenig motioned to approve Resolution PC 11-21 and Joe Wilson seconded. Resolution PC 11-21 was approved by a 4-1 roll call vote.

### **Resolution PC 12-21**

A Resolution to consider a Special Use for a drive-thru

Kyrsten noted that the drive thru plan includes sufficient stacking (8 spaces) and parking. There was some initial discussion about the building orientation seeming to face inward toward the anchor stores rather than out to the public view. The applicant has proposed additional signage at the public-facing side, tasteful screening to hide mechanicals/dumpsters, and landscaping to achieve staff's recommendation that all

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, APRIL 13, 2021  
MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS/ZOOM

four sides look like a finished front. An internal sidewalk from Looney Road has been proposed to help accommodate pedestrian needs as well.

Staff recommends approval of the Special Use request.

Jerry Royce, Loveland Ohio, applicant, came forward to give any additional details on the Starbucks project and to be available for any questions from the Planning Commission. He noted that David Parker, Loveland, and Jonathan Evans, Cincinnati, are also a part of the team and were available via zoom. Mr. Royce noted that the team would take a look at moving the ladder location to the side of the building not facing Ash Street. It was also noted that the team would be willing to work with staff on landscaping and screening details.

The board deliberated and Commissioner Bubp expressed his concerns on the orientation of the building and location of the dumpster. After further conversation, it was agreed that the orientation of the building is not currently something clearly defined in the current zoning code, so the Planning Commission is limited in its ability to vote on the Special Use for a drive thru strictly on that concern. The developer agreed to look into landscaping, signage and other solutions to make sure the building looks as finished as possible on all sides.

Chris Schmiesing, Community and Economic Development Director came forward to speak on the item. He expressed that Jerry Royce and his team have been very communicative and that due to the restrictions of the site, the presented layout would be the best remedy. Mr. Schmiesing went on to reiterate that the review of this item is based on the City's current adopted code.

The board deliberated further and no one else came forward to speak on the item.

Eddie Harvey motioned to approve Resolution PC 12-21 and Gary Koenig seconded. Resolution PC 12-21 was approved by a 5-0 roll call vote.

### **Resolution PC 13-21**

A resolution to consider a Certificate of Appropriateness at the address 110 W High St located within the Downtown Historic District

Chris Schmiesing, Community and Economic Development Director, came forward to speak on this item. He noted that the Scottish Thistle restaurant has submitted a request for a Certificate of Appropriateness to paint part of their exterior façade. He shared with the board photos of the exterior that showed black paint on the façade with gold trim. He discussed that the restaurant is going for a traditional pub aesthetic and chose colors from the historic color pallet from Sherwin Williams.

The board deliberated further and no one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 13-21 and Jim Oda seconded. Resolution PC 13-21 was approved by a 5-0 roll call vote.

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, APRIL 13, 2021  
MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS/ZOOM

**OTHER BUSINESS**

Fountain Park native plantings and forestation project

Kyrsten French, City Planner, explained that several City departments have devised a plan to remove some park maintenance costs while achieving more use and activation of park land. This item has been scheduled to allow a public hearing for neighbors and the Piqua Athletic Department to weigh in with any additional feedback they may have. This project is proposal is to convert 2 acres of turf grass field into a native landscape of medium-height native grasses and meadow plantings. Additional details for this project were discussed with the board. The Planning Commission as a whole was supportive of the proposal, with some questions asked about cost savings.

**ADJOURNMENT**

With no other questions, comments or business before the Planning Commission, a motion was made by Gary Koenig and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 8:21 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).