

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, MAY 11, 2021
MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS/ZOOM

CALL TO ORDER

At 6:00pm Vice Chairman Koenig called the meeting to order and welcomed all in attendance. Mr. Koenig outlined the order of business and procedures that will be followed by the Planning Commission.

Before beginning, Mr. Koenig and the rest of the Planning Commission voiced their appreciations to Mr. Jim Oda for his service to the Planning Commission as well as to the City of Piqua. Mr. Koenig also introduced and greeted Ms. Shannon Brandon, the newest Planning Commissioner. Ms. Brandon introduced herself and spoke of her previous experience as it relates to this board.

ROLL CALL

Members Present: Joe Wilson, Gary Koenig, Eddie Harvey, Brad Bubp, Shannon Brandon

MEETING MINUTES

The minutes of April 13, 2021 Planning Commission Meeting were approved 4-0 by voice vote, with Shannon Brandon abstaining.

NEW BUSINESS

Resolution PC 14-21

A Resolution to consider a Certificate of Appropriateness for signage at 110 W High St. located within the Downtown Historic District

Kyrsten French, City Planner, referred to the sign rendering. She noted that the sign was reviewed for code compliance and is in front of the Planning Commission to review for Historic District standards.

The board deliberated and discussed the approved paint color for the façade from item PC 13-21. All in attendance agreed that the signage matches the color palette.

No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 14-21 and Joe Wilson seconded. Resolution PC 14-21 was approved by a 5-0 roll call vote.

Resolution PC 15-21

A Resolution to consider an animal grooming Special Use to be located at 505 N Main St within the CBD zoning district

Kyrsten French, City Planner, noted that the applicant is the co-owner of the Dirty Dog Pet Salon, currently located at 417 N. Main St. and is seeking to move to 505 N. Main St. The pet salon's business model includes grooming sessions for pets without the need for overnight accommodations or kenneling.

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From staff's understanding, the residential tenants of the 505 N. Main St. building are all related to the building's owner who is seeking to lease to the applicant, making it perhaps less likely that there will be conflict over noise issues. Those residents who are within 200 ft of the location were invited directly to speak on any concerns, but none were present or delivered comments. Staff recommended approval of the Special Use for the animal grooming use at 505 N. Main St.

Morgan Wintrow, applicant, 605 White Clover Ct, Englewood, came forward to speak on the item. Ms. Wintrow reiterated that her business is specific to grooming and her clients are only there for short timeframes.

The board deliberated and asked the applicant for clarification on hours of operation as well as remedies to barking dogs. Ms. Wintrow noted that their business policy is that misbehaving or loud dogs are not allowed to stay on the premises.

No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 15-21 and Eddie Harvey seconded. Resolution PC 15-21 was approved by a 5-0 roll call vote.

Resolution PC 16-21

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

Kyrsten French, City Planner, noted that Mr. Mikolajewski had previously acquired the lot adjacent to his home and demolished the existing condemned house. He would now like to site a garage on this lot for personal use. To secure approval for a garage at this location, the applicant would need to either replat the lots together, or secure a Special Use authorization from the Planning Commission.

The applicant has provided a plan for the site and has contributed a substantial improvement to the neighborhood through this project.

Bill Mikolajewski, applicant, 462 Young St, came forward to speak on the item. Mr. Mikolajewski agreed that his intent is to keep the lots together.

The board deliberated and reiterated that this special use would only be granted with the condition that if at any time the land would be sold, whether it is the existing owner who initiates sale or some future owner, the lots would be sold together.

No one else came forward to speak on the item.

Joe Wilson motioned to approve Resolution PC 16-21 and Brad Bubp seconded. Resolution PC 16-21 was approved by a 5-0 roll call vote.

Resolution PC 17-21

A Resolution to consider a residence Special Use at 125 Bridge St. zoned B - General Business

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Kyrsten French, City Planner, gave the staff report. Kyrsten noted that the applicant has had several trips to the Planning Commission to negotiate the redevelopment of the 125 Bridge St site. He has spoken in the past about the plan to host the Crossfit, the No Name Athletics business, and the NovaCare physical therapy suite. He has also mentioned carving out a space on the corner of the building for a condo, which his family plans to reside, and now had a complete plan.

Given the number of trips to the Planning Commission in just a year's time to seek both a Special Use and rezoning to allow development to move forward, staff believes this project offers a good example of how the "Flex" district to come will help encourage developers to pursue these positive changes with fewer regulatory barriers. Staff recommends approval of the Special Use request.

Chad Lawson, applicant, 1678 Steinhilber Dr, came forward to speak on the item. Mr. Lawson explained his vision and future plans of utilizing the space. He elaborated on the investment opportunity in Piqua.

The board deliberated and agreed that the project is a positive change and use of the space at 125 Bridge St.

No one else came forward to speak on the item.

Shannon Brandon motioned to approve Resolution PC 17-21 and Joe Wilson seconded. Resolution PC 17-21 was approved by a 5-0 roll call vote.

Resolution PC 18-21

A Resolution to consider acceptance of an easement over a private roadway at parcel N44-076538 to reconnect the Ohio to Indiana Trail to the regional trail system

Kyrsten French, City Planner, explained the purpose of this easement will be to allow signage to be placed and a route to be marked to secure a continuous safe route across the Great Miami River for cyclists. It was noted that this request is to provide a detour route that may continue as a permanent route once the bridge along the original route is improved. The City would provide all wayfinding signage designating the route.

The board asked Kyrsten for clarification about the visuals provided and agreed that this is a positive short term and long term solution.

No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 18-21 and Eddie Harvey seconded. Resolution PC 18-21 was approved by a 5-0 roll call vote.

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OTHER BUSINESS

Kyrsten French, City Planner, extended again, sincere gratitude from the City of Piqua to Jim Oda, his historical expertise and his service to 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 Joe Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at 7:01 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.