

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – MONDAY, JUNE 28, 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.

**ROLL CALL**

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

**NEW BUSINESS**

**Resolution PC 19-21**

A Resolution to consider a Certificate of Appropriateness for demolishing City-owned property at 112, 114, and 120 S Main St

Kyrsten French, City Planner, deferred to Chris Schmiesing to discuss the background information on the buildings, how the City acquired them, and what the plan for the property was.

Chris Schmiesing, Community and Economic Development Director, noted that the Downtown Historic District has expanded over the years and that this block of South Main was added with the Riverfront Development plans.

An update was provided on the current stage of Lock 9. In September of 2021, the first phase of improvements will commence. Phase 2 will be in 2022. The project is estimated at \$4.4 million and is expected to unleash \$50 million in private sector investment.

An update on the Zolo project was also given. The owners are waiting for new market tax credit funding. The Piqua Granite building is under contract with the owners of a microbrewery. The parking lot at Water and Main is under construction.

120 South Main and 112-114 are located on separate parcels. Developers have shown interest in the properties, however, have ultimately backed out of future development plans due to the financial undertaking of building rehab. Mr. Schmiesing indicated the location would be a better opportunity for land assembly for a larger infill development. The City has available CDBG funds that may be used toward the demolition of the buildings in question.

Jim Oda, Municipal Historian for the City of Piqua, came forward to speak on the item. He noted that the interior of the buildings are in extreme poor condition. 120 South Main is an Italianate building most likely built in the 1870's. Jim pointed out that the structure has some original details remaining that are likely cast iron lentils.

114 South Main, the central red brick building was also likely built in the 1870's. 112 South Main is the frame house building. 112 and 114 are built very close together and would need to be demoed together, one could not be preserved without the other.

Mr. Oda listed a few past use types of each structure. He went on to note that historic buildings are important to Piqua's character, and should be preserved when and if

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possible. He encouraged the board to consider viable reasons when making permanent decisions with regard to historic structures.

The board deliberated and discussed the history of the building and agreed about the preservation of historic properties. The board requested that the architectural details noted by Mr. Oda be preserved if possible prior to demolition. Chris Schmiesing noted that he would have a conversation with the demo contractor to check the possibility. The city may take on the expense of preservation if it is reasonable.

It was noted that local business owners in close proximity have asked about the condition of the property and are in favor of the demolition. Kyrsten French, Piqua's City Planner noted that she had spoken with David Gambill, owner of the Zollinger building, who is also supportive of the demolition.

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

Brad Bubp motioned to approve Resolution PC 19-21 and Joe Wilson seconded. Resolution PC 19-21 was approved by a 5-0 roll call vote.

#### **OTHER BUSINESS**

Shannon Brandon asked if it would be possible to include an Ohio Historic Inventory Form in the staff report for future items dealing with historic properties.

#### **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 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](mailto:bharp@piquaoh.org).