

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JULY 13, 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, Eddie Harvey, Brad Bubp, Shannon Brandon

Members Via Zoom: Gary Koenig

MEETING MINUTES

The minutes of the May 11, 2021 Planning Commission Meeting as well as the June 28, 2021 special meeting were approved 5-0 by voice vote.

Mr. Koenig noted that he was experiencing technical difficulties and asked that Planning Commissioner, Joe Wilson take over leading the remainder of the meeting.

NEW BUSINESS

Resolution PC 20-21

A Resolution to approve a Certificate of Appropriateness for new signage at Ayla's Barks and Bubbles, 505 N. Main St.

Kyrsten French, City Planner, noted that this business is new to downtown Piqua and Quint Creative Signs submitted the application.

The board deliberated and noted that the signage was appropriate for the district based on its dimensions and appearance. No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 20-21 and Eddie Harvey seconded. Resolution PC 20-21 was approved by a 5-0 roll call vote.

Resolution PC 21-21

A Resolution to approve a Certificate of Appropriateness for exterior façade changes at Dugan's Pawn Shop, 414 N. Main St.

Kyrsten French, City Planner, provided a synopsis of the changes to the façade and noted that the applicant was attending the meeting if the board had any questions.

Douglas Arp, Owner of Dugan's Pawn Shop, 315 Birdsong Drive – Vandalia, came forward to provide clarification on the façade changes. He explained that the sign would be pulled down and a smooth finish would be created using T1-11 exterior plywood. The plywood would then be painted Black Emerald. Rookwood Antique Gold will be applied as a trim border. The future goal is to have a raised letter sign and it is

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understood that the applicant would return to the Planning Commission for signage approval.

The board deliberated and noted that the façade changes would be appropriate based on the details of the proposal and the color chosen. Some discussion was had as to the shared wall with the neighbor to the south and how a column should be handled. The Commissioners agreed that it wouldn't be fitting to split the paint line down the middle of the column, and the applicant should work out with the adjacent owner whether all or none would be painted. No one else came forward to speak on the item.

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

Resolution PC 22-21

A Resolution to approve a Certificate of Appropriateness for exterior painting at Edward Jones Financial, 421 N. Main St

Kyrsten French, City Planner, provided a summary of the changes to the façade and noted that she is available for any questions.

The board deliberated and noted that the item would represent a nice upgrade to the building's façade and that the colors chosen were appropriate for the historic district. No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 22-21 and Shannon Brandon seconded. Resolution PC 22-21 was approved by a 5-0 roll call vote.

Resolution PC 23-21

A Resolution to consider construction documents for a phase of Lock 9 Park improvements

Kyrsten French, City Planner, provided the staff report. Kyrsten explained that the Lock 9 Park Improvements project was born of the Brownfield Actions Plan, Riverfront Revitalization Plan, and Placemaking Plan.

The City has since been awarded federal funding and is set to commence the next phase of improvements. Phasing this large project is necessary to keep up with streams of funding becoming available to the project at different times. This first phase will bring a cohesive and polished upgrade to the corner of Water and Main Streets, a splash pad feature that will provide passive entertainment for all ages, as well as a history wall celebrating the Erie Canal. This phase of the project works to augment to development proposals of the adjacent private users and support the proposed townhomes project across the street. If passed, the start date would likely be in September. Concert area accommodations will come with the second phase. Staff recommends approval of the proposal.

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The board deliberated and commented on the Eastern trees next to the stage. It was also noted that the lights near the intersection seemed to be brighter than necessary.

Mindy Greggerson, Owner of the Mercantile, 415 N Main St – Piqua, came forward. She asked for clarification on parking changes.

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

Brad Bubp motioned to approve Resolution PC 23-21 and Eddie Harvey seconded. Resolution PC 23-21 was approved by a 5-0 roll call vote.

Resolution PC 24-21

A Resolution to adopt amendments to the Planning Commission Procedures, Rules and Regulations

Kyrsten French, City Planner, provided the staff report. Kyrsten summarized and provided clarification of the changes to the Bylaws.

The board deliberated and were all in agreeance of the changes to the procedures, rules and regulations. The board noted that the changes were practical. No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 24-21 and Eddie Harvey seconded. Resolution PC 24-21 was approved by a 5-0 roll call vote.

Resolution PC 25-21

A Resolution electing the Planning Commission Chair and Vice Chair

Kyrsten French, City Planner, provided the staff report. Kyrsten noted that a chair person's term recently expired, requiring the board to nominate a new chair and vice-chair for the remainder of the calendar year.

The Planning Commission nominated Gary Koenig as the Chair and Brad Bubp as the Vice-Chair.

Shannon Brandon motioned to approve Resolution PC 25-21 and Eddie Harvey seconded. Resolution PC 25-21 was approved by a 5-0 roll call vote.

OTHER BUSINESS

Code Piqua Review – Lock 9 Townhomes Example

Kyrsten went over the administrative review and board review process that the Developer for the Lock 9 Townhomes is currently working through. She explained that she is currently recommending a zoning change as well as a special use authorization. She noted that with the Code Piqua update, the suggested T-RH zoning district will be form-fitting to this development proposal and will allow for a limited amount of retail space that the developer would also be interested in utilizing. The developer's proposal was created entirely separately from the Code Piqua district draft, and it's assuring that

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the urban designers and developers are in agreement on what would make a good infill development design. The townhomes are likely to be under construction in fall of 2021 or spring of 2022. The townhomes will be fee simple units rather than rentals.

It was also noted that there will be an Urgent Care facility developed at the corner of Ash St and Spring St. where George's Dairy Barn once sat.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Eddie Harvey and seconded by Brad Bulp to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:05 P.M. Some discussion followed among downtown business owners in attendance and staff members about the Main Street redesign plans.

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.