

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, SEPTEMBER 14, 2021  
MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS

**CALL TO ORDER**

At 6:00pm 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: Gary Koenig, Joe Wilson, Eddie Harvey, Shannon Brandon, Brad Bubp

**MEETING MINUTES**

The minutes of the July 13, 2021 Planning Commission Meeting were approved by voice vote.

The minutes of the August 18, 2021 – Special Planning Commission Meeting were approved by voice vote with Ms. Brandon and Mr. Bubp abstaining.

**NEW BUSINESS**

**Resolution PC 26-21**

A Resolution to approve a Certificate of Appropriateness for new signage at Alley & Bradl, 111 W. Ash St.

Chris Schmiesing, Community and Economic Development Director gave the staff report. It was noted that the sign proposed is in conformance with the zoning code and Downtown Design standards.

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.

Shannon Brandon motioned to approve Resolution PC 26-21 and Joe Wilson seconded. Resolution PC 26-21 was approved by a 5-0 roll call vote.

**Resolution PC 27-21**

A Resolution to approve a Certificate of Appropriateness for new signage at Kinetic Fitness, 517 N. Main St.

Chris Schmiesing, Community and Economic Development Director gave the staff report. It was noted that the projecting sign proposed is in conformance with the zoning code and Downtown Design standards. It was discussed that the location of this sign will be for the upper level business and that there is a sign lower in elevation for the first floor business.

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.

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Joe Wilson motioned to approve Resolution PC 27-21 and Eddie Harvey seconded. Resolution PC 27-21 was approved by a 5-0 roll call vote.

**Resolution PC 28-21**

A Resolution to approve a Certificate of Appropriateness for exterior façade changes at 115 E. High St.

Chris Schmiesing, Community and Economic Development Director gave the staff report. Chris went over the pages of the agenda packet and described the proposed changes to the former AAA building.

Chad Lawson, applicant, 125 Bridge St, came forward to speak on the item. He discussed that the limestone finish will likely take place in the spring. More recent updates would include roof replacement and painting of the building. It was noted that the billboard are currently in contract until the end of July and will be removed at that time to enhance the view of the mural.

The board deliberated and agreed that the upgrades are appropriate for the appearance of the district. No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 28-21 and Eddie Harvey seconded. Resolution PC 28-21 was approved by a 5-0 roll call vote.

**Resolution PC 29-21**

A Resolution to approve the automobile repair and vehicle sales Special Use at 987 E. Ash St.

Chris Schmiesing, Community and Economic Development Director gave the staff report. Chris discussed that the vehicle sales special use request is for the former Sears location in the show room, office space area and part of the parking lot.

Brooks Robinson, applicant, 987 E. Ash St., came forward to speak on the item. Mr. Robinson noted that Black Diamond Motors would like to operate out of the former Sears Auto Center as an automobile dealer catering to pre-owned family vehicles. He also explained that the service work being done would be basic maintenance along with parts and accessories retail. Maintenance would be provided, but not limited to those who purchase cars from this location. Mr. Robinson clarified to the board that he is not the owner of the property, but plans to keep the area he is leasing free of weeds and parking lot in compliance with the zoning and property maintenance code.

The board deliberated and agreed that this special use is appropriate for the location. The board applauded a new business going into the Miami Valley Mall. No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 29-21 and Eddie Harvey seconded. Resolution PC 29-21 was approved by a 5-0 roll call vote.

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**Resolution PC 30-21**

A Resolution to approve the residential Special Use at 124 S. Wayne St.

Chris Schmiesing, Community and Economic Development Director gave the staff report. Chris discussed that the residential special use request is for a small commercial building. It was noted that there is enough room in the rear for one vehicle to park off of the alley. The residential use of the building is subject to building code regulations.

Mike Brookhart, applicant, 2109 Wilshire Dr, came forward to speak on the item. Mr. Brookhart clarified that the building does not currently have central air and that he plans to install either central air or window units. There will be a bathroom with a shower, kitchenette including a microwave, sink and refrigerator, and a bedroom. The basement houses the utilities and has board floors and walls. If the living arrangements do not work out, there is a possibility of it becoming a boutique.

The board deliberated and asked for clarification on zoning code standards. Ms. Brandon expressed her concern of the window size and building code standards as it relates to the subject property. No one else came forward to speak on the item.

Joe Wilson motioned to approve Resolution PC 30-21 and Eddie Harvey seconded. Resolution PC 30-21 was approved by a 4-1 roll call vote.

**Resolution PC 31-21**

A Resolution to consider a zoning change of 516 Riverside Dr from Residential (R1) to Residential (R2)

Chris Schmiesing, Community and Economic Development Director gave the staff report. Chris noted that the surrounding zoning is R1 and that most homes in the area are single family, with a few exceptions. Parking should be a consideration in the discussion for this item. For a two unit home, there should be at least 4 off street parking spots.

William Daugherty, applicant, North Carolina, came forward to speak on the item. Mr. Daugherty expressed his concern about a lack of housing and noted that the additional photos in the packet are other houses in Piqua that he has renovated and currently rents out. 516 Riverside has a front and a back entrance. It was expressed that the home was believed to be a double at one point in time. There is a garage on the property that encroaches on the Miami Conservancy District's property and the garage will be demolished to create additional rear parking. Mr. Daugherty noted that he plans to upgrade the principal structure to code before any tenants move in.

Chairperson Gary Koenig read aloud two letters of concern, one of which being from the Miami Conservancy District.

The board deliberated and asked for clarification on zoning code standards. Concern about spot zoning, ingress, egress, and parking were discussed. No one else came forward to speak on the item.

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Joe Wilson motioned to deny Resolution PC 31-21 and Brad Bubp seconded. Resolution PC 31-21 was denied with a 1-4 roll call vote in opposition to the request.

**Resolution PC 32-21**

A Resolution to approve a Certificate of Appropriateness for new signage at Hamilton's Organic Market, 529 N. Main St.

Chris Schmiesing, Community and Economic Development Director gave the staff report. It was noted that the sign proposed is in conformance with the zoning code and Downtown Design standards. Chris brought to the board's attention that other signs within the historic district have been revised or denied due to the bright white background of the sign.

The board deliberated and noted that the signage was appropriate for the district based on its dimensions and appearance as it relates to the building's current characteristics. The board agreed that the applicant should consider the historic color palette. No one else came forward to speak on the item.

Brad Bubp motioned to approve Resolution PC 32-21 and Joe Wilson seconded. Resolution PC 32-21 was approved by a 5-0 roll call vote.

**OTHER BUSINESS**

**ADJOURNMENT**

With no other questions, comments or business before the Planning Commission, a motion was made by Joe Wilson and seconded by Eddie Harvey to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:05 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).