

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, OCTOBER 12, 2021
MUNICIPAL GOVERNMENT COMPLEX COMMISSION CHAMBERS

CALL TO ORDER

At 6:00pm Vice Chairman Bubp called the meeting to order and welcomed all in attendance. Mr. Bubp outlined the order of business and procedures that will be followed by the Planning Commission. It was noticed that Mr. Koenig would be excused from this meeting.

ROLL CALL

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

Members Absent: Gary Koenig

MEETING MINUTES

The minutes of the September 14, 2021 Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 33-21

A Resolution to consider an animal hospital, veterinary clinic and kennel Special Use request at the address 301 Kienle Dr, zoned B – General Business

Chris Schmiesing, Community and Economic Development Director gave the staff report. Past uses of the building were noted. Chris expressed that the building has been vacant for some time and that staff supports the change to put the property back into productive use.

Dr. Carrie Williams, 356 W. Peterson Rd – Troy, came forward to speak as the applicant. Dr. Williams elaborated on the hours of operation as being 8am – 5pm or 7pm, Monday through Friday. Cornerstone Vet Clinic has been located in Piqua for 14 years and is simply moving into a larger location. It was noted that the facility does not do emergency care and will not have an outdoor area for animals to avoid any noise issues. The new facility will have limited kennel space.

The board deliberated and asked for clarification on hours of operation and sound control. No one else came forward to speak on the item.

Joe Wilson motioned to approve Resolution PC 33-21 and Eddie Harvey seconded. Resolution PC 33-21 was approved by a 4-0 roll call vote.

Resolution PC 34-21

A Resolution to consider an easement over a portion of private property at the address 208 Ford Dr

The board deliberated and asked for clarification on hours of operation and sound control. No one else came forward to speak on the item.

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Eddie Harvey motioned to approve Resolution PC 34-21 and Joe Wilson seconded. Resolution PC 34-21 was approved by a 4-0 roll call vote.

Resolution PC 35-21

A Resolution to consider an easement over a portion of private property at the address 299 Linden Ave

Chris Schmiesing, Community and Economic Development Director gave the staff report. Chris noted that PC 35-21 – PC 38-21 are all similar in nature and discussed each address at this time. The two easements for property on Covington Ave are necessary in order to replace 100' of storm sewer that is in danger of failing. The pipe is on private property and the city is trying to avoid a pipe collapse that would damage private structures. Even though the existing pipe is on private property, we do not have an existing easement at this time.

The three easements located on Ford and Linden are necessary to replace 400' of storm sewer that has failed. The pipe is on private property and goes underneath a garage. The pipe will be re-routed so it no longer goes underneath the garage, although it will remain on private property. Since the physical location of the pipe is being changed, a new easement is necessary. Easements over private property are required to be reviewed by the Planning Commission before City Commission. Staff recommends approval of Resolutions PC 35-21 – PC 38-21.

The board deliberated and agreed that the item is straight forward. No one else came forward to speak on the item.

Shannon Brandon motioned to approve Resolution PC 35-21 and Eddie Harvey seconded. Resolution PC 35-21 was approved by a 4-0 roll call vote.

Resolution PC 36-21

A Resolution to consider an easement over a portion of private property at the address 902 Covington Ave

The board deliberated and agreed that the item is straight forward. No one else came forward to speak on the item.

Shannon Brandon motioned to approve Resolution PC 36-21 and Eddie Harvey seconded. Resolution PC 36-21 was approved by a 4-0 roll call vote.

Resolution PC 37-21

A Resolution to consider an easement over a portion of private property at the address 904 Covington Ave

The board deliberated and agreed that the item is straight forward. No one else came forward to speak on the item.

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Shannon Brandon motioned to approve Resolution PC 37-21 and Eddie Harvey seconded. Resolution PC 37-21 was approved by a 4-0 roll call vote.

Resolution PC 38-21

A Resolution to consider an easement over a portion of private property at parcel N44-096485

The board deliberated and agreed that the item is straight forward. No one else came forward to speak on the item.

Shannon Brandon motioned to approve Resolution PC 38-21 and Eddie Harvey seconded. Resolution PC 38-21 was approved by a 4-0 roll call vote.

Resolution PC 39-21

A Resolution to consider the sale or lease of city owned property at the address 839 S. Main St.

Chris Schmiesing, Community and Economic Development Director gave the staff report. Chris noted that the address in question is a city owned property that is one of three buildings. All of the buildings are in need of maintenance, and currently house the Public Works Department. An exhibit of the larger building was shared in the Planning Commission packet.

Piqua Crossfit has expressed interest in expanding their business and in this building. This resolution would allow for the sale or lease of the property with an agreement that the owners renovate and maintain for 3 years. Chris clarified that this item would not return to the Planning Commission if the owner decided to continue leasing or purchase after the lease term.

Chad Lawson, applicant, 125 Bridge St, came forward to speak on the item. Mr. Lawson discussed what is currently included as a part of the athletic campus. 839 S. Main St. would be used for indoor recreational needs including baseball and softball. The other building would be office space and potentially recovery services.

The board deliberated and asked for clarification on the parcels. It was confirmed that a replat would be necessary in the case of a purchase. No one else came forward to speak on the item.

Shannon Brandon motioned to approve Resolution PC 39-21 and Eddie Harvey seconded. Resolution PC 39-21 was approved by a 4-0 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

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meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:25 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.