

April 3, 2024

***** MEETING NOTICE *****

Please be advised that the Planning Commission meeting will be conducted on **Wednesday, April 10, 2024 at 6:00 PM** at 201 W. Water St. in the Commission Chambers.

Residents and others with interest in the agenda topics may attend the meeting or submit public comment on an item until noon on the day of the meeting by emailing piquapermits@piquaoh.gov . Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The full agenda packet may be accessed by visiting the City's website using this link <https://piquaoh.gov/AgendaCenter>

Please contact this office if you have any questions pertaining to this notice.



Chad Henry
City Planner

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – WEDNESDAY, APRIL 10, 2024
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – March 12, 2024

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 4-24
A resolution to approve a mural in the Downtown Zoning District at 212 N Main Street.
2. RESOLUTION PC-7-24
A resolution requesting a Special Use authorization to allow a hotel to be built at 902 Scott Drive.
3. RESOLUTION PC-8-24
A resolution for Planning Commission to appoint a member to serve on the Board of Zoning Appeals.
4. RESOLUTION PC-9-24
A resolution requesting a recommendation for the adoption of a new ordinance, Chapter 99; City of Piqua Historic Preservation Ordinance.
5. RESOLUTION PC-10-24
A resolution requesting a recommendation for amendments to Chapter 32: Boards and Commissions.
6. RESOLUTION PC-12-24
A resolution requesting a recommendation for amendments to Title XV- Development Code.

OTHER BUSINESS/ADJOURNMENT

PURPOSE OF A SIGN PERMIT	
A sign permit is required to ensure that signage meets applicable regulations of the zoning code. Every sign, temporary or permanent, requires a permit which must be obtained before any work begins.	
SUBMITTAL REQUIREMENT CHECKLIST	
<input type="checkbox"/> Application	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> Site Plan Showing Placement. Includes landscaping plan for all freestanding signs </div> <div style="width: 35%;"> <input type="checkbox"/> Sign Rendering (Showing Color, materials and other details) </div> </div>
Application Fee: \$50	Link to payment portal - https://swipesimple.com/links/lnk_b5f8e6e9

APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name: <i>Mainstreet Piqua, Inc</i>		
Contact Person First Last Name: <i>Lorna Swisher</i>		
Mailing Address: <i>PO Box 1703, Piqua, OH 45356</i>		
Phone Number: <i>937-765-2010</i>	Email: <i>lorna@mainstreetpiqua.org</i>	
PROPERTY OWNER INFORMATION		
First Last Name: <i>John Brown, Park National Bank</i>		
Mailing Address: <i>212 N. Main Street . PO Box Piqua, OH 45356</i>		
Phone Number: <i>937-</i>	Email: <i>john.brown@parknationalbank.com</i>	

PROJECT LOCATION	Address Assignment Request	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Street Address: <i>212 N. Main Street</i>	Parcel ID Number:		
Zoning District: <i>CBD</i>	Current Use:		

ACTIVE CODE COMPLIANCE CASE		
Is there an active code compliance case on this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes: Is this application related to the code violation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

PLANNING COMMISSION, BOARD OF ZONING APPEALS, CITY COMMISSION	
Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.	No

HISTORICAL RESOURCE INFORMATION		
Does the project contain a designated historic resource or is it located within a designated historic district?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

PROPOSED SIGN DIMENSIONS <small>(fields not required if a dimensioned rendering is submitted in feet by a professional sign maker, designer or architect)</small>			
Width of Sign Face	Height of Sign Face	Depth of Fascia Sign	Total Area
ft	ft	in	sq ft
PROJECT INFORMATION – Attach additional page(s) if necessary.			
Briefly describe the nature of the project: <i>We would like to paint a Mills Brothers Mural on the south facing wall of Park National Bank</i>			
Estimated Project Cost: <i>\$56,500</i>			
Start Date: <i>April 2024</i>		End Date: <i>June 2024</i>	

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<i>Lorna Swisher</i>	<i>2-12-24</i>
Applicant Name	Date
<i>Lorna Swisher</i>	
Applicant Signature	Title

MILLS BROS

Music Legends from **Piqua**

"CAB DRIVER" "GLOW WORM" "PAPER DOLL"



RESOLUTION No. PC 04-24

WHEREAS, Mainstreet Piqua, Inc., is requesting a Certificate of Appropriateness for a mural at 212 N. Main St; and,

WHEREAS, the City of Piqua Code Section 4.7.10 provides the procedure for issuing a Certificate of Appropriateness within the Downtown Historic District and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed signage:

- Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets.
- Achieves the high design quality sought within the Downtown Historic District.
- Is compatible with the general economic development policies of the city.
- Will not threaten the general health, safety, and welfare of the public or properties affected.
- Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member **Eddie Harvey** hereby moves to **table** the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member **Brad Bubp** and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- Will not threaten the general health, safety, and welfare of the public or properties affected.
- Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HOW TO APPLY FOR A SPECIAL USE AUTHORIZATION

1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include following:
 - Completed application form with the name of person or persons requesting the Special Use, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Special Use Permit (including proposed date construction will be Completed);
 - \$150.00 Application Fee to be paid at time of submittal.
2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

<input type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings (If applicable)	<input type="checkbox"/> \$150 Fee (Cash or Check)
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APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
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First Last Name:

Contact Person First Last Name:

Mailing Address:

Phone Number:	Email:
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Type of legal interest held by applicant:

OWNER INFORMATION

First Last Name:

Mailing Address:

Phone Number:	Email:
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LOCATION DETAILS	
Street Address:	Parcel ID Number:
Existing Zoning District:	Existing Use:
Proposed Special Use:	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested special use:

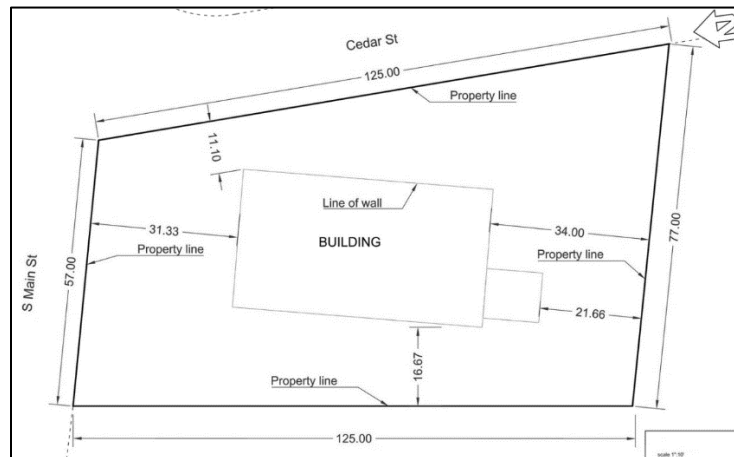
ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Applicant Name	Date
Applicant Signature	Title

SITE PLAN REQUIREMENTS

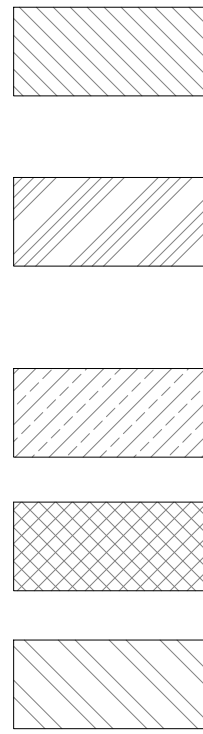
Many activities that require a permit require drawings to be submitted by professional architects, engineers, landscape architects, or surveyors, as necessary.

Some activities are minor in nature and will not require professional drawings. The Development Department will provide guidance on submittal requirements. The following provides a minimum standard for site plan submittal for commercial construction applications that are determined by staff to be minor in nature.

- 8 ½" x 11" Site Plan drawn to identifiable engineer or architect scale
- North arrow
- All property lines
- Adjacent streets, alley and sidewalks
- Exact location of all existing buildings, including attached garages, detached garages, decks, sunrooms, pools and sheds.
- All parking areas and driveways. Indicate surface material.
- The proposed structure (including signs) and the distance the structure will be from all property lines and other structures. "Existing" and "Proposed" structures should be marked as such.



Z:\project\Miami\Piqua\MIA-PIQ-2302RedRoofInn\TA\MIPIQ2302_SITE_SHEETS.dwg 04-Mar-24 1:58 PM



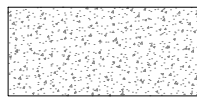
HEAVY DUTY ASPHALT PAVEMENT
 ITEM 441 - 1 1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (44) PG 64-22 ON
 ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
 ITEM 441 - 1 3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) ON
 ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
 ITEM 301 - 3" ASPHALT CONCRETE BASE ON
 ITEM 304 - 8" AGGREGATE BASE (2 EQUAL LIFTS) ON
 ITEM 204 - SUBGRADE COMPACTION

HEAVY DUTY CONCRETE PAVEMENT
 ITEM 452 - 8" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-IP) WITH 3 LBS/CY OF EITHER
 EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED
 EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90.
 CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO
 ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING
 PROCEDURES ON
 ITEM 304 - 6" AGGREGATE BASE ON
 ITEM 204 - SUBGRADE COMPACTION

REGULAR DUTY ASPHALT PAVEMENT
 ITEM 441 - 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (449) PG 64-22 ON
 ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
 ITEM 441 - 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) ON
 ITEM 304 - 6" AGGREGATE BASE (2 EQUAL LIFTS) ON
 ITEM 204 - SUBGRADE COMPACTION

REMOVE AND REPLACE EXISTING PAVEMENT IN-KIND
 CONTRACTOR TO COORDINATE THE REMOVAL AND REPLACEMENT OF IN-KIND
 PAVEMENT WITH THE OWNER TO MAINTAIN ACCESS TO THE EXISTING AREAS AS
 NEEDED AND TO MINIMIZE AND PROPERLY SCHEDULE ANY DOWNTIME THAT MAY BE
 REQUIRED TO PERFORM THIS WORK. ACTUAL AREAS OF IN-KIND PAVEMENT
 REPLACEMENT TO BE AS NEEDED TO PERFORM REQUIRED WORK

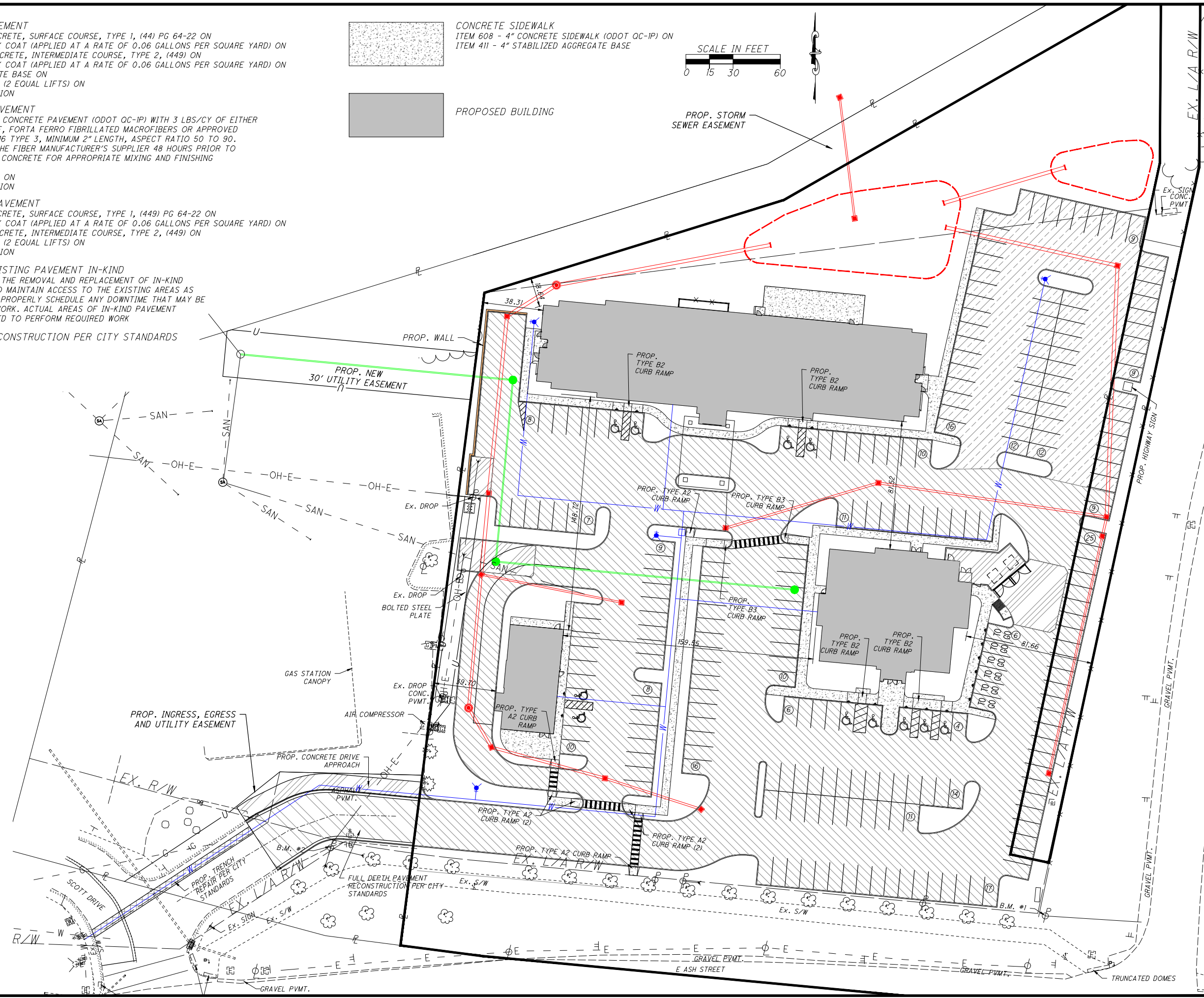
FULL DEPTH PAVEMENT RECONSTRUCTION PER CITY STANDARDS



CONCRETE SIDEWALK
 ITEM 608 - 4" CONCRETE SIDEWALK (ODOT QC-IP) ON
 ITEM 411 - 4" STABILIZED AGGREGATE BASE



PROPOSED BUILDING



**RED ROOF INN SITE REDEVELOPMENT
 CITY OF PIQUA
 DIMENSIONING AND PAVEMENT PLAN**

REVISIONS:
FILE NAME DIMENSION
DRAWN BY ALW
CHECKED BY MLS
PROJECT No. MIPIQ2302
DATE 02-29-2024
SHEET NUMBER 2 OF 2

RESOLUTION No. PC 8-24

WHEREAS, Section 154.142 of the City of Piqua Code of Ordinances provides that the Planning Commission will appoint a member to serve on the Board of Zoning Appeals; and,

WHEREAS, _____has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the Planning Commission; and,

WHEREAS, the Planning Commission member nominated has agreed to serve on the Board of Zoning Appeals until the next appointment is made in the Spring of 2029;

NOW THEREFORE BE IT RESOLVED, board member _____hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.



	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bradley Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHAPTER 99: PIQUA HISTORIC PRESERVATION ORDINANCE

Section 99.01	Introduction
Section 99.02	Purpose
Section 99.03	Definitions
Section 99.04	District Boundaries / Current Landmarks
Section 99.05	Commission
Section 99.06	Process
Section 99.07	Criteria for demolition or relocation of a structure
Section 99.08	Modifications
Section 99.09	Demolition by Neglect
Section 99.10	Accidental Damage
Section 99.11	Enforcement and Penalties
Section 99.12	Severability

§ 99.01 INTRODUCTION

The City of Piqua has a rich history dating back to its Native American roots. The name Piqua is derived from a Native American word meaning “man who arose from the ashes” or “ashes to ashes”. The area was inhabited by various indigenous tribes, including the Shawnee, Miami, and Delaware.

Fort Piqua was established in 1793 by General Anthony Wayne during the Northwest Indian War, and the City of Piqua was founded in 1807 and incorporated in 1823. Piqua's early industry was successful due to its location along the Miami River, which provided power for mills and other industries. The city became known for its manufacturing, including paper mills, foundries, and agricultural equipment.

The construction of the Miami and Erie Canal in the 1830's further stimulated Piqua's economy by providing a transportation route for goods and people. The canal connected Piqua to other major cities in Ohio and beyond.

Piqua was a center of abolitionist activity in the mid-19th century. The town was a stop on the Underground Railroad, and many residents were involved in the anti-slavery movement.

Piqua boasts several historic structures and landmarks that are still standing today, including the Fort Piqua Plaza, which now houses a library and meeting spaces. The Johnston Farm & Indian Agency provides insight into the area's early history and the interactions between Native Americans and European settlers, as well as many others on the National Register of Historic Places.

The Caldwell Historic District was listed on the National Register of Historic Places in 1985 and includes portions of North Main Street, Wayne Street, Downing Street, Caldwell Street, West Ash Street, Greene Street, North Street, Mound Street, and Park Avenue.

These areas contribute tremendously to the vibrancy of the downtown area, which is why the City has made significant efforts to preserve their historical character, including applying to be a Certified Local Government (CLG) with the State of Ohio, and establishing these local guidelines and standards for renovation, rehabilitation, and demolition.

The CLG program is a federal, state, and local partnership that promotes the preservation of local historic resources by providing assistance to local communities including funding (i.e., matching grants program) that can be used for a variety of preservation projects. To become a CLG, the city must have the following:

- A qualified commission of at least five members who designate historic properties and review proposed changes to the historic environment;
- An ordinance designed to protect historic resources and offer guidance to those wishing to make changes to historic buildings, sites, and districts;
- A procedure for identifying historic properties by which they can be surveyed and recorded, designated locally, and nominated to the National Register of Historic Places; and
- A public participation program which invites and encourages citizens to participate in the community's historic preservation program.

§ 99.02 PURPOSE

The Piqua Historic District (the “District”) shall be established by ordinance of the City Commission and shall include two primary area designations – the Piqua-Caldwell Historic District, a previously designated and authorized place on the National Historic Register; the Downtown Piqua Historic District; and multiple local landmarks.

New construction, renovation, rehabilitation, and even maintenance of a structure within a historic district have so many variables that it is almost impossible to apply a strict set of standards to all structures. Each structure may have been built for a different purpose, in a different era, and/or with a different architectural style or theme that may vary greatly from an adjacent structure or one that is in the same neighborhood but just down the street. The purpose of this document is to provide a framework of design

guidelines that the City Historical Review Commission (CHRC) and staff can use when reviewing an application for a Certificate of Appropriateness (COA), discussed later in this document. These guidelines are not a substitute for any standards found in applicable building or fire codes, or for those standards found in the City of Piqua Development Code (Title XV).

Landmark Structures may also be subsequently added to the District registry by the CHRC and this document creates an approval process and standards for authorization.

§ 99.03 DEFINITIONS

1. **Archaeology / Archaeological site** - is a location that contains physical evidence of past human behavior that allows for its interpretation.
2. **Alteration** - Any act or process that changes one or more of the exterior architecture features of a building or structure, including but not limited to the erection, construction, reconstruction, or removal of the building or structure
3. **Addition** - Any act or process that changes one or more of the exterior architectural features of a building or structure by adding to, joining with or increasing the size or capacity of the building or structure.
4. **Building** - Any structure created for the support, shelter or enclosure of persons, animals, or property of any kind and which is permanently affixed to the land.
5. **Certificate of Appropriateness** - A certificate issued by the CHRC indicating that a proposed change, alteration or demolition of a historic building or structure or within a historic site or district, is in accordance with the provisions of this chapter and local design guidelines.
6. **Change** - Any alteration, demolition, removal or construction involving any property subject to the provisions of this chapter.
7. **CHRC** – City Historic Review Commission. The body who is empowered to review and approve landmark designations and certificates of appropriateness for historic structures and sites within designated boundaries in the City of Piqua.
8. **Construction** - The act of constructing an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.
9. **Demolition** - Any act or process that destroys in part or in whole any building or structure.
10. **Demolition by Neglect** - Any failure in the maintenance and repair of any site or structure within any historic district that results in any of the following conditions:
 - a. The deterioration of the foundation, exterior wall, roof, chimney, door or window, to an extent that creates or permits a hazardous condition to exist; or

- b. The deterioration of the foundation, exterior wall, roof, chimney, door or window, the lack of adequate waterproofing, or the deterioration of interior features which will or could result in permanent damage, injury, or loss of the foundations, exterior wall, roof, chimney, door or window of the structure.
11. **Historic District** - Any area designated by ordinance of the City which may contain within definable geographic boundaries, buildings, structures or sites of historic, architectural or archaeological significance
12. **Historic Structure** - Any building or structure which has historic, architectural or archaeological significance and has been so designated according to the provisions of this chapter. The significance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation. It may be achieved in several ways:
- Association with broad pattern of our history, events, activities, or patterns
 - Association with important persons
 - Distinctive physical characteristics of design, construction, or form
 - Potential to yield information important in history or prehistory (archaeology)
13. **Landmark** - Any building, structure or archaeological site that has been designated as a "landmark" by the City of Piqua or the CHRC, pursuant to procedures proscribed herein, that is worthy of preservation, restoration or rehabilitation because of its historic, architectural or archaeological significance. This may or may not be recorded within the National Register of Historic Places.
14. **Owner** - the owner or owners of record
15. **Preservation** - The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property.
16. **Reconstruction** - The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.
17. **Rehabilitation** - The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.
18. **Restoration** - The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.
19. **State Historic Preservation Office (SHPO)** –The official historic preservation agency of the State of Ohio.

§ 99.04 DISTRICT BOUNDARIES / CURRENT LANDMARKS

- A. The boundary of the Piqua Historic District shall consist of two separate sub-areas – the Caldwell Historic District and the Downtown Historic District. A map of said boundaries shall be attached to the approved Ordinance as Exhibit A. These boundaries shall be considered and documented as a zoning overlay district with additional regulations as noted within Chapter 99. Those boundaries generally include the following roadways:
- N. Main Street – Wood Street to Riverside Drive;
 - N. Wayne Street – Water Street to Riverside Drive;
 - N. Downing Street – Water Street to Park Avenue;
 - Caldwell Street – High Street to Camp Street.
- B. Current designated areas and landmarks on the National Register of Historic Places or are designed as local landmarks approved by the CHRC within the City of Piqua which may or may not be located within the Piqua Historic District but are regulated by Chapter 99 are noted below. Additional local landmarks may be added by the CHRC per the process noted in § 99.06 and will be added to the list below.

Buildings / Structures

1. **Fort Piqua Plaza.** 114 W. Main Street, Piqua, OH 45356
 - Added 2/15/1974
 - National Historic Register - Reference #74001576
2. **Arrowston.** 1220 Park Avenue, Piqua, OH 45356
 - Added 2/8/1980
 - National Historic Register - Reference #8003162
3. **Rial / York House.** 8280 McFarland Street, Piqua, OH 45356
 - Added 8/12/1986
 - National Historic Register - Reference #86002620
4. **Old Piqua High School.** 316 N. College Street, Piqua, OH 45356
 - Added 8/22/1996
 - National Historic Register - Reference #96000927
5. **Zollinger Building.** 101 S. Wayne Street, Piqua, OH 45356
 - Added 12/15/2015
 - National Historic Register - Reference #15000903

Historic Districts

6. **Piqua – Caldwell Historic District.** Defined Boundary.

- Added 1/11/1985
- National Historic Register - Reference #71000646

§ 99.05 COMMISSION

- A. **Established / Membership.** The City Historic Review Commission (CHRC) is established and membership is defined under § 32.110, and shall follow all requirements of that section of this Code.
- B. **Powers.** The CHRC shall determine the appropriateness of the application of any property owner regarding the demolition, construction, preservation, restoration, rehabilitation of any home, commercial establishment or other structure, or new construction within the Piqua Historical District and to ensure that work conforms to the City's historic preservation goals and the guidance provided by the *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017* (see <https://www.nps.gov/tps/standards.htm>). Minor work, as delegated by the CHRC, is approved by the Community Services Director following the policy guidance of the CHRC. The CHRC shall also be empowered to designate local landmarks within the City of Piqua.

§ 99.06 PROCESS

- A. The CHRC shall review and have final approval authority over two types of applications – Landmark Designation Requests and Certificates of Appropriateness. Reviews for designation as a local landmark may occur outside of the boundaries of the Piqua Historic District, but once approved, all applicable regulations within Chapter 99 will become effective on the property.
- B. **Application Initiation.** Any person, firm, corporation or agency may submit an application to the CHRC, provided they are the owner or the owner's representative of the property for which the application is being submitted.
- C. **Landmark / District Designation.**
1. **Designation General Review Criteria.** To consider the designation of any area, property, or site as a historic district or local landmark in the Piqua Historic District registry, the CHRC shall apply the following criteria:
 - a. Its character, interest or value as part of the development, heritage or cultural characteristics of the city, state or nation;
 - b. Its location as a site of a significant historic event;
 - c. Its identification with a person significant in our past;

- d. Its exemplification of the cultural, economic or social heritage of the city, state or nation;
 - e. Its portrayal of a group of people in an era of history, characterized by a distinctive architectural style;
 - f. Its embodiment of distinguishing characteristics of a building type or architectural style;
 - g. Its embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation;
 - h. Its identification as the work of an architect or master builder whose work has influenced the city, state or nation; and/or
 - i. Its potential to yield information important in prehistory or history (archaeology).
2. **Registry.** A digital registry of structures and locations will be managed by the Community Services Department, which will be publicly available for review through the City of Piqua GIS portal. The CHRC shall work to conduct a continuing survey of cultural resources in the community according to guidelines established by SHPO.

D. **Certificate of Appropriateness**

1. **General Review Criteria.** Proposals must be approved where the applicant is found to have made a good-faith effort to match historic features with suitable materials and has achieved the stated goals of the CHRC and the spirit and intent of the *Secretary of the Interior's Standards and Guidelines*.
 - a. Materials that would have been used in historic construction are encouraged and may be required to preserve significant features. In some cases, modern materials exist which are able to perform better in the weather and area not noticeably different viewed from public right-of-way. These modern equivalents may also be approved where the CHRC has found their use appropriate and in fulfillment of preservation goals.
 - b. The CHRC and Community Services Director or his/her designee have the authority to make minor adjustments to the design standards of the City of Piqua Development Code (Title XV) for any Piqua Historic District property where the adjustment will achieve goals of historic preservation as outlined by the Secretary of the Interior's Standards and Guidelines.
2. **Certificate of Appropriateness** is required before any change of any property within the district, including any demolition,

construction, reconstruction, or restoration of the exterior of a building; placement of new landscaping; erection of new signs; and any material alteration in landscaping, signage, exterior color, or external architectural features, may occur on any property registered within the Piqua Historic District. Any gradual change of a structure constituting a significant modification must also receive a Certificate of Appropriateness to achieve compliance.

3. A Certificate of Appropriateness is not required for the following:
 - a. The ordinary maintenance or repair of any property that does not involve a change in design, material, color, signage or outer appearance. This includes in-kind replacement of existing windows or doors;
 - b. Any change that the Miami County Building Official determines to be required for public safety because of an unsafe condition;
 - c. Interior arrangements within a building; and
 - d. Where a building has been compromised and must be temporarily secured. For example, a broken window must be boarded or patched, or a temporary door installed until a compliant door may be found. A Certificate of Appropriateness for changes made for temporary security must be sought within 30 days of any modification.
4. The Community Services Director or his/her designee has the authority to review and approve minor work in the Piqua Historic District. Minor work approvals will be reported to the CHRC and includes:
 - a. Any modification to an existing structure, previously designated as not historically significant by the CHRC, that the Community Services Director or his/her designee deems to have no impact on any surrounding historically significant structure. Modifications must be found by the Community Services Director to be reasonably fitting with the character of the Piqua Historic District.
 - b. The construction of a new structure on a property within the Piqua Historic District. To qualify as minor work, the new construction must meet all standards of the City of Piqua Development Code without any variance.
 - c. Repainting of previously painted surfaces. Applicants are encouraged to select from historic color palettes appropriate to the era of the Historic District. Applicants are required to use their painting choices to highlight architectural features of a building with use of accent colors and to avoid using the same color over all surfaces of a facade. Applicants are

encouraged to select paint colors that do not match those of neighboring structures. The Development Director may not approve any fluorescent paint color as minor work;

- d. In-kind repair or replacement of existing siding, doors, windows, roofs, gutters and downspouts. The Community Services Director may not approve any deviation from the materials or appearance of any significant architectural feature;
 - e. Installation of, or changes to, off-street parking and loading, including curb cuts;
 - f. Repair of exterior surfaces such as caulking, masonry repainting, and nonabrasive cleaning;
 - g. Replacement, removal or installation of fencing;
 - h. The removal of structures or additions previously designated by the CHRC as not historically significant;
 - i. The installation of signs that meet all standards of the City of Piqua Development Code (Title XV) without any variance unless otherwise stated to require CHRC review; and
 - j. Temporary installation of lights, art displays, signs or decorations for a period of less than 60 consecutive days.
5. It is recommended that applicants within the Piqua Historic District contact the City to verify a Certificate of Appropriateness is not required before proceeding with any work.
 6. **Certificate Revisions.** Minor revisions to an approved Certificate of Appropriateness may be approved by the Community Services Director following review consistent with this Ordinance.
 7. **Certificate Expiration.** An application submitted for a Certificate of Appropriateness will expire if there is no activity within 60 days of the issuance of the Certificate.
 8. **Validity.** A Certificate of Appropriateness remains valid for 180 calendar days. Construction of the change must be completed before the expiration of the issued Certificate of Appropriateness. The Community Services Director is authorized to grant, in writing, an extension of a Certificate of Appropriateness for a period not more than 180 calendar days. When requesting an extension of a Certificate of Appropriateness, the applicant must provide the Department with a letter stating the reason for the delay of project completion. In no case will a Certificate of Appropriateness remain valid for more than 12 months. Projects associated with expired certificates must submit a new Certificate of Appropriateness application and may be subject to denial.
- E. **Alternative Equivalent Compliance.** Alternative equivalent compliance is a procedure that allows an applicant for a COA, and other limited

applications, to propose unique design options, new materials, or new technologies, as an alternative to a standard or guideline established in the City of Piqua Development Code provided it meets or exceeds the intent of the design-related provisions. It is not a variance, waiver or weakening of regulations; rather, this procedure permits an applicant to suggest an alternative approach that is very specific to the project and that is equal to or better than the strict application of a specific standard or guideline. An approval of an alternative equivalent compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

An alternative equivalent compliance application can be obtained at the Community Services Department. The application shall be reviewed simultaneously with the COA application with the CHRC having the authority to make a decision on both applications.

Decisions on an alternative equivalent compliance application shall be based on consideration of the review criteria summarized as follows:

1. The proposed alternative achieves the intent of the subject standard or guideline to the same or better degree than the subject standard or guideline;
2. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard or guideline;
3. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard or guideline; and
4. The proposed alternative imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this Historic Preservation Ordinance or the standards of Title XV – Development Code.

F. Public Hearing. The CHRC shall set a date and time for a public hearing once an application is filed and fees are paid, which shall not be less than ten (10) days nor more than sixty (60) days from the filing date.

1. Written notice of the hearing shall be given at least ten (10) days prior to the hearing date to the owners of property within and contiguous to and directly across the street from the applicant's property.
2. In addition, public notice of such hearings as to the time, place, date, and subject of the hearing, shall be placed on the City of

Piqua website. Any party in interest may appear and be heard at the hearing in person, by agent, or by attorney.

- G. **Historical Significance.** For buildings and structures within the boundaries of the Piqua Historic District, the CHRC shall determine if a building is historically significant based on the criteria defined in §99.03.12. If a structure is not determined to be historically significant by a majority of the CHRC by vote, the property may be permitted to have reduced requirements or have alternative equivalent compliance as defined in §99.06.E.
- H. **Decision.** Minutes of each meeting shall be kept and shared publicly after they are formally approved. The CHRC shall render a written decision of a majority of the members of the Commission without any unreasonable delay after the close of a hearing, and in all cases, within forty-five (45) days after the close of the hearing. A copy of the decision and findings shall be sent to the owner, applicant, Planning Commission, and City Commission.
- I. **Appeal.** In the event that the CHRC does not approve an application, the applicant has the right to appeal that decision to the City of Piqua Board of Zoning Appeals, pursuant to the City of Piqua Development Code (Title XV).

§ 99.07 CRITERIA FOR DEMOLITION OR RELOCATION OF A STRUCTURE

- A. The demolition or relocation of a structure may only be considered if the CHRC finds that the following conditions prevail:
 - 1. There is no viable economic use of the structure as it exists; and
 - 2. A written report by a contractor acceptable to the CHRC demonstrates it is not feasible to restore the structure.
- B. The CHRC may also take into consideration the following criteria when making their decision:
 - 1. The historic, scenic, cultural, aesthetic or architectural significance of the building, structure, site or object;
 - 2. The importance of the historic structure, building, site or object to the ambiance of a district;
 - 3. The difficulty or the impossibility of reproducing such a structure, building, site or object because of its design, texture, material, detail or unique location;
 - 4. Whether the historic structure, building, site or object is one of the last remaining examples of its kind in the City;

5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
 6. Whether the structure would be more appropriate in the proposed new location;
 7. Whether the property owner has listed the property for sale to attempt to save the structure;
 8. Whether reasonable measures can be taken to save the historic structure, building, site or object from collapse; and
 9. Whether the historic structure, building, site or object is capable of earning reasonable economic return on its value.
- C. Issuance of a Certificate of Appropriateness for demolition must be followed by a demolition permit, as outlined within the Piqua Development Code – Title XV - Article 7 (Administration). Demolition adjacent to sensitive historic structures must present liability insurance sufficient to cover unintentional damage to adjacent historic structures. A plan must be submitted to demonstrate how loss of adjacent historic property will be prevented.

§ 99.08 MODIFICATIONS

Exterior modifications of a historic structure within the Piqua Historic District requires a Certificate of Appropriateness (§ 99.06.D)

§ 99.09 DEMOLITION BY NEGLIGENCE

Demolition by neglect is prohibited. Demolition by neglect means any failure in the maintenance and repair of any designated site or structure within the District that results in any of the following conditions:

- A. The deterioration of the foundation, exterior wall, roof, chimney, door or window, to an extent that creates or permits a hazardous condition to exist; or
- B. The deterioration of the foundation, exterior wall, roof, chimney, door or window, the lack of adequate waterproofing, or the deterioration of interior features which will or could result in permanent damage, injury, or loss of the foundations, exterior wall, roof, chimney, door or window of the structure.

§ 99.10 ACCIDENTAL DAMAGE

An owner of a designated landmark property will be responsible for maintaining adequate insurance coverage of an amount to cover any damage to the exterior of the structure, including the total reproduction of the building and any historically significant

accessory buildings should any damage occur or demolition be necessary due to fire, flood, or other accidental cause. If insurance coverage is not maintained, the owner will be responsible for the cost of repairs.

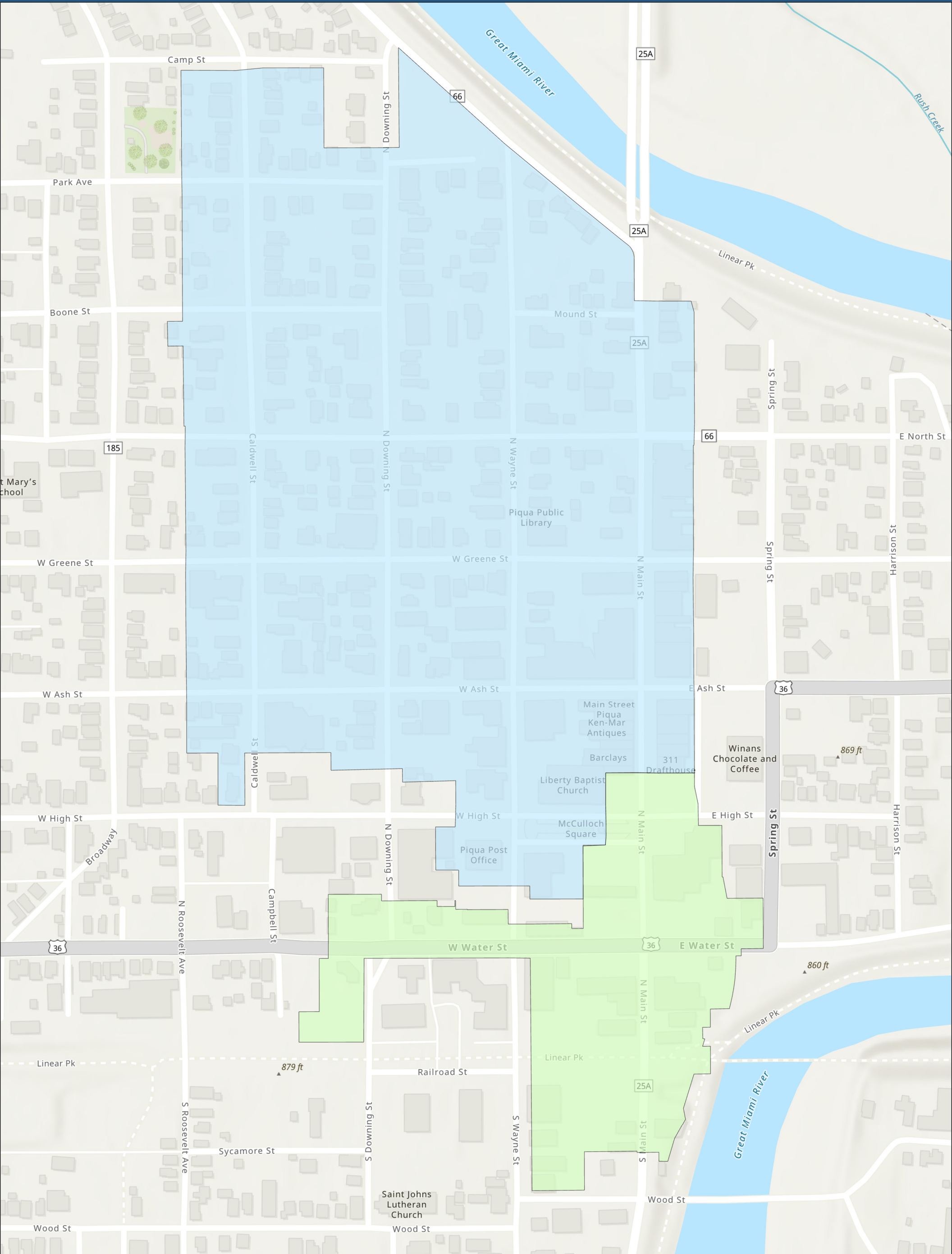
§ 99.11 ENFORCEMENT AND PENALTIES

- A. If it is found that any of the provisions of these standards are being violated, the person responsible for such violations shall cease all work upon notification and no work shall be performed except to correct the violations. All work shall be corrected within a reasonable period and any violations not corrected within the specified time may be prosecuted.
- B. Whoever constructs, reconstructs, or alters any exterior architectural feature or demolishes a substantial part or all of any building within the District without a Certificate of Appropriateness shall be fined not more than one hundred dollars (\$100.00). Each day of violation shall be considered a separate offense. Whoever violates this section shall be required to restore and reconstruct such features in full detail.

§ 99.12 SEVERABILITY

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions or application of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are hereby declared severable.

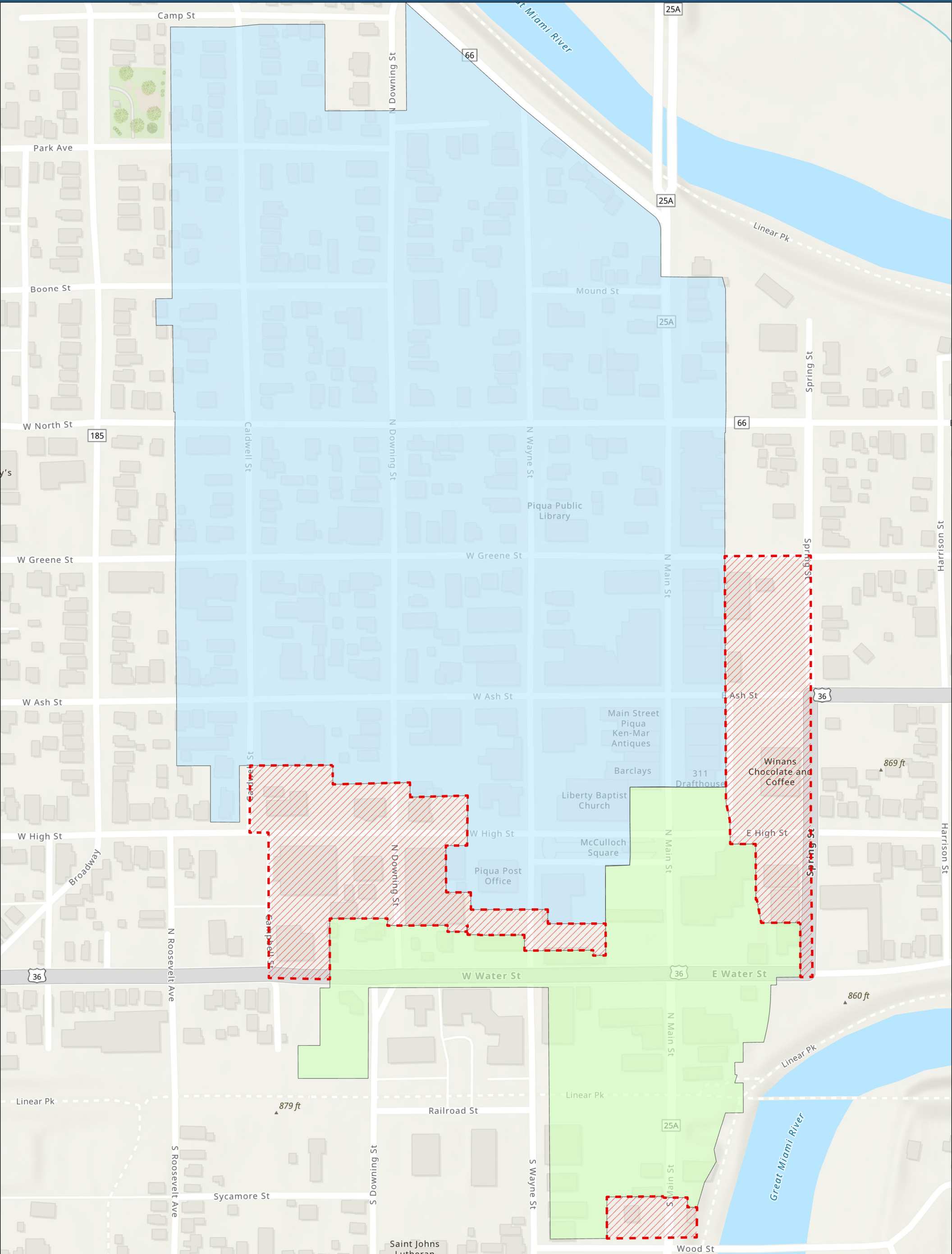
Caldwell Historic District and Downtown



 Caldwell Historic District
 Downtown Historic District



Caldwell Historic District and Downtown



- Recommended Additions
- Caldwell Historic District
- Downtown Historic District



RESOLUTION No. PC 9-24

WHEREAS, an amendment has been proposed to adopt "Chapter 99: City of Piqua Historic Preservation," to the Code of Ordinances as shown in Exhibit A, attached; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed code amendment:

- Will not threaten the general health, safety, and welfare of the community; and
- Conforms to all applicable plans and policies of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend approval of the ordinance change, as described by "Exhibit A," the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bradley Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MODIFICATIONS TO CHAPTER 32 – BOARDS AND COMMISSIONS

Board of Zoning Appeals

§ 32.095 ESTABLISHMENT; MEMBERSHIP.

There is hereby established a Board of Zoning Appeals (BZA). The board shall have the duties and powers imposed by ordinance and this code. The board shall hear appeals from decisions and adjudications under the city's zoning regulations made by the Community Services Director, City Planner, Code Compliance Coordinator, and other persons or administrative bodies authorized to administer and enforce the city's zoning regulations.

- (a) The Board shall consist of five (5) members, who shall be residents of the city and serve five-year terms.
- (b) The City Commission shall appoint members of the BZA and may remove any member of the Board for cause upon written charges after a public hearing.
- (c) The City Commission shall remove any member of the Board who during his or her term changes his or her residence to outside the city.
- (d) Vacancies shall be filled by the City Commission for the unexpired term of the member affected.
- (e) One member of the Planning Commission shall be a member of the BZA, and will be appointed by the chair of the Planning Commission annually.
- (f) There shall not be any limit to the number of terms for a BZA member.
- (g) The City Planner shall be a nonvoting ex-officio member of the Board of Appeals.

§ 32.096 ORGANIZATION.

The BZA shall annually elect its own officers as well as adopt rules as necessary to allow for the efficient and effective management of meetings.

- (a) Officers shall be the Chair and Vice-Chair.
- (b) Meetings shall be held at the call of the Chair and at any other times as the Board may determine.
- (c) Three members of the BZA shall constitute a quorum for the conducting of business.
- (d) The Chair, or in his or her absence, the Vice-Chair may administer oaths and compel the attendance of witnesses.
- (e) All meetings and records shall be open to the public, with public meeting minutes being adopted formally.

§ 32.097 JURISDICTION.

- (a) Any person, property owner, tenant, or any governmental officer, department, board, or bureau may apply for exception or variance from the strict applications of terms of the City of Piqua Development Code (Title XV), or appeal a decision of the enforcing officer to the Board of Appeals as defined within this Code.
- (b) Any appeal of a ruling of the enforcing officer shall stay all proceedings unless the enforcing officer certifies that, by reason of acts pertaining to the matter in question, a stay may jeopardize the health, safety or welfare of the community thereof. When the certification is made, proceedings shall not be stayed except by a restraining order granted by the court of common pleas.

§ 32.098 POWERS.

The Board of Zoning Appeals shall have the powers and duties expressly identified in the Development Code (Title XV), specifically under Article 7.1.3.

City Historic Review Commission

§ 32.110 ESTABLISHMENT; MEMBERSHIP.

There is hereby established a City Historic Review Commission (CHRC) of five (5) members. The board shall have the duties and powers imposed by ordinance and this code .

- (a) Members shall be residents of the city of Piqua.
- (b) No member shall be an official or employee of the city.
- (c) Members shall serve without compensation and shall be appointed for a term of five (5) years, except that of the members first appointed, one shall be for a term of one (1) year, one for two (2) years, one shall be for three (3) years, one for four (4) years, and one for five (5) years.
- (d) To the extent possible, the CHRC shall include professional members in the fields of architecture, architectural history, history, archaeology, planning, or related disciplines.
- (h) The City Commission shall appoint members of the CHRC and may remove any member of the Commission for cause upon written charges after a public hearing.
- (i) The City Commission shall remove any member of the Commission who during his or her term changes his or her residence to outside the city.
- (j) Vacancies on the CHRC shall be filled within 60 days by the City Commission, unless extenuating circumstances require a longer period.

§ 32.111 ORGANIZATION.

The CHRC shall annually elect its own officers as well as adopt rules as necessary to allow for the efficient and effective management of meetings.

- (a) Officers shall be the Chair and Vice-Chair.
- (b) Meetings shall be held at the call of the Chair and at any other times as the Commission may determine, but at least quarterly (four times per year).
- (c) Three members of the CHRC shall constitute a quorum for the conducting of business.
- (d) All meetings and records shall be open to the public, with public meeting minutes being adopted formally.
- (e) Staff in the Community Services Department shall produce an annual report in conjunction with the CHRC that is published annually and available for public inspection.

§ 32.112 POWERS.

The CHRC shall have the powers and duties expressly identified in Chapter 99 Piqua Historic Preservation Ordinance, specifically § 99.05.B.

RESOLUTION No. PC 10-24

WHEREAS, an amendment has been proposed to amend “Chapter 32: Boards and Commissions” to the Code of Ordinances as shown in Exhibit B, attached; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed code amendment:

- Will not threaten the general health, safety, and welfare of the community; and
- Conforms to all applicable plans and policies of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend approval of the ordinance change, as described by “Exhibit A,” the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bradley Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MODIFICATIONS TO TITLE XV – Development Code

Modify the Primary Use Table (Page 3-7)

- Add Data Center to Industrial uses, above Self-Service Storage, with it being a special use in the IL District, and Permitted in the IH District.

Modify 3.6.3A.1

3.6.3 A.1.

In T-FX districts, all moderate-impact industrial uses must take place within a fully-enclosed building. ~~The scale of these operations are limited to~~

Add 3.6.9.

3.6.9. **Data Center**

Data Center means real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a serve to person other than the company operating the data center, data and transaction processing services, outsource information technology services and computer equipment co-location services, or, used primarily to provide to a single user, including the user's affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services.

A. **Use Standards**

1. Outdoor areas used for the loading, parking, and storage of tractor trailers must be screened using a Moderate-Impact Common Lot Line Screen (§4.3.7) along all common lot lines except for an abutting warehouse and distribution or industrial use.
2. Outdoor areas used for the loading, parking, and storage of tractor trailers must be screened using a High-Impact Frontage Screen (§4.3.7) along all lot lines abutting a public right-of-way.

Modify 4.7.10 Signs in the Downtown Districts

6. All new murals ~~on Historic District Overlay (HLO) properties~~ within the Downtown zoning districts require approval from the Planning Commission to examine location, color palette, and the mural's potential effects on the building's materials and architectural features. ~~Where a structure has been registered as an HLO, the Planning Commission will review the proposal as a request for a Certificate of Appropriateness.~~

Modify 7.1.1 Summary of Review Authority

Remove Historic Preservation section completely.

Historic Preservation									
Certificate of Appropriateness	§7.2.12	R	--	D	--		•	•	--

Modify 7.1.2 – Development Director

7.1.2 – Development Director

The title “Development Director” shall reference the Director of the Community Services Department or other titled department that has management authority over the Planning and Zoning Division and has those powers and duties expressly identified in this Article, including but not limited to:

...

B. Decision

To review and decide on applications for:

1. development and sign permits;
2. temporary use permits;
3. final plats without dedication;
4. administrative adjustments; and
5. Certificates of Appropriateness where allowed in this Development Code and Chapter 99 – Piqua Historical Preservation Ordinance.

Modify 7.1.3. Board of Zoning Appeals

The Board of Zoning Appeals (BZA) is established and organized under § 32.095 and § 32.096 of the City of Piqua Codified Ordinances. The Board of Zoning Appeals has those powers and duties expressly identified in this Article, including but not limited to:

A. Decision

To review and decide on applications for:

1. appeals of administrative decisions;
2. appeals of interpretation of this Development Code;
3. variances; and
4. appeals of action by the Development Department to enforce this Development Code.

Modify 7.1.4. Planning Commission

Remove “C. Historic Preservation” in its entirety.

Modify 7.2.3 Special Use Permit

K.5 Preservation of Exterior Architectural Features

Proposals for adaptive reuse must preserve the exterior appearance of the church or other place of worship structure. Additions or alterations to sites must receive a Certificate of Appropriateness from the City Historic Review Commission (Chapter 99 of the City of Piqua Codified Ordinances).

Modify section 7.2.5 – Development Permit

...

H. Administrative Adjustment

2. Approval Criteria

- b. In addition, the adjustment may not exceed a change of more than 15% to any numerically described standard, unless a separate standard on the same site is improved by an equal or greater amount . For example, if the maximum width allowed for a building is 150 feet, an administrative adjustment may be allowed up to 172.5 total feet. Beyond this cap on adjustments, the Development Director may require an additional 15% landscape screening or other equivalent standard in replacement, or require a variance ~~must~~ be sought. The Development Director may not create more restrictive standards through adjustments, unless agreed to by the developer, builder, or permit application requestor.

7.2.10. Certificate of Appropriateness

Remove Section in its entirety.

Certificates of Appropriateness are reviewed and approved by the City Historic Preservation Commission (CHRC) per Chapter 99.06.D.

Modify section 7.4 – Review Fees and Registration

Zoning Verification Letter - \$30 per parcel

RESOLUTION No. PC 11-24

WHEREAS, an amendment has been proposed to amend "Title XV-Development Code" to the Code of Piqua as shown in Exhibit C, attached; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed code amendment:

- Will not threaten the general health, safety, and welfare of the community; and
- Conforms to all applicable plans and policies of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend approval of the ordinance change, as described by "Exhibit A," the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>