

June 4, 2024

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

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, June 11, 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 – TUESDAY, JUNE 11, 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 – May 14, 2024

OLD BUSINESS

1. RESOLUTION PC 13-24

A resolution to consider a Special Use Permit for a group home at 634 S. Wayne St. Piqua.

NEW BUSINESS

2. RESOLUTION PC 17-24

A resolution to consider a Special Use Permit for a low impact, industrial use at 660 N. Main Street.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – WEDNESDAY, MAY 14, 2024
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm 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.

ROLL CALL

Members Present: Brad Bubp, Eddie Harvey, Adam Seas, Terry Wright

APPROVAL OF MINUTES

The minutes of April 10, 2024, Planning Commission Meeting Mr. Harvey motion to approve the minutes and second by Mr. Seas. Minutes were approved 4-0 by voice vote

NEW BUSINESS

Resolution PC 16-24

Resolution to appoint a new Chair and a Vice Chair with the departure of Gary Koenig.

Mr. Seas nominated Chair to be Mr. Bubp, and Mr. Bubp nominated Mr. Harvey as Vice Chair.

Approved with a 4-0 vote.

Resolution PC 12-24

Chad Henry was present to give staff report. He stated this is just allowing the applicant to convert an existing realty into a single-family home, a use that is not permitted in the district. The proposed district is tangent to the proposed residential one.

Mr. Seas made a motion to recommend rezoning to the City Commission, seconded by Mr. Wright.

Approved with a 4-0 vote.

Resolution PC 13-24

Chad Henry was available to give the staff report. Mr. Henry reached out to the applicant to gather additional information regarding this item. Mr. Henry stated he did not get the information he requested. He stated his recommendation at this point would be to table the item until more information is collected.

Chance Smith, applicant was present to speak on the item. He stated that he is happy to answer any questions the board has. He hopes to help individuals currently struggling with mental illness and substance abuse.

Mr. Bubp states that he would like to have more information. How it is going to be managed and who is going to be housed. Mr. Smith stated it will house mental illness and substance abuse. The applicant also stated that he is trying to help the people of Piqua. Mr. Henry reiterated the information that was requested of the applicant.

Mr. Vetter came forward to speak on the item. He is against this agenda item. He said it is a discussion about the location. Mr. Bubp swore in Mr. Vetter. Mr. Vetter stated that property does not follow along with the goals of the community. He would like to know who is going to run the property, are they paid volunteers and what hours they will be there. He also states this property is near an active school pick up and he is concerned about the difficulties kids could face. Concerns regarding additional fire and EMS into the area. He has received concerns from many neighbors- some of which are here tonight. He would like to know how many residents will be living there. They live in a residential neighborhood, and this isn't approved. Concerns about sex offenders and background checks of individuals living there. He is against 'spot zoning' and feels his neighbors agree.

Mr. Wright said there are kids in the neighborhood.

Mr. Bubp asked if Mr. Vetter made the same objections when the Bethany Center came to Piqua; Mr. Vetter stated he did.

Rental registration program, hotel tax issue?

Neighbor: trespassing neighborhood, kids next door, has had random individuals come into her yard. The cops were called, stated individuals used their fence as a clothesline, had refrigerator outside for 3 weeks with rotten food. They tried to help the neighbors; the residents didn't have pans to cook in so they provided some for them. He states that other neighbors aren't here because they are scared. They are asking if people deserve this type of life and if they

Mr. Bubp asked if the business is already operating. Mr. Henry stated that the City received complaints about a group home and that prompted an investigation that ordered a cease and desist.

Tony Pickman, 635 Wayne, lives across the street, 20 years has lived there. He likes the idea of the group home but states that it is a bad location. He stated people have been living there for 3 weeks-month. He states that kids bus stops in this location are worrisome. He states that one night 5 police officers came to his house after a call was reported to police there were teenagers on his porch with AK-47s. Police did not find evidence of this after their arrival. He states there was a guy on his porch on his phone leaning up against the screen. He was looking for someone that didn't live there. The wife couldn't get him to leave until she threatened to call the cops. The individual was talking to their balcony and stayed there until the cops were called. The individual tried to tell the homeowner that they had someone held hostage inside their home. The police did come that time. The cops have been to their block at least 8 times. A different neighbor had to call the police for individuals breaking beer bottles and there were

children that live nearby. He also reports that he has seen people living in the home watching children and girls at the bus stop.

Johnny Markin, 634 Wayne, is the is the manager of the home. He stated that he heard there were complaints regarding the house. He states there are 3 staff people living in the home there are no residents currently inside the home. He states that one complaint a neighbor reported tonight was a disagreement with a staff member, not a resident. He states that after issues surfaced, he addressed them. This is not a group home; it is homes for people that has already completed treatment and is looking to continue sober living. He states they have a zero tolerance for drugs, murders.

Mr. Henry reiterated that he would like the applicant to submit the required information to be shared with the Commission. Mr. Smith stated he would send that.

Mr. Seas made a motion to table the application until more evidence can be obtained per the staff report. Seconded by Mr. Wright.

The motion passed 4-0.

Resolution PC 14-24

Seas expressed concerns regarding getting through the neighborhood with parking and volume of traffic. Purpose of board if it confirms to neighborhood and the impact of the neighborhood.

White said the parking lot is quite large and used to serve a commercial business.

Wright stated 30 kids at bus stop, park around the corner. White said there will be a fence and an outdoor courtyard. Boone stated it is not a locked facility. They can leave the facility however they do not typically leave.

Seas asked if there are other facilities that are in the middle of a residential area. Boone stated there are dozens and there are always complaints that arise and the advisory committee that is formed helps smooth this over.

Wright asked will residents have felonies or sex offenders.

Terry Becker, Mental health advisory board came forward to speak on the item. She states that they invited Dale and Scott to the area to help residences in our area. She states they are to receive a statewide award. Most group homes do not accept sex offenders. She states that the referral process would be reaching out to the home to see if the new referral is a good fit for the home.

Wright: White the facility will be ADA compliant?

Bubp: What type of residents will be coming to this home, what determines who will be housed here?

Becker states a variety of illnesses, social anxiety, people that are not able to stay by themselves. Could need help taking medicine, could be coming out of a hospital and need extra help, many residents are able eventually move back into individual living. There is a social group in Piqua that provides outings.

Wright: Will they need an ambulance often?

Bubp: wants more in writing as to what is going to be done to the facility and how it is going to be maintained. Many concerns received were about poor maintenance. Also, would like a portfolio of what the site will look like.

Boone: licensed organization in Ohio. Some organizations are even recognized as top in the country.

Bubp states some concerns reported could be from disgruntled employees.

Boone: State comes in either quarterly or monthly unannounced to regulate the home. They are a licensed organization by the state. New kitchen that provides ability to teach skills to residents. Sprinkler system, HVAC system.

Bubp wants to know if the fence is for sure going to happen. Boone stated that he can't fence in the entire front and back yard due to zoning. However, they do intend to fence in the patio that is back. Bubp has also asked to see examples of other properties and to address traffic needs. States there isn't an issue changing the zoning- but ensuring they know what is going in. He wants to know why this facility is a good fit for Piqua.

Boone asks the board to approve the project because it is a facility that is needed in the area. Also, Ms. Becker is a local leader and is standing in front of everyone wanting to help the community.

Wright: asked with it being a nonprofit where funds come from. Boone states most residents have income and that will help with costs. Ms. Becker states sometimes mental health boards help offset costs as well. She states that right now residents are being sent to Dayton and Adams County. Boone added that some Piqua residents have family members that are living hours away, but this facility could help bring them home.

Seas issue isn't with the company- it's with the special use and if it works in the location of the neighborhood. He wants to hear from the residents.

Frankie Maniaci is a resident of Piqua. He is a caregiver of his mother who lives in Piqua. Medical facility going into a residential area. He doesn't feel it aligns with what Piqua is trying to accomplish. He states that the home is designed to treat people that are unstable, they aren't safe around residents and/or elderly. Will their people illegal immigrants? Sexual predators? The application states that it could serve other counties so it wouldn't just help Piqua. The application states there will be outdoor activities. States there are multiple treatment facilities in the area.

Background and financial information. He saw maintenance concerns online from residents and staff. Wants to know who the managers are. States there is a bus stop at the location. The Special Use option was for the church, not for a medical facility. Property value will decrease for homes in the area. He asked the board if they would like a facility like this next to their homes or their elders.

Eva Silvers - people that live in the area are long-time homeowners. There is a bus stop in the location. Many neighbors have lived there for 30+ years. States that these facilities are needed but not in this location. States the buses already have issues coming through there. No security and not a locked facility- it only takes one person have a bad issue for a problem to arise. The parking lot may only be for staff, but deliveries will still cause more traffic. Elderly people can't protect themselves or get to a phone to report issues. Lots of neighbors are opposed and if it is tabled, she feels there will be a "packed house" next meeting. Mr. Wright added everything in the area is residential.

Vice president of neighborhood association spoke to where people have contacted him with safety concerns. Residents are in their 70's and 80's. States there is a group home in the area and have heard lots of noise and traffic. He is completely against it. If they have millions to invest, he thinks they should find somewhere else and keep the neighborhood residential. He is willing to go door to door to get signatures in either support or opposition. Wright states that he used to work at a facility like this and there was full time security, and he is concerned this location doesn't have 24/7 security, nursing or counselors. Mr. Seas states the board's decision is to determine if this location is a good fit for this business. The current group home was good for the first couple years. After the first couple years it got worse with motorcycles and gangs. Concern is neighborhood safety and property values.

Kim Maniaci, caretaker on Staunton of her 99-year-old mother. She states it is great that they are a number one provider, but it shouldn't be in a residential area. She has bought more than one property and has spoken to realtors who stated that it can deter people from moving to the area and decrease property value. She does not like to hear of a fence that is going in because they can look bad over time. She is worried about who will be living in the home and the safety of other residents. She states that her parents worked hard to maintain a nice home and have continued to maintain it. She prefers it to stay a quiet residential home and wants the commission to vote it down tonight.

Sandra Lewis lives almost across the street. She states that she wants to sit on her front porch and feel safe. She wants to work in her yard and flower beds and be able to feel safe. She doesn't want random people visiting the neighborhood.

Brent Jackson lived on Staunton Street for over 30 years. It is a residential area and not a good location for a medical facility. He works with individuals with disabilities and states he doesn't feel the space is big enough. He also doesn't agree with the location. He loves the idea, but not the location.

Mr. Seas states the idea is wonderful, but the location is not. He must listen to the residents. He recommends speaking to Mr. Schmeising to see if there is a better location for this facility.

Mr. Wright made a motion to deny the special use, seconded by Mr. Bubb.

The motion was denied by a 4-0 vote.

Resolution PC 15-24

Chad Henry gave staff report. States it is splitting the parcel into three separate parcels. Wanted all three parcels to operate independently. Recommends approval as it satisfies what the city was recommending.

Jerry Royce with Basis Piqua states they agree with staff comments and have worked hard with City staff for 6 months to ensure all needs are met.

Mr. Harvey made a motion to approve, seconded by Mr. Seas.

Motion was approved 4-0.

OTHER BUSINESS

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made Brad Bubp to adjourn the meeting seconded by Adam Seas to adjourn the meeting. With all those present in support of the motion; the meeting was adjourned at approximately 8:50 P.M.

The meeting minutes provided herein were prepared by Emily McCulla, City of Piqua Development Department. Comments requesting corrections, additions, or deletions to the content of this record should be directed to Ms. McCulla at emcculla@piquaoh.gov

HOW TO APPLY FOR A SPECIAL USE AUTHORIZATION

- To have an item placed on the agenda, site plans and application materials may be submitted to piguapermits@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.
- Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
- 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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Pd. Cash 4.26.24

APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name: <i>Chance Smith</i>		
Contact Person First Last Name: <i>Chance Smith</i>		
Mailing Address: <i>987 E Ash St Ste A2, Piqua, OH 45356</i>		
Phone Number: <i>(937) 543-2275</i>	Email: <i>Chance.Smith1823@gmail.com</i>	
Type of legal interest held by applicant:		
OWNER INFORMATION		
First Last Name: <i>Chance Smith</i>		
Mailing Address: <i>313 S Wayne St Piqua, OH 45356</i>		
Phone Number: <i>(937) 543-2275</i>	Email: <i>Chance.Smith1823@gmail.com</i>	



Special Use Authorization
Application

LOCATION DETAILS	
Street Address: 634 Swayne St	Parcel ID Number:
Existing Zoning District:	Existing Use: RESIDENTIAL
Proposed Special Use: GROUP HOME	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested special use: Providing Housing for A fair life home (Treatment center)

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Chance Smith	4/25/2024
Applicant Name	Date
	Owner
Applicant Signature	Title

RESOLUTION No. PC 13-24

WHEREAS, Chance Smith, has applied for a Special Use Authorization to authorize a Special Use for a group home to be located at Parcel N44-012730, zoned T-RL Traditional Residential Low Density; and,

WHEREAS, the Development Code Section 7.2.3 provides the procedure for Planning Commission to approve a requested Special Use; and,

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

- Will be compatible with the intended use of the real property.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate the needs of the community for economic development or other important needs.
- Conforms to all other applicable plans, policies and regulations of the city.

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. Bradley Bubp	<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. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HOW TO APPLY FOR A SPECIAL USE AUTHORIZATION

- To have an item placed on the agenda, site plans and application materials may be submitted to bharp@piquaoh.org no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the 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);
 - \$100.00 Application Fee to be paid at time of submittal.
- Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
- 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 checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings (If applicable)	<input type="checkbox"/> \$100 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: *Thomas Allmann*

Contact Person First Last Name: *Thomas*

Mailing Address: *660 N. Main St. Piqua Ohio 45356*

Phone Number: *937-451-1412*

Email: *TomAllmannTrucking@yahoo.com*

Type of legal interest held by applicant:

OWNER INFORMATION

First Last Name: *Thomas Allmann*

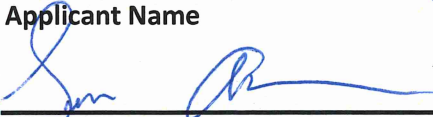
Mailing Address: *511 Beal Ave Piqua Ohio 45356*

Phone Number: *937-451-1412*

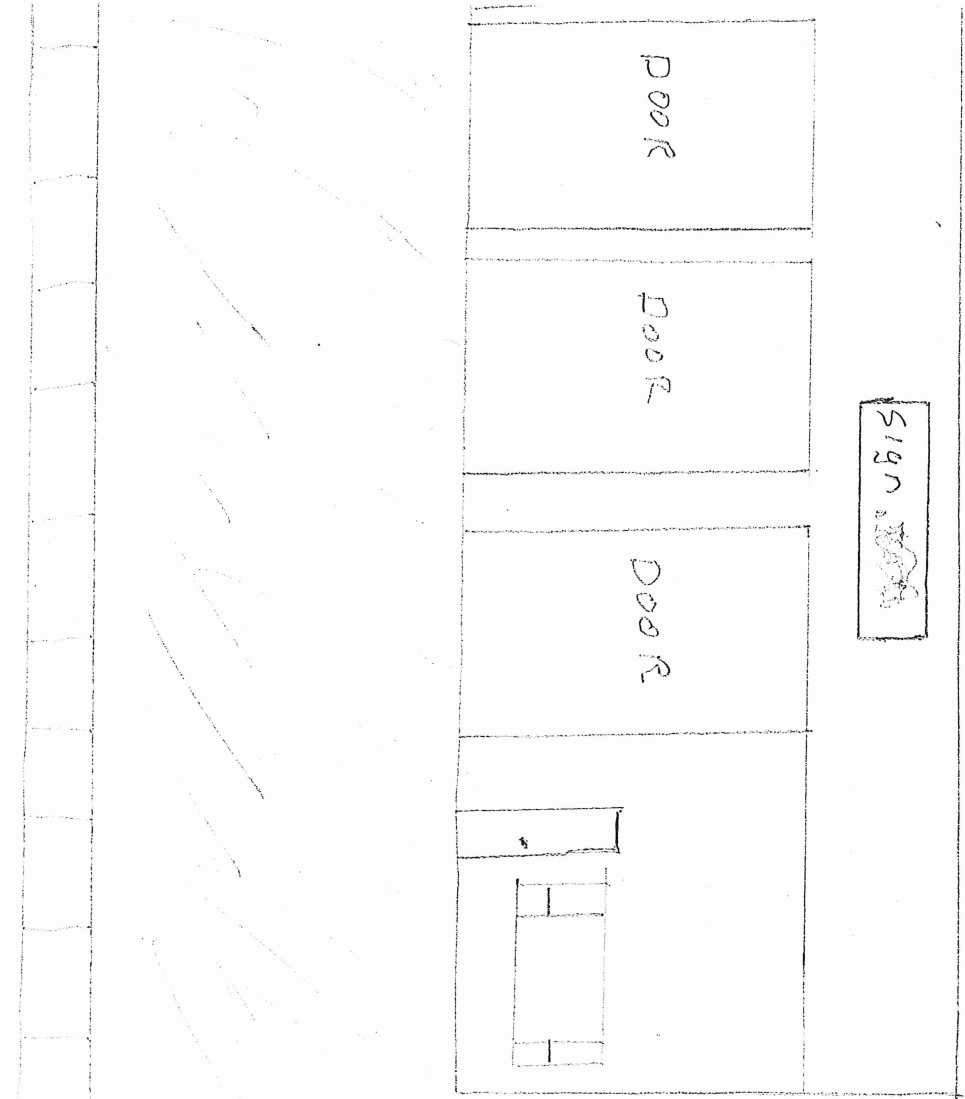
Email: *TomAllmannTrucking@yahoo.com*

LOCATION DETAILS	
Street Address: 660 N. Main St.	Parcel ID Number:
Existing Zoning District:	Existing Use:
Proposed Special Use: Automotive window tinting, detailing & customizing	

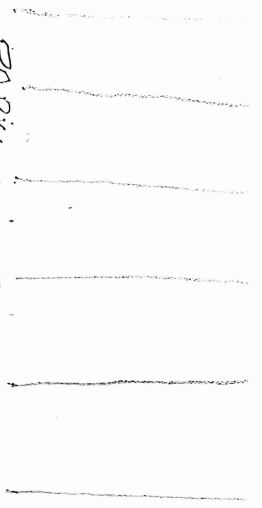
PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested special use: to have the ability to do window tint, detailing and customize vehicles

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Thomas Allmann	5/28/24
Applicant Name	Date
	owner CEO
Applicant Signature	Title

MAIN ST



PARKING SPOTS



(11)

River side

RESOLUTION No. PC 17-24

WHEREAS, Thomas Allmann, has applied for a Special Use Authorization to operate a low-impact industrial use to be located at 660 North Main Street, zoned Downtown General Mixed Use (D-GX); and,

WHEREAS, Code Piqua sections 3.2.1 Primary Use Table and 3.5.5 Use Standards; provides the procedure for Planning Commission to approve a requested Special Use; and,

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

- Will be compatible with the intended use of the real property.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate the needs of the community for economic development or other important needs.
- 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. Brad Bubp	<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. 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"/>