

July 2, 2024

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

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, July 9, 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, JULY 9, 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 – June 11, 2024

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 18-24

A resolution to consider a zoning designation request at 1012 Margene Drive.

OTHER BUSINESS/ADJOURNMENT

*paid
160.00
Cash
5/17/24/2024*

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

- 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 the following:
 - Completed application form with the name of person or persons requesting the Zoning Change, 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 Zoning Change;
 - \$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"/> Lot Plan (Show existing and proposed zoning)	<input type="checkbox"/> \$100 Fee (Cash or Check)
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APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name: <i>JEFFREY GRIMES</i>		
Contact Person First Last Name: <i>JEFFREY / GRIMES / JEFFREY</i>		
Mailing Address: <i>1512 MARGENE DR</i>		
Phone Number: <i>937 541 9574</i>	Email: <i>JGRIMES0014@icloud.com</i>	
Type of legal interest held by applicant: <i>owner</i>		
OWNER INFORMATION		
First Last Name: <i>JEFFREY GRIMES</i>		
Mailing Address: <i>1512 MARGENE DR</i>		
Phone Number: <i>937 541 9574</i>	Email: <i>JGRIMES0014@icloud.com</i>	

LOCATION DETAILS	
Street Address: <u>716 WATER</u>	Parcel ID Number: <u>N44-041520</u>
Existing Zoning District: <u>T-RL</u>	Proposed Zoning District: <u>NX</u>

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change: <u>Would like to have more options for use of vacant lot.</u>

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<u>JEFFREY GRIMES</u>	<u>5-24-24</u>
Applicant Name	Date
<u>[Signature]</u>	<u>5-24-24</u>
Applicant Signature	Title



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RESOLUTION No. PC 18-24

WHEREAS, Jeffrey Grimes, has applied for a Zoning Designation Request to authorize Parcel N44-041520 to be rezoned from T-RL Traditional Residential Low Density to NX Neighborhood Mixed Use; 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"/>
Mr. Micah Underwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>