

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, JANUARY 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 – December 11, 2023

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 36-23 Second Reading
A resolution to consider a Certificate of Appropriateness for a demolition and new home at 316 Caldwell St., Parcel N44-007070.
2. RESOLUTION PC 1-24
A resolution seeking approval of construction documents for the extension of Homer Drive.
3. RESOLUTION PC 2-24
A resolution recommending an amendment to Code Piqua 3.2.1 Primary Use Table ‘Hospitality’.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, DECEMBER 11, 2023
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Chairman Koenig called the meeting to order and welcomed all in attendance. Mr. Koenig outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Joe Wilson, Gary Koenig, Eddie Harvey

Absent: Brad Bubp was excused by a vote

APPROVAL OF MINUTES

The minutes of November 14 2023, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 33-23

A resolution requesting a recommendation for a replat of inlot 7478 into two lots, with right of way dedication.

Chad Henry gave the staff report and staff did recommend the approval of the replat and right of way dedication

Joe Wilson made a motion to approve Resolution PC 33-23 and Eddie Harvey seconded the motion. Resolution PC 33-23 was approved with a 3-0 vote.

Resolution PC 34-23

A resolution requesting to vacate a portion of a platted easement at 118 Lakewood Place, Parcel N44-073453

Chad Henry gave the staff report and staff did recommend the approval of the vacation of the easement.

Joe Sever, applicant came forward to speak on the matter. He stated the information provided by the City was accurate and there is no use for the easement. He is requesting it be vacated.

Joe Wilson made a motion to approve Resolution PC 34-23 and Eddie Harvey seconded the motion. Resolution PC 34-23 was approved with a 3-0 vote.

Resolution PC 35-23

A resolution requesting a Special Use for Inside Self Storage Units at 4317 US Rt 36, Parcel N44-078778

Chad Henry gave the staff report and staff did recommend the approval of the Special Use Permit.

James Weaver, applicant came forward to speak on the matter. Stated that they will be steel interior self storage inside the building. The building does have central air and heat so the units will be climate controlled.

Harvey made a motion to approve Resolution PC 35-23 and Joe Wilson seconded the motion. Resolution PC 35-23 was approved with a 3-0 vote.

Resolution PC 36-23

A resolution requesting a Certificate of Appropriateness for a demolition and new home at 316 Caldwell St., Parcel N44-007070.

Chad Henry gave the staff report and staff did recommend the approval of the Certificate of Appropriateness for a demolition and new home at 316 Caldwell St.

John Williams, applicant came forward to speak on the matter.

Certificate of Appropriateness requires 2 hearings and will be visited again at the next Planning Commission meeting.

Resolution PC 37-23

A resolution requesting to consider a Special Use for an Aesthetician Business at 113 E High St., Parcel N44-001040.

Chad Henry gave the staff report and staff did recommend the approval of the Special Use.

Megan Booher, applicant came forward to speak on the matter. Chad Lawson came forward to speak with her. She stated she has cliental throughout Ohio and could bring business to Piqua.

Eddie Harvey made a motion to approve Resolution PC 37-23 and Joe Wilson seconded the motion. Resolution PC 37-23 was approved with a 3-0 vote.

Resolution PC 38-23

A resolution requesting a recommendation for a replat of part of Inlot 7517 and 9107 along Homer Drive into two lots, with right of way dedication.

Chad Henry gave the staff report and staff did recommend the approval of the replat of Inlot 7517 and 9107 along Homer Drive into two lots.

Joe Wilson made a motion to approve Resolution PC 38-23 and Eddie Harvey seconded the motion. Resolution PC 38-23 was approved with a 3-0 vote.

OTHER BUSINESS

Planning Commission and Board of Zoning Appeals- Chad Henry spoke on the idea of possibly combining the Planning Commission and Board of Zoning Appeals due to struggling to maintain a quorum with Board of Zoning Appeals. He stated that after two readings at the City Commission, they have decided to wait on this decision until the new commissioners have been elected. Gary Koenig voiced that he feels 7 people on the commission would be too many. He feels it should be capped at 5.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Joe Wilson to adjourn the meeting seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:45 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

RESOLUTION No. PC 36-23

WHEREAS, John Williams, is requesting a Certificate of Appropriateness for a demolition and new residential home for 316 Caldwell Street; and,

WHEREAS, the Development Code section 7.2.10 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 _____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. Brad Bulp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION No. PC 1-24

WHEREAS, Ferguson Construction Co., has submitted a request seeking approval of construction documents for the extension of Homer Road, as shown Exhibit A attached; and,

WHEREAS, City staff will provide the final approval of all construction document details, cost estimates, and construction bonds; and,

WHEREAS, the City of Piqua Code of Ordinances section 151.31 provides the procedure for approving construction plans; and,

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

- Will not threaten the general health, safety, and welfare of the properties affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable plans, policies, codes 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. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Shannon Brandon	<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. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION No. PC 2-24

WHEREAS, an amendment to Code Piqua ‘Hospitality’ and has been presented in Exhibit A; and

WHEREAS, the amendment represents a modification to use permissions in regards to hospitality, the Development Department would oversee listed requirements by way of a special use permit, therefore staff has requested the Planning Commission provide a recommendation on the drafted language; 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
Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shannon Brandon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Name	Address	City	State
PC 36-23	N44-00705 MURRAY PROPERTY INVESTMENTS LLC	406 408 W	PIQUA	OH
PC 36-23	N44-00715 NEIBERT RICHARD	414 418 AS	PIQUA	OH
PC 36-23	N44-00852 FUGATE TYLER I	418 HIGH S	PIQUA	OH
PC 36-23	N44-00862 PELTIER ENTERPRISES LLC (LC)	424 24. ASI	PIQUA	OH
PC 36-23	N44-00853 STAMPER TERRY D (TOD)	424 HIGH S	PIQUA	OH
PC 36-23	N44-07365 BUECKER CHERYL	308 HIGH S	PIQUA	OH
PC 36-23	N44-00707 WILLIAMS BARBARA A & JOHN B	316 CALDV	PIQUA	OH
PC 36-23	N44-00854 SKL HOLDING LLC	428 HIGH S	PIQUA	OH
PC 36-23	N44-00859 KOON AMANDA L	319 BROAC	PIQUA	OH
PC 36-23	N44-07364 BUECKER CHERYL	306 HIGH S	PIQUA	OH
PC 36-23	N44-00706 HONEST PROPERTIES LLC	312 CALDV	PIQUA	OH
PC 36-23	N44-00710 O LEARY PATRICK S	417 ASH ST	PIQUA	OH
PC 36-23	N44-07366 YOUAKIM LLC	312 HIGH S	PIQUA	OH
PC 36-23	N44-00699 PENNYMAC LOAN SERVICES LLC	309 CALDV	PIQUA	OH
PC 36-23	N44-00858 HEDBERG LORI J (TOD) & @ (2)	419 ASH ST	PIQUA	OH
PC 36-23	N44-07365 BUECKER CHERYL	310 HIGH S	PIQUA	OH
PC 36-23	N44-00864 DAVIS BROTHERS PROPERTY INVESTMENTS LLC	420 422 AS	PIQUA	OH
PC 36-23	N44-25054 WESTMINSTER UNITED PRESBYTERIAN CH PIQU,	325 ASH ST	PIQUA	OH
PC 36-23	N44-00693 JOHNSON MICHAEL	324 W ASH	PIQUA	OH
PC 36-23	N44-00703 MANSON LARRY I (LE) & KAY E (LE) & @ 3	412 12. HIC	PIQUA	OH
PC 36-23	N44-00709 COX ANTHONY	326 CALDV	PIQUA	OH
PC 36-23	N44-25054 WESTMINSTER UNITED PRESBYTERIAN CH PIQU,	CALDWELL	PIQUA	OH
PC 36-23	N44-00856 ULBRICH BRADLEY M	311 313 BR	PIQUA	OH
PC 36-23	N44-00855 LANCE DONALD CLYDE & EDITH ANN	422 HIGH V	PIQUA	OH
PC 36-23	N44-00857 BAKER-DAHLEN NANCY M	317 BROAC	PIQUA	OH
PC 36-23	N44-00712 HORN KYRA	415 ASH ST	PIQUA	OH
PC 36-23	N44-00714 HEDBERG LORI J & LAURA E SCHWEIN	400 CALDV	PIQUA	OH
PC 36-23	N44-00711 BLACK MICHELLE K & CHARLES D	324 CALDV	PIQUA	OH
PC 36-23	N44-25041 ANSHE EMETH TEMPLE CHURCH	CALDWELL	PIQUA	OH
PC 36-23	N44-00704 ESDY FOUR HUNDRED HIGH LLC	400 HIGH S	PIQUA	OH
PC 36-23	N44-00713 HEDBERG LORI J & LAURA E SCHWEIN	412 ASH ST	PIQUA	OH
PC 36-23	N44-00860 B FIRST PROPERTIES LIMITED	431 ASH ST	PIQUA	OH
PC 36-23	N44-07364 BUECKER CHERYL	304 HIGH S	PIQUA	OH
PC 36-23	N44-00705 MURRAY PROPERTY INVESTMENTS LLC	1215 WAL	PIQUA	OH
PC 36-23	N44-00715 NEIBERT RICHARD	1190 W EV	TIPP CITY	OH
PC 36-23	N44-00852 FUGATE TYLER I	418 W HIG	PIQUA	OH
PC 36-23	N44-00862 PELTIER ENTERPRISES LLC (LC)	766 S JOHN	LUDLOW F,	OH
PC 36-23	N44-00853 STAMPER TERRY D (TOD)	6 E CLARK	S NORTH HA	OH
PC 36-23	N44-07365 BUECKER CHERYL	PO BOX 1,	PIQUA	OH
PC 36-23	N44-00707 WILLIAMS BARBARA A & JOHN B	316 CALDV	PIQUA	OH
PC 36-23	N44-00854 SKL HOLDING LLC	8595 DAY	VERSAILLES	OH
PC 36-23	N44-00859 KOON AMANDA L	319 BROAI	PIQUA	OH
PC 36-23	N44-07364 BUECKER CHERYL	PO BOX 1,	PIQUA	OH
PC 36-23	N44-00706 HONEST PROPERTIES LLC	1333 E 2N	DAYTON	OH
PC 36-23	N44-00710 O LEARY PATRICK S	417 W ASH	PIQUA	OH
PC 36-23	N44-07366 YOUAKIM LLC	312 W HIG	PIQUA	OH

PC 36-23	N44-00699 PENNYMAC LOAN SERVICES LLC	3043 TOW WESTLAKE CA	
PC 36-23	N44-00858 HEDBERG LORI J (TOD) & @(2)	419-421 W PIQUA	OH
PC 36-23	N44-07365 BUECKER CHERYL	PO BOX 1: PIQUA	OH
PC 36-23	N44-00864 DAVIS BROTHERS PROPERTY INVESTMENTS LLC	155 WOOL FORT LORA	OH
PC 36-23	N44-25054 WESTMINSTER UNITED PRESBYTERIAN CH PIQU,	325 W ASH PIQUA	OH
PC 36-23	N44-00693 JOHNSON MICHAEL	324 W ASH PIQUA	OH
PC 36-23	N44-00703 MANSON LARRY I (LE) & KAY E (LE) & @ 3	13421 E MI PIQUA	OH
PC 36-23	N44-00709 COX ANTHONY	326 CALDV PIQUA	OH
PC 36-23	N44-25054 WESTMINSTER UNITED PRESBYTERIAN CH PIQU,	325 W ASH PIQUA	OH
PC 36-23	N44-00856 ULBRICH BRADLEY M	707 N DOV PIQUA	OH
PC 36-23	N44-00855 LANCE DONALD CLYDE & EDITH ANN	422 W HIGH PIQUA	OH
PC 36-23	N44-00857 BAKER-DAHLEN NANCY M	317 BROAI PIQUA	OH
PC 36-23	N44-00712 HORN KYRA	11077 VER COVINGTO	OH
PC 36-23	N44-00714 HEDBERG LORI J & LAURA E SCHWEIN	400 CALDV PIQUA	OH
PC 36-23	N44-00711 BLACK MICHELLE K & CHARLES D	324 CALDV PIQUA	OH
PC 36-23	N44-25041 ANSHE EMETH TEMPLE CHURCH	320 CALDV PIQUA	OH
PC 36-23	N44-00704 ESDY FOUR HUNDRED HIGH LLC	1215 WAL PIQUA	OH
PC 36-23	N44-00713 HEDBERG LORI J & LAURA E SCHWEIN	400 W CAL PIQUA	OH
PC 36-23	N44-00860 B FIRST PROPERTIES LIMITED	PO BOX 1: PIQUA	OH
PC 36-23	N44-07364 BUECKER CHERYL	PO BOX 1: PIQUA	OH
PC-1-24	N44-07600 BAKER TIMOTHY D & JANELLE E	1612 MAIN PIQUA	OH
PC-1-24	N44-07598 SHERRY DEVELOPMENT	FOX DR PIQUA	OH
PC-1-24	N44-07592 SHERRY MICHAEL I (TOD)& CARIN K (TOD)	430 FOX DR PIQUA	OH
PC-1-24	N44-07598 J & M INVESTMENTS OF NW OHIO LLC	440 HOME PIQUA	OH
PC-1-24	N44-07718 REARDON DAVID S (TOD) & GAIL A (TOD)	328 344 FC PIQUA	OH
PC-1-24	N44-07718 SHERRY DEVELOPMENT INC	FOX DR PIQUA	OH
PC-1-24	N44-10157 J & M INVESTMENTS OF NW OHIO LLC	332 HOME PIQUA	OH
PC-1-24	N44-07602 BAKER TIMOTHY D & JANELLE E	S MAIN ST PIQUA	OH
PC-1-24	M40-0424(KBIRD 3 LLC	2020 W HE PIQUA	OH
PC-1-24	M40-05811 HEMM FARM PARTNERSHIP LLC	W HEMM PIQUA	OH
PC-1-24	N44-07599 J&M INVESTMENTS OF NW OHIO LLC	DRAKE RD PIQUA	OH
PC-1-24	N44-07600 BAKER TIMOTHY D & JANELLE E	1612 S MA PIQUA	OH
PC-1-24	N44-07598 SHERRY DEVELOPMENT	P O BOX 7 PIQUA	OH
PC-1-24	N44-07592 SHERRY MICHAEL I (TOD)& CARIN K (TOD)	430 FOX D PIQUA	OH
PC-1-24	N44-07598 J & M INVESTMENTS OF NW OHIO LLC	PO BOX 7: PIQUA	OH
PC-1-24	N44-07718 REARDON DAVID S (TOD) & GAIL A (TOD)	7 HOPEWC PIQUA	OH
PC-1-24	N44-07718 SHERRY DEVELOPMENT INC	P O BOX 7 PIQUA	OH
PC-1-24	N44-10157 J & M INVESTMENTS OF NW OHIO LLC	P.O.BOX 7 PIQUA	OH
PC-1-24	N44-07602 BAKER TIMOTHY D & JANELLE E	1612 S MA PIQUA	OH
PC-1-24	M40-0424(KBIRD 3 LLC	8215 W CO COVINGTO	OH
PC-1-24	M40-05811 HEMM FARM PARTNERSHIP LLC	2090 W HE PIQUA	OH
PC-1-24	N44-07599 J&M INVESTMENTS OF NW OHIO LLC	8645 N CO PIQUA	OH

