

September 29, 2023

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

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, October 10, 2023 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, OCTOBER 10, 2023
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – September 12, 2023

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 30-23

A resolution to authorize a Special Use for a finance company to be located at 106 West Ash St., Parcel N44-001530, zoned D-SX Downtown Shopfront Mixed Use.

2. RESOLUTION PC 31-23

A resolution for Planning Commission to appoint a member to serve on the Board of Zoning Appeals.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, SEPTEMBER 12, 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, Shannon Brandon, Brad Bubp, Gary Koenig, Eddie Harvey

APPROVAL OF MINUTES

The minutes of August 8 2023, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 27-23

A resolution requesting a Special Use authorization for a self-storage facility to be constructed at Parcel N44-073860, zoned IH-Heavy Industry.

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

Thomas Fitzpatrick, the applicant, came forward to speak on the matter.

Brad Bubp made a motion to approve Resolution PC 27-23 and Eddie Harvey seconded the motion. Resolution PC 27-23 was approved with a 5-0 vote.

Resolution PC 28-23

A resolution requesting a Special Use for a self-service storage facility to be constructed at Parcel N44-074310, zoned IH-Heavy Industry.

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

Dan Burns, the applicant, came forward to speak on the matter. He also requested an amendment to the application to develop the south lot/entrance. There will be no extension to the north.

Joe Wilson made a motion to approve Resolution 28-23 and Shannon Brandon seconded the motion. Resolution PC 28-23 was approved with a 5-0 vote.

Resolution PC-29-23

A resolution to consider construction drawings for water and sanitary sewer main extension on Recker Rd.

Chris Schmiesing gave the staff report.

Shannon Brandon made a motion to approve Resolution 29-23 and Eddie Harvey seconded the motion. Resolution 29-23 was approved with a 5-0 vote.

OTHER BUSINESS

Chris Schmiesing reviewed the Capital Improvement Plan.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Eddie Harvey 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 7:00 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

Applicant:	<p>Alan Riethman 625 Broadway Piqua, OH 45356 alanriethman@yahoo.com</p>
Request:	Special Use – Financial Service (§3.5.8) in Downtown Shopfront Mixed Use (D-SX) district
Location:	Located at 106 West Ash Street, Suite #504

Staff Analysis:	<p>The D-SX district is intended for a mix of uses in a pedestrian-oriented environment that prioritizes retail and other active commercial uses. All office uses listed in §3.5.8 require a Special Use permit for approval.</p> <p>Existing Use: Ground floor is operated by “Main Optical”, a Medical use (§3.5.7). Proposed office (Suite #504) is presently vacant.</p> <p>Office use must meet the following standards:</p> <ul style="list-style-type: none"> • Each tenant space may not exceed 2,500 SF in gross floor area • The total office space in a building must not exceed 25% of the ground floor; and • Hours of operation can begin no earlier than 6am and end no later than 11pm, including all deliveries
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Staff Recommendations:	Staff recommends APPROVAL of the Office Special Use, contingent upon previous standards being satisfied. This use coincides with the intention of Code Piqua in not committing ground floors and/or shopfronts resources to permitted uses such as retail or restaurants.
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RESOLUTION No. PC 30-23

WHEREAS, Alan Riethman, has applied for a Special Use Authorization to authorize a Special Use for a Finance Company to be located at Parcel N44-001530, zoned D-SX Downtown Shopfront 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
Gary Koenig	<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"/>

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 kfrench@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 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 checked="" type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings (If applicable)	<input checked="" type="checkbox"/> \$150 Fee (Cash or Check)
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check 1493

APPLICANT INFORMATION		<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name: ALAN RIETHMAN			
Contact Person First Last Name: ALAN RIETHMAN			
Mailing Address: 625 BROADWAY PIQUA OHIO			
Phone Number: 937-489-6496		Email: ALAN.RIETHMAN@YAHOO.COM	
Type of legal interest held by applicant: MEMBER			
OWNER INFORMATION			
First Last Name: ALAN RIETHMAN			
Mailing Address: 625 BROADWAY PIQUA			
Phone Number: 937-489-6496		Email: ALAN.RIETHMAN@YAHOO.COM	

LOCATION DETAILS	
Street Address: 106 WEST ASH ST SUITE 504	Parcel ID Number:
Existing Zoning District: D-5X	Existing Use: VACANT / OFFICE SPACE
Proposed Special Use: FINANCE COMPANY	

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

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
ALAN RIETHMAN	9/15/23
Applicant Name	Date
	9/15/23
Applicant Signature	Title

RESOLUTION No. PC 31-23

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 City 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 2024;

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. 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. Gary Koenig	<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"/>

	Name	Address	City	State	Zip
PC 30-23	TRIANGLE GENERATIONS LL	333 MAIN ST N	PIQUA	OH	45356
PC 30-23	GOOD LUCK LEASING LLC	406 N MAIN ST	PIQUA	OH	45356
PC 30-23	WENRICK CHRISTOPHER S	419 19. MAIN ST N	PIQUA	OH	45356
PC 30-23	GREGGERSON REAL PROPEI	415 MAIN ST N	PIQUA	OH	45356
PC 30-23	TREON MICHAEL	331 MAIN ST N	PIQUA	OH	45356
PC 30-23	VSF INVESTMENTS 10 LTD	121 123 ASH ST W	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	WAYNE R	PIQUA	OH	45356
PC 30-23	FISHER JAMES C	409 N MAIN ST	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	MAIN ST N	PIQUA	OH	45356
PC 30-23	MRM LEASING CORPORATI	400 N MAIN ST	PIQUA	OH	45356
PC 30-23	BENKERT JULIA M	419 WAYNE ST N	PIQUA	OH	45356
PC 30-23	VSF INVESTMENTS 3 LTD	325 MAIN ST N	PIQUA	OH	45356
PC 30-23	GOOD LUCK LEASING LLC	408 N MAIN ST	PIQUA	OH	45356
PC 30-23	PFS LEASING LLC	114-116 ASH ST W	PIQUA	OH	45356
PC 30-23	SEA VENTURES LLC	411 MAIN ST N	PIQUA	OH	45356
PC 30-23	DOBO REAL PROPERTY LLC	417 MAIN ST N	PIQUA	OH	45356
PC 30-23	PIQUA CHAMBER OF COM	326 MAIN ST N	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	GREENE ST	PIQUA	OH	45356
PC 30-23	321 LEASING LLC	321 N MAIN ST	PIQUA	OH	45356
PC 30-23	LATHAM SCOTT D & CHRIST	420 MAIN ST N	PIQUA	OH	45356
PC 30-23	ANDERSON GARY R & SHIRI	405 407 MAIN ST N	PIQUA	OH	45356
PC 30-23	JODA PROPERTIES LLC	110 112 ASH ST W	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	GREENE ST	PIQUA	OH	45356
PC 30-23	FESSEX CORPORATION LLC	320 MAIN ST N	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA OHIO	110 ASH ST E	PIQUA	OH	45356
PC 30-23	A & W WALLACE LLC	329 MAIN ST N	PIQUA	OH	45356
PC 30-23	VESTCO LTD	423 WAYNE ST N	PIQUA	OH	45356
PC 30-23	ARP DOUGLAS G & TERESA	414 MAIN ST N	PIQUA	OH	45356
PC 30-23	VSF INVESTMENTS 9 LTD	319 WAYNE ST N	PIQUA	OH	45356
PC 30-23	STARRETT CHARMAINE R TF	421 MAIN ST N	PIQUA	OH	45356
PC 30-23	THE PIQUA ARTS COUNCIL	401 MAIN ST N	PIQUA	OH	45356
PC 30-23	BEACHY DANIEL J & TRACY	322 324 MAIN ST N	PIQUA	OH	45356
PC 30-23	LATHAM SCOTT & CHRISTIN	423 MAIN ST N	PIQUA	OH	45356
PC 30-23	FOUR B S REAL ESTATE	430 N MAIN ST	PIQUA	OH	45356
PC 30-23	POPE WAYNE M & SUE A	323 MAIN ST N	PIQUA	OH	45356
PC 30-23	EJB INVESTMENTS LLC	128 ASH ST W	PIQUA	OH	45356
PC 30-23	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
PC 30-23	STARRETT CHARMAINE R (T	425 MAIN ST N	PIQUA	OH	45356
PC 30-23	HARRISON FAMILY LIMITED	318 MAIN ST N	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	ASH - HIGH ST	PIQUA	OH	45356
PC 30-23	ESDY PROPERTIES INC	418 MAIN ST N	PIQUA	OH	45356
PC 30-23	WINTROW ROXANNE	413 MAIN ST N	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	ASH ST	PIQUA	OH	45356
PC 30-23	A & W WALLACE LLC	327 MAIN ST N	PIQUA	OH	45356
PC 30-23	RUFFNER MATTHEW FORES	417 WAYNE ST N	PIQUA	OH	45356
PC 30-23	TRIANGLE GENERATIONS LL	324 W ASH ST	PIQUA	OH	45356

PC 30-23	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
PC 30-23	WENRICK CHRISTOPHER S	9920 NEWBERRY WASH I	PIQUA	OH	45356
PC 30-23	GREGGERSON REAL PROPEI	9450 N HETZLER RD	PIQUA	OH	45356
PC 30-23	TREON MICHAEL	331 N MAIN ST	PIQUA	OH	45356
PC 30-23	VSF INVESTMENTS 10 LTD	1268 E ASH ST	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
PC 30-23	FISHER JAMES C	409 N MAIN ST	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
PC 30-23	MRM LEASING CORPORATI	106 W ASH	PIQUA	OH	45356
PC 30-23	BENKERT JULIA M	2219 WILSHIRE DR	PIQUA	OH	45356
PC 30-23	VSF INVESTMENTS 3 LTD	1268 E ASH ST STE 108	PIQUA	OH	45356
PC 30-23	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
PC 30-23	PFS LEASING LLC	719 E ASH ST	PIQUA	OH	45356
PC 30-23	SEA VENTURES LLC	526 N WAYNE ST	PIQUA	OH	45356
PC 30-23	DOBO REAL PROPERTY LLC	1503 BROADWAY	PIQUA	OH	45356
PC 30-23	PIQUA CHAMBER OF COMM	PO BOX 1142	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
PC 30-23	321 LEASING LLC	P O BOX 637	PIQUA	OH	45356
PC 30-23	LATHAM SCOTT D & CHRIST	420 N MAIN ST	PIQUA	OH	45356
PC 30-23	ANDERSON GARY R & SHIRI	10700 N HARDIN RD	PIQUA	OH	45356
PC 30-23	JODA PROPERTIES LLC	15707 KIRKWOOD RD	SIDNEY	OH	45365
PC 30-23	CITY OF PIQUA	124 N WAYNE ST	PIQUA	OH	45356
PC 30-23	FESSEX CORPORATION LLC	955 N HARSHBARGER RD	PLEASANT	OH	45359
PC 30-23	CITY OF PIQUA OHIO	201 W WATER ST	PIQUA	OH	45356
PC 30-23	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365
PC 30-23	VESTCO LTD	410 CORPORATE CENTER	VANDALI	OH	45377
PC 30-23	ARP DOUGLAS G & TERESA	315 BIRD SONG DR	VANDALI	OH	45377
PC 30-23	VSF INVESTMENTS 9 LTD	1268 E ASH ST STE 108	PIQUA	OH	45356
PC 30-23	STARRETT CHARMAINE R TF	425 N MAIN ST	PIQUA	OH	45356
PC 30-23	THE PIQUA ARTS COUNCIL	427 N MAIN ST	PIQUA	OH	45356
PC 30-23	BEACHY DANIEL J & TRACY	P O BOX 1492	PIQUA	OH	45356
PC 30-23	LATHAM SCOTT & CHRISTIN	420 N MAIN ST	PIQUA	OH	45356
PC 30-23	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA	OH	45801
PC 30-23	POPE WAYNE M & SUE A	220 W GREENE ST	PIQUA	OH	45356
PC 30-23	EJB INVESTMENTS LLC	P O BOX 402	PIQUA	OH	45356
PC 30-23	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
PC 30-23	STARRETT CHARMAINE R (T	425 N MAIN ST	PIQUA	OH	45356
PC 30-23	HARRISON FAMILY LIMITED	314 N MAIN ST	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
PC 30-23	ESDY PROPERTIES INC	1215 WALKER ST	PIQUA	OH	45356
PC 30-23	WINTROW ROXANNE	820 CALDWELL ST	PIQUA	OH	45356
PC 30-23	CITY OF PIQUA	124 N WAYNE ST	PIQUA	OH	45356
PC 30-23	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365
PC 30-23	RUFFNER MATTHEW FORES	1220 PARK AVE BLDG 1	PIQUA	OH	45356



Auditor Map



Public Notification ⌵ ✕

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