

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, FEBRUARY 8, 2022
COMMISSION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER

At 6:00pm 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: Gary Koenig, Eddie Harvey, Shannon Brandon, Joe Wilson, Brad Bubp

MEETING MINUTES

The minutes of the January 11, 2022 Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 1-22

A resolution to recommend dedication of an easement within the right of way for an encroachment by 401 Main Street

Kyrsten French, City Planner gave a staff report. She noted that this item is brought to the Planning Commission because the building encroaches by .34' into the Ash Street right of way. The sale of the property has been stalled by this historical encroachment. Staff recommends approval of this resolution.

Nate Funderburg, owner of 401 Main St, came forward to speak on the item. Mr. Funderburg noted that this was not an issue in the purchase of the building previously. He reiterated Kyrsten's comments and was available for questions.

No one else came forward to speak on the item.

The board deliberated and discussed the easement request. Brad Bubp made a motion to approve Resolution PC 1-22 and Eddie Harvey seconded the motion. Resolution PC 1-22 was approved by a 5-0 roll call vote.

Resolution PC 2-22

A resolution to grant a Special Use authorization for a recovery housing facility at Sunrise Treatment Center, 1130 Garbry Road

Kyrsten French, City Planner gave a staff report. She explained that the Sunrise Treatment Center has requested a Special Use permit to build an onsite recovery house to augment their substance use disorder treatment facility. Staff is supportive of the proposal from a land use and design perspective. The proposed development includes a phased plan to add a side path or sidewalk around the perimeter of the site, an addition that helps establish pedestrian connections in the area and ensures that

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residents will not have to walk in the street. It was also discussed that a letter of support from Chief Rick Byron, with the Piqua Police Department was shared in the packet.

Dr. Bill, applicant, 524 Aston View Ln., Cleves, OH 45002, came forward to speak on the item. He explained the goals for Sunrise Treatment Center in detail and discussed the need for temporary housing and recovery programming in the Piqua community. Dr. Bill was available for questions and comments from the board.

Chris Schmiesing, Community and Economic Development Director, came forward to express the City's support for the new Sun Rise Treatment Center facility.

No one else came forward to speak on the item.

The Planning Commission deliberated and discussed the special use request. Brad Bubp made a motion to approve Resolution PC 2-22 and Joe Wilson seconded the motion. Resolution PC 2-22 was approved by a 5-0 roll call vote.

Resolution PC 3-22

A resolution to recommend rezoning of 4 lots on the northeast corner of Spring and Water from B-General Business and R3-Multifamily Residential to CBD-Central Business District

The board discussed Resolution PC 3-22 and Resolution PC 4-22 together.

Kyrsten French, City Planner gave a staff report for both Resolution PC 3-22 and Resolution PC 4-22. Kyrsten noted that the applicant has requested a rezoning of lots from B-General Business and R3-Multifamily Residential to CBD-Central Business District to facilitate the construction of new townhomes and single family residences at Spring and Water. A Special Use approval contingent upon rezoning will also be needed from the Planning Commission to facilitate the residential use.

R3 would allow the proposed density, but requires setbacks that are much more akin to suburban development. Current Planned Unit Development standards also are tuned for larger lot sizes. Due to their proximity to downtown, Lock 9 Park, and other lots zoned CBD, staff has recommended that all lots in the project be zoned CBD prior to being replatted to suit the new development. If the Planning Commission agrees that this use is desired, staff also recommends that a Special Use for the residential use be approved by the Planning Commission at this meeting, designed in the resolution language to be approved concurrently with the City Commission's approval for rezoning. This simply saves the time and expense of an additional meeting, and would send a signal of encouragement for those who are ready to invest in Piqua's downtown. Staff recommends approval of both items being discussed.

Jim Edmonds, applicant, Columbus, came forward to speak on the item. He provided context about how he became familiar with Piqua and his interest in infill development. It was discussed that the new builds will be fee-simple, for purchase buildings and market rate pricing. The board asked questions about provided parking noted in the plans, building materials, and complimented the attention to detail in the plans. The board noted that although this location is not in the historic district, they would like the historic color palette to be provided to Mr. Edmonds for his consideration. Mr. Edmonds

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noted that if passed, demolition is hoped to begin in April and construction would begin in the Spring or Summer of 2022. The projects is expected at this time to be complete by Spring of 2023.

Chris Schmiesing, Community and Economic Development Director, came forward to speak on the item. He noted that he has been in contact with Mr. Edmonds for several years. He spoke about the other high quality projects that RCS Construction and Bruns have delivered. Chris reiterated the City's support for this project.

No one else came forward to speak on the item.

The Planning Commission deliberated and discussed the rezoning request. Shannon Brandon made a motion to approve Resolution PC 3-22 and Brad Bubp seconded the motion. Resolution PC 3-22 was approved by a 5-0 roll call vote.

Resolution PC 4-22

A resolution to grant a Special Use authorization for residences in the CBD – Central Business District for 4 lots on the northeast corner of Spring and Water, contingent upon rezoning approval

The board discussed Resolution PC 3-22 and Resolution PC 4-22 together.

No one else came forward to speak on the item.

The Planning Commission deliberated and discussed the special use request. Eddie Harvey made a motion to approve Resolution PC 4-22 and Brad Bubp seconded the motion. Resolution PC 4-22 was approved by a 5-0 roll call vote.

OTHER BUSINESS

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Shannon Brandon and seconded by Brad Bubp to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:55 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, City of Piqua Development Department. Comments requesting corrections, additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.