

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, MARCH 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 February 8, 2022 Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 5-22

A resolution to recommend a Certificate of Appropriateness for new windows at 326 North Main Street located in the Downtown Historic District

Kyrsten French, City Planner gave a staff report. She noted that this item lacked visual context within the packet and provided additional information to the Planning Commission. She noted that transparency into downtown buildings tends to invite more active uses of ground-floor spaces, rather than bricked up wall space. Staff recommends approval of this resolution.

The board deliberated and discussed the request.

Kathy Sherman, 2325 White Tail Ln, on behalf of the Chamber of Commerce, came forward to speak on the item. Ms. Sherman noted that there are 4 offices on the north side of the building, 3 of which will have individual windows that will mimic the corner of Main Street. She explained that over time, the previous windows were bricked over and the office space ceilings had been lowered. The request involves placing the windows slightly lower than they were previously, and will maintain consistency with the other lower level windows. The window sills will be made of limestone.

No one else came forward to speak on the item.

The commissioners agreed that changes have taken place overtime and the consistency with the other windows in the building was appropriate. Brad Bubp made a motion to approve Resolution PC 5-22 and Eddie Harvey seconded the motion. Resolution PC 5-22 was approved by a 5-0 roll call vote.

Resolution PC 6-22

A resolution to recommend a Certificate of Appropriateness for a sign at 319 North Wayne Street located in the Downtown Historic District

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Kyrsten French, City Planner gave a staff report, explaining the request.

The board deliberated and discussed the request. It was noted that the verbiage in the code specifically states that signs with white backgrounds are not allowed within the historic district. It was also discussed that other signs in the downtown area have been approved with a white background, based on a case-by-case basis.

Brandon Virgallito, owner of 319 N. Wayne St. and Brian Quinter, applicant, came forward to speak on the item together. Brandon explained that the sign panel structure is original to the building. Brian gave examples of other white background signs that have been approved in the past. He stated that the sign panels are translucent acrylic and can be swapped out easily. He also discussed with the commissioners that in some cases, he has used a lesser amount of bulbs in the sign to decrease the brightness.

Melanie Walker, 526 N. Wayne St., came forward to speak on the item. She noted that she has noticed other white background signs in the historic district.

Chris Schmiesing, Community and Economic Development Director, came forward to speak on the item. He noted that this is an example of why the code is currently being updated with Code Piqua, as there are standards that may no longer be appropriate. He expressed excitement for development taking place in this building.

The board further deliberated and discussed other language that could be used for signage in the historic context.

No one else came forward to speak on the item.

Brad Bubp made a motion to approve Resolution PC 6-22 and Eddie Harvey seconded the motion. Resolution PC 6-22 was approved by a 5-0 roll call vote.

Resolution PC 7-22

A resolution to grant a Special Use authorization for a cocktail lounge for 125 W. Ash Street, located in the Central Business District

Kyrsten French, City Planner provided the staff report. She noted that a white-box treatment of the lower floor of the original Elks building had a pizza kitchen, which is now a separated suite with a separate entrance from Ash Street. This suite is the proposed location of Liquid Lounge, a cocktail bar to serve a menu of craft cocktails to patrons in a lounge setting. She explained that many citizens of Piqua are interested in this kind of atmosphere in the downtown. Staff recommends approval of the request.

Brittany Current, 107 E. Water St. – Troy, applicant, came forward to speak on the item. Brittany explained that she has several years of experience as a bartender. This cocktail lounge will have a dress code and serve specialty cocktails. The business has a D1 and D3 liquor license. The hours of operation are expected to be 5:00pm to 1:00am. The commission asked the applicant how noise will be handled, as the location sits close to residential neighborhoods. Brittany noted that no noise issues are expected as there will be no live music at this time, but also noted that there will likely be a touch tunes jukebox.

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Chris Schmiesing, Community and Economic Development Director, came forward to speak on the item. He reiterated that the community expresses the need for this type of business in the downtown. He commented on the positive investment that Mr. Virgallito has put into this building.

The board further deliberated and agreed that this type of use is appropriate in the downtown.

No one else came forward to speak on the item.

Gary Koenig made a motion to approve Resolution PC 7-22 and Shannon Brandon seconded the motion. Resolution PC 7-22 was approved by a 5-0 roll call vote

Resolution PC 8-22

A resolution to recommend granting a utility easement and an associated leasing area for fiber utility service, located at N44-250355, on a gravel pad to the north of the Ohio to Indiana Trail, west of N. College Street

Kyrsten French, City Planner provided the staff report. She explained that the city is the applicant for this resolution, and is requesting a recommendation of approval to authorize entering a potential leasing agreement as well as designation of an easement for fiber utility service at parcel N44-250355, on a gravel pad to the north of the Ohio to Indiana Trail, west of N. College Street.

The board discussed and it was noted that the utility easement would be available for ongoing access for maintenance purposes. The City Commission will authorize staff to negotiate a layout that works for all parties involved. It was also noted that utilities will be underground until the right of way, in which the utilities will be in the powerlines.

No one else came forward to speak on the item.

Shannon Brandon made a motion to approve Resolution PC 8-22 and Joe Wilson seconded the motion. Resolution PC 8-22 was approved by a 5-0 roll call vote

Resolution PC 9-22

A resolution to amend the plat of Section One of the Arrowhead Subdivision

Kyrsten French, City Planner provided the staff report for both resolution PC 9-22 and PC 10-22. She explained to the board that DDC Management has requested approval of a preliminary plat for the final section of the Arrowhead subdivision, as well as an amendment to Section 1 to remove restrictions for minimum floor sizes.

The developer has proposed a subdivision of 80 lots for single-family development. DDC Management develops infrastructure to support lots, which are then sold to a home builder for construction. The layout proposed adheres to minimum standards of the R1 zoning district, and is designed to accommodate homes for working families.

The request for preliminary plat approval is conditioned on a finding that the regulatory floodplain, once delineated, will not encroach on the building footprints of homes and

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will generally stay within the ditch. The City's Floodplain Management code does not allow construction of homes within the floodplain, and the developer is aware that a layout change will be necessary if the regulatory floodplain is larger than expected.

The board discussed the current code language on minimum standards.

Jon Bills, President of DDC Management, Miamisburg, came forward to speak on the item. He reiterated points made in Kyrsten's staff report and also noted that there is no intent in building homes smaller than 1,100 square feet. He noted that most homes fall in the range of 1,500 – 1,800 square feet and two stories. There is no end user at this time. If the resolution is passed, this topic will come back to the city for a final plat and construction plans. Mr. Bills noted that he is fairly confident that the floodplain delineation will match the others in this area and there will be no issue with the project moving forward. The timing of the project is moving quickly to meet contractual obligations with the seller.

Chris Schmiesing, Community and Economic Development Director, came forward to speak on the item. He expressed that this 80 lots for single-family development is filling a need for work force housing in Piqua. He reiterated that the preliminary approval of this project is necessary to make it work. He also noted that the previous restrictions in the original Section 1 plat specifies requirements for minimum areas of homes was set by the developer and is not a city restriction. The city does not currently have a minimum.

No one else came forward to speak on the item.

The board further deliberated further and voted on each resolution seperately.

Brad Bubp made a motion to approve Resolution PC 9-22 and Eddie Harvey seconded the motion. Resolution PC 9-22 was approved by a 5-0 roll call vote.

Resolution PC 10-22

A resolution to approve a preliminary plat within the Arrowhead Subdivision

It was noted that resolution PC 10-22 has a mistake, "WHEREAS, the purpose of this easement will be to allow for fiber utility service" should be stricken from the resolution.

No one else came forward to speak on the item.

Eddie Harvey made a motion to approve Resolution PC 10-22 and Joe Wilson seconded the motion. Resolution PC 10-22 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 Eddie Harvey to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 7:15 P.M.

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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.