

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, JUNE 14, 2022  
COMMISSION CHAMBERS – 201 W. WATER STREET

**CALL TO ORDER**

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

**ROLL CALL**

Members Present: Eddie Harvey, Joe Wilson, Brad Bubp

Members Absent: Gary Koenig, Shannon Brandon

**MEETING MINUTES**

The minutes of the May 10, 2022 Planning Commission Meeting were approved by voice vote.

**NEW BUSINESS**

**Resolution PC 18-22**

A resolution requesting the authorization to construct a restaurant drive thru Special Use at 415 W. Water Street

Kyrsten French, City Planner gave a staff report. She noted that the applicant would like to construct a Donatos restaurant with a pick up window for service, which will also include indoor dining spaces.

The site is zoned B-General Business, which lists drive thrus as a Special Use to examine the site's locational appropriateness, operational capacity, and other factors that may affect the surrounding properties. The drive thru's proximity on the site to the adjacent residence is a concern, as noise, light, and pollution from vehicles would not have much space to disipate. In design discussions with the applicant, the franchisee noted that a landscaping screen with a decorative fence between the adjacent resident and the site would be provided. This screen would have to be designed so that pedestrians walking along Water Street remain visible to exiting vehicles.

The applicant has met requirements for off-street parking. The drive thru's operation plan does not include on site ordering, and will be a pick up window only. The applicant has requested consideration for 7 stacking spaces given this difference in operation from an on-site ordering drive-thru facility, which requires a minimum of 8 stacking spaces.

Nathan Laslow – Marysville, applicant, came forward to speak on the item. He reiterated the the window is for pick ups only, and there those who come through the line will not be ordering.

The board discussed and asked additional questions regarding the landscaping and screening that would be required in between the residential property and business.

No one else came forward to speak on the item.

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Harvey made a motion to approve Resolution PC 18-22 and Joe Wilson seconded the motion. Resolution PC 18-22 was approved by a 3-0 roll call vote.

**Resolution PC 19-22**

A resolution requesting the authorization of a final plat within the Arrowhead Subdivision Kyrsten French provided a staff report for PC 19-22 and PC 20-22 together.

The board discussed PC19-22 and PC 20-22 together.

No one else came forward to speak on the item.

The board deliberated and discussed the request. Joe Wilson made a motion to approve Resolution PC 19-22 and Eddie Harvey seconded the motion. Resolution PC 19-22 was approved by a 3-0 roll call vote.

**Resolution PC 20-22**

A resolution requesting the approval of construction documents for Arrowhead Estates

Kyrsten French, City Planner gave a staff report. DDC Management has requested approval of a final plat for the final section of the Arrowhead subdivision, as well as an amendment to Section 1 to remove restrictions for minimum floor sizes. DDC Management has also requested acceptance of construction drawings of the right of way to be dedicated.

Kyrsten explained that the developers are highly interested in the Piqua market for its proximity to a growing regional job base within the 30-45 minute drive area. Further expansion of local industry in Piqua also drives a need for new housing in a variety of forms.

DDC has proposed a subdivision of 80 lots for single-family development. The layout proposed is adheres to minimum standards of the R1 zoning district, and is designed to accommodate homes for working families. The layout meets all standards of the zoning and subdivision codes.

This request for a final plat approval is conditioned on a finding that the regulatory floodplain, once delineated, will not encroach on the building footprints of homes and 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. In the case that a Letter of Map Revision cannot be obtained, the developer has submitted an additional bond to ensure that the site affected can be restored to a natural and permeable state. The developer expects review of their submission by FEMA to take roughly 5 months.

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The construction drawings, engineer's estimate and stormwater calculations have been reviewed by all City staff and have been approved. Staff recommends the Planning Commission's acceptance of the construction drawings.

The final plat includes dedication of right of way to the City and has been reviewed by staff. Staff recommends that the Planning Commission forward their recommendation to approve this subdivision plat and accept the right of way dedication.

Clayton Sears, Miamisburg, Applicant, came forward to speak on the item. He noted that Kyrsten summarized the project accurately and that DDC is ready to move forward if the items are approved. Mr. Sears explained that it is the goal of the developers to have a model home ready for display by Thanksgiving of 2022 with home sales to follow in the Spring of 2023.

No one else came forward to speak on the item.

The board deliberated and discussed the request. It was noted that the next step in the process is to complete city internal review. Joe Wilson made a motion to approve Resolution PC 20-22 and Eddie Harvey seconded the motion. Resolution PC 20-22 was approved by a 3-0 roll call vote.

## **OTHER BUSINESS**

## **ADJOURNMENT**

With no other questions, comments or business before the Planning Commission, a motion was made by Eddie Harvey and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:20 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](mailto:bharp@piquaoh.org).