

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, OCTOBER 11, 2022
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: Eddie Harvey, Joe Wilson , Gary Koenig, Shannon Brandon
Members Absent (excused): Brad Bubp

MEETING MINUTES

The minutes of September 13, 2022, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 35-22

A resolution requesting a Certificate of Appropriateness for signage at 317 N. Main Street

Kyrsten French, City Planner, provided a staff report. She noted that Quint Creative, representing Awakenings Christian Fellowship, has requested a Certificate of Appropriateness for facade paint color changes, a new awning, and new signage at 317 N. Main Street.

The applicant proposed a new black awning, re-painting the facade a slate brown with gray trim, and placement of a wood-look sign above the awning. The highlighting of trim is a positive design choice to give some color contrast. Staff is supportive of the request, and encouraged the building owner and applicant work together to go even further to activate the storefront. The Planning Commission commented and two members, Ms. Brandon and Mr. Wilson noted that from their view of the rendering of the sign, it might be hard to read the sign. Ms. Brandon suggested using a darker color around the border of the sign to help it become more visible against the background. Ms. French agreed to pass the suggestion along to the applicant.

The applicant did not attend to provide any additional information, and no one else came forward to speak on the item.

Shannon made a motion to approve Resolution PC 35-22 and Eddie Harvey seconded the motion. Resolution PC 35-22 was approved by a 4-0 roll call vote.

Resolution PC 36-22

A resolution requesting a Certificate of Appropriateness for signage at 113 E. High Street

The applicant, Quint Creative, applied to install an internally lit channel letter sign at 113. E High Street along the Main Street frontage, and an externally lit sign along the High Street frontage. The Planning Commission agreed that the signs presented a high level of design quality were appropriate for the building.

The applicant was not present, and no one else came forward to speak on the item.

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Shannon Brandon made a motion to approve Resolution PC 36-22 and Joe Wilson seconded the motion. Resolution PC 36-22 was approved by a 4-0 roll call vote.

Resolution PC 37-22

A resolution requesting a Certificate of Appropriateness for paint colors and removal of an awning at 319 N. Main Street. The applicant, Melissa Harmon, wished to explore removal of the awning at the former Second Story Gallery location as she prepares to open her own storefront. The awning is hiding a glass-etched bat on the window. She would like to painting the **façade** a dark gray, and trim lightly with gold.

The Planning Commission asked questions about the details of awning removal, and Ms. Harmon provided clarification on how the work would be completed to a finished appearance.

No one else came forward to speak on the item.

Joe Wilson made a motion to approve Resolution PC 37-22 and Eddie Harvey seconded the motion. Resolution PC 37-22 was approved by a 4-0 roll call vote.

OTHER BUSINESS

Code Piqua Draft - Ms. French noted that the new zoning code draft would be posted in the coming week. The Planning Commission requested a report of any major changes to the draft.

Procedures/Opening Remarks Discussion - The Planning Commission adopted the procedure to add a swearing in at the beginning of each meeting.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Joe Wilson and seconded by Shannon Brandon to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:25 P.M.

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