

PLANNING AND ZONING

Christopher W. Schmiesing – Planning and Zoning Supervisor
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January 25, 2008

MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD

*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission will conduct a meeting at the time and location stated below.

TIME: **6:00 P.M.**

DATE: **Tuesday, February 5, 2008**

LOCATION: **Commission Chambers, Municipal Government Complex
201 W. Water Street**

It has been determined by this office that you may have an interest in agenda item to be discussed at this meeting (see enclosed meeting agenda). To view the Planning Commission packet in its entirety, visit http://www.piquaoh.org/agenda_plan_comm.htm or stop by this office.

This is your opportunity to speak in favor of, or object to, the agenda item. If you desire to state your opinion concerning this matter and are unable to attend the meeting, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

Please contact this office if you have any questions pertaining to this notice.

Chris Schmiesing

Christopher W. Schmiesing
Planning and Zoning Supervisor

Enc.

**FEBRUARY 5, 2008
PLANNING COMMISSION
MAILING LIST**

REFERENCE	NAME	MAILING ADDRESS	CITY/STATE/ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD		
PC 08-08	GARBRY JOHN S	1567 GARBRY RD # 128	PIQUA OH 45356
PC 08-08	LACHAPELLE PAUL	526 GARBRY RD	PIQUA OH 45356
PC 08-08	F O E PIQUA AERIE #614 INC	301 KIENLE DR	PIQUA OH 45356
PC 08-08	HCRA PROPERTIES I LLC	333 N SUMMIT ST	TOLEDO OH 43604
PC 08-08	MCS REAL ESTATE INC	200 KIENLE DR	PIQUA OH 45356
PC 08-08	RED INVESTMENTS LIMITED LIABILITY COM	6340 E ST RT 41	TROY OH 45373
PC 08-08	HCF REALTY OF GARBRY RIDGE INC	1100 SHAWNEE RD	LIMA OH 45804
PC 08-08	GOVER & GOVER LIMITED	3035 TECUMSEH CIRCLE	PIQUA OH 45356
PC 08-08	HEARTLAND OF PIQUA	275 KIENLE DR	PIQUA OH 45356
PC 08-08	POGGYMEYER DESIGN GROUP	1168 N MAIN ST	BOWLING GREEN OH 43402
PC 09-08	HUGHES HAROLD J JR	129 E MAIN ST	PIQUA OH 45356
PC 09-08	FEDERAL HOME LOAN MORTGAGE CORPO	333 W WACKER DR	CHICAGO IL 60606
PC 09-08	HARRIS JOHN ERIC	248 E MAIN ST	PIQUA OH 45356
PC 09-08	SCHERER RICHARD L & JERI L	21609 MIAMI SHELBY RD	CONOVER OH 45317
PC 09-08	WRIGHT NATHAN E & IRENE	318 PINWOOD	PIQUA OH 45356
PC 09-08	FELVER RICK	3571 JUNIPER ST	TROY OH 45373
PC 09-08	BUROKER F ALMEDA	1830 W PARKWAY DR	PIQUA OH 45356
PC 09-08	MIAMI CO COMMISSIONERS	201 W MAIN ST	TROY OH 45373
PC 09-08	MIAMI CONSERVANCY DIST	38 E MONUMENT ST	DAYTON OHIO 45401
PC 10-08	MURRAY JOYCE A TRUSTEE	9155 N SPIKER RD	PIQUA OH 45356
PC 10-08	DAVIS HARRY M TRUSTEE & BERNICE I TRU	427 S PEARL ST	COVINGTON OH 45318
PC 10-08	SLONE RICHARD	10870 PIQUA-LOCKIN RD	PIQUA OH 45356
PC 10-08	KINSINGER TERRY	500 W HIGH ST	PIQUA OH 45356
PC 10-08	TYSON CRAIG T & RICHARD G SLONE	10870 PIQUA-LOCKINGTON	PIQUA OH 45356
PC 10-08	POPP TERRY R & SUSAN E	1411 NICKLIN AVE	PIQUA OH 45356
PC 10-08	DRAPP STEVEN CHARLES	518 W HIGH ST	PIQUA OH 45356
PC 11-08	TIM FLYNN	5460 FRANZT ROAD, SUITE 200	DUBLIN, OH 43017
PC 11-08	JANET DOTY	3821 DARBYSHIRE DRIVE	HILLIARD, OH 43026
PC 11-08	PETE SCHWIEGERAHT	9349 WATERSTONE BLVD	CINCINNATI, OH 45249
PC 11-08	DRAPP INVESTMENTS LTD C/O	5 EAGLES WAY	PIQUA, OH 45356
PC 11-08	LUMPKIN RICHARD J TRUSTEE RICHARD J	P O BOX 639	PIQUA, OH 45356
PC 11-08	SEVER & SONS REALTY LLC	P O BOX 1198	PIQUA, OH 45356
PC 12-08	RURODE ROBERT S & JOANEL K	429 N DOWNING ST	PIQUA, OH 45356
PC 12-08	BALTES IRVIN J & KATHLEEN A	228 W GREENE ST	PIQUA, OH 45356
PC 12-08	COTRELL TERRY A & JANE A	415 N DOWNING ST	PIQUA, OH 45356
PC 12-08	K & K INVESTMENTS (A PARTNERSHIP)	1307 PARK AVE	PIQUA OH 45356
ENTIRE PACKET TO:			
	FRED ENDERLE	INTER-OFFICE MAIL	
	CHRIS SCHMIESING	INTER-OFFICE MAIL	
	PLANNING COMMISSION	REGULAR MAIL	
E-MEETING NOTICE TO:			
	AMY WELKER	EMAIL	
	CHRIS BOEKE	EMAIL	
	CITY COMISSION	EMAIL	
	DEAN BURCH	EMAIL	
	DEBBIE STEIN	EMAIL	
	FRED ENDERLE	EMAIL	
	HARRY BUMGARNER	EMAIL	
	LORNA SWISHER	EMAIL	
	MARTIN KIM	EMAIL	
	STACY WALLS	EMAIL	
	TOM ZECHMAN	EMAIL	
	WAYNE WILLCOX	EMAIL	
	PIQUA DAILY CALL	EMAIL	
	DAYTON DAILY NEWS	EMAIL	
	WPTW	EMAIL	
	PIQUA TV5	EMAIL	

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 4, 2007 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

6:00 P.M. - Chairman Spoltman called the meeting to order. Mr. Spoltman noted for the record the hearing of each item would be conducted according to a modified Roberts Rules of Order, more specifically as follows:

- A. Clerk to State the Agenda Item
- B. Staff Comments
- C. Applicant/Agent Comments
- D. Other Affected Parties Comments
- E. Board Member Comments and Questions
- F. Board To Take Action On The Item

ROLL CALL

Members Present: Mark Spoltman, Jim Oda, Jean Franz, Dick Sword
Members Absent: Mike Taylor
Staff Members: Chris Schmiesing
Attendees: Brad Bubb, Stu Shear, Steve Reindel, John Martin,
Elizabeth Gutman, Doug Page

MEETING MINUTES

Mr. Oda moved to approve the November 6, 2007 meeting minutes as submitted. Mr. Sword seconded the motion and the minutes were adopted by voice vote with all members present voting in favor.

OLD BUSINESS

None

NEW BUSINESS

1. Resolution P.C. 40-07

A resolution adopting the Plan It Piqua 2007 Comprehensive Plan Update document as the official comprehensive plan of the city of Piqua.

Mr. Spoltman stated for the record that the commission plans to receive public comments on this item at this meeting and at the January 2008 meeting of the Planning Commission, and that it is not the commissions' intent to act on this item until the January meeting. Hearing no objections Chairman Spoltman opened the discussion on this item by asking for staff comments.

Mr. Schmiesing described the document being presented as the final draft of the Plan It Piqua 2007 Comprehensive Plan Update, noting that the final edited and printed copy of the plan document will be available mid December. As such, he suggested that this item be discussed at this meeting and open for public comments, but that no

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 4, 2007 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

final action be taken on this matter until the January Planning Commission meeting. Mr. Schmiesing recognized the numerous hours of volunteered time and effort that the steering committee and sub committee members put into the planning effort and thanked them for their work. Mr. Schmiesing also noted that this was an extensive planning process involving numerous city officials, community leaders, and citizen volunteers, and that this update to the city's comprehensive plan represents the first such update in over 35 years. Further he noted the content of the plan represents a vision for the future of Piqua that is reflective of the values and realities expressed by the members of the community. Mr. Schmiesing identified the chairman of the Plan It Piqua steering committee, Mr. Brad Bulp, and other members of the steering committee who were in attendance, and asked Mr. Bulp to approach the lectern and provide an overview of the planning process.

Plan It Piqua Steering Committee Chairman Brad Bulp, 1279 Park Avenue, approached the lectern and provided the Planning Commission an overview of the planning process and offered to entertain any questions the commission might have.

Mrs. Franz asked several questions concerning; why does the plan propose removing certain traffic signals; what is a center of excellence; does the plan propose the creation of a storm water utility; economic development efforts; and, future updates to the plan.

Mr. Schmiesing and Mr. Bulp responded to the questions posed by Mrs. Franz explaining; the plan recommends we evaluate the need for certain signals to determine if they are the best alternative at that intersection; a center of excellence was described as a hub for certain activity promoting a particular sector or interest; the formation of a storm water utility may be the best option for the community in response to continued state and Federal EPA mandates; the economic development efforts of the City have been reorganized in the recent past and an increased effort is already occurring in this area; and, the plan needs to be maintained current as conditions and realities change.

Mr. Oda stated a preference that the illustrations in the document be all local pictures and commented on the possibility of creating neighborhood zones that focus on the qualities and characteristics of the neighborhood when it comes to how certain zoning standards would apply.

Mr. Schmiesing and Mr. Bulp responded to the comments made by Mr. Oda explaining that local pictures do not always provide the best example of the plan content the illustration is attempting to depict, and noted the neighborhood zones concept he commented on as being a possibility are actually included in the plan only they are described as context zones.

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With no additional questions from the commission Mr. Bulp made a closing remark, suggesting that the Plan be used as the looking glass through which all future decisions are considered.

The transportation subcommittee representative to the steering committee, Mr. Steve Reindel, 1805 Wilshire Drive, approached the lectern and spoke in support of the Plan It Piqua Comprehensive Plan document, citing all of the time, energy, and effort that the committee members, consultant, and city staff have invested in this endeavor, and asked for the Planning Commissions' support of this item.

Mr. John Martin of 301 Cleveland Street and Mr. Stu Shear of 1854 W. Parkway, steering committee representatives from the redevelopment subcommittee, were also present and spoke in support of the Plan.

With no one else coming forward to speak on this item, Mr. Spoltman reminded everyone that no action would be taken on this item until the January meeting and moved on to the next agenda item.

2. Resolution P.C. 41-07

A request to amend the city of Piqua Codified Ordinances to add provisions addressing the display of Public Art.

Mr. Spoltman noted for the record that this item had been withdrawn from the agenda and asked Mr. Schmiesing to report on the circumstances resulting in the withdrawal of this item and to indicate when this item might be returned to the Planning Commission agenda.

Mr. Schmiesing explained that the City Law Director requested additional time to review this item to be certain there are no first amendment concerns with the final material presented to the Planning Commission. Mr. Schmiesing reported that he will be arranging a time to meet with the Law Director and the City Manager to discuss and hopefully resolve any concerns that exist pertaining to this material. He indicated that it could possibly be back on the Planning Commission agenda next month, but that is not a certainty.

3. Resolution P.C. 42-07

A resolution adopting the 2008 Planning Commission Meeting Calendar.

Mr. Schmiesing pointed out the special meeting dates/times included on the proposed 2008 schedule, the January and September meetings, and noted that the annual adoption of a meeting calendar helps staff better assist applicants plan the approval process for their projects when they require Planning consideration.

With all members present in favor of the proposed dates and times Mr. Oda moved to approve the resolution and Mrs. Franz seconded the motion. A roll call vote followed with all members present voting in favor of the resolution. The resolution was adopted by a 4-0 vote.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 4, 2007 - 6:00 P.M.
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OTHER BUSINESS

4. Monthly Report

Mr. Schmiesing provided the monthly staff report, attached hereto as an exhibit.

5. Annual Election of Officers, appointment to BZA, and upcoming term expirations.

Mr. Schmiesing reminded the Planning Commission members that the nominations for the Planning Commission chair and vice chair will be accepted and acted upon at the January meeting, and that the Planning Commission would also need to make their annual appointment of a Planning Commission member to serve on the Board of Zoning Appeals. Mr. Schmiesing also reminded Mr. Sword that his Planning Commission term will expire in March of 2008 and that he would need to reapply for a new five year term if he remains interested in serving on this body. In addition, Mr. Schmiesing pointed out that there will also be vacancies on other boards and committees in March and asked the Planning Commission members to give some thought to who they know who would be good candidates to serve the community in this capacity and to encourage those individuals to apply for the upcoming vacancies or contact the City Manager's office or visit the City's website if they have questions about what positions will be open.

6. Annual Miami Valley Ohio Planning Conference

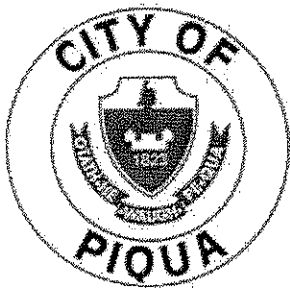
Mr. Schmiesing reminded those Planning Commission members who are registered to attend the MVOPC event Friday, December 7th that the City van will depart from the Municipal Government Complex parking lot at 7:30 a.m. that morning.

7. MVRPC Sustainable Growth

Mr. Schmiesing provided a Sustainable Growth DVD produced by MVRPC to each of the Planning Commission members.

ADJOURNMENT

With no further business to conduct it was moved and seconded that the meeting be adjourned. With all those present in favor the meeting adjourned at 6:54 p.m.



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
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E-Mail: cschmiesing@piquaoh.org

December 4, 2007

MEMORANDUM

TO: Planning Commission

RE: **MONTHLY REPORT**

The purpose of this material is to report on discussions, activities, and actions related to matters of interest to the Planning Commission.

The format of the report is intended to provide a quick summary of the aforementioned items by highlighting general information, legislation, and special projects that pertain to past, present, or future items of consideration by the Planning Commission.

While, the information presented in the report is intentionally concise and to the point, I would be happy to discuss any of these items in greater detail if the Commission so desires.

Sincerely,

Chris Schmiesing

Christopher W. Schmiesing
City Planner



MONTHLY REPORT

GENERAL INFORMATION

- On Tuesday, December 11, 2007 KKG, the consulting firm working on the Great Miami River Recreational Trail project, will present preliminary alignment alternatives and design concepts for consideration. The stakeholders meeting will be held at 6:00 p.m. in the Municipal Government Complex.

For all of the latest information concerning this project visit the project webpage at http://www.piquaoh.org/gmrt_planning.htm.



MONTHLY REPORT

LEGISLATIVE UPDATE

December 3, 2007 City Commission Meeting

- Ordinance No. 26-07 – An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees was approved
- Ordinance No. 27-07 – An ordinance amending Section 91.23 of the Piqua Code relating to Definitions was give a second reading.
- Ordinance No. 28-07 – An ordinance amending Chapter 150 (Appendix Tables, Table A: Permit Fee Schedule) was given a second reading.
- Ordinance No. 29-07 – An ordinance amending Section 91.36 of the Piqua Code relating to Definitions was given a second reading.
- Ordinance No. 30-07 – An ordinance amending Chapter 154 of the Piqua Municipal Code establishing the discontinuance of a nonstandard use was given a second reading.
- Ordinance No. 31-07 – An ordinance adopting and implementing procedures under the Ohio Revised Code Chapter 5722 to facilitate the effective reutilization of nonproductive land situated within the City of Piqua, which will be known as the Piqua Land Reutilization Program was given a second reading.
- Ordinance No. 32-07 - An Emergency ordinance adopting and implementing a Civil Code for nuisance violations (Chapter 91), Zoning Code Violations (Chapter 154), and the Property Maintenance Violations (Chapter 150) of the Piqua Municipal Code was adopted.
- Ordinance No. 33-07 – An ordinance to make Appropriations for the City of Piqua, Ohio for the year 2008 was
- Ordinance No. 34-07 – An ordinance amending Zoning Ordinance No. 42-96 and map of the City for the rezoning of Inlots 6932 and 6933 from R-1 (One Family Residential) to B (General Business) located along the north side of Garbry Road and owned by Midamco was approved.
- Resolution No. R-125-07 – A Resolution authorizing application to the Ohio Department of Natural Resources for funding through the Nature Works Program for certain improvements at Fountain Park was approved.
- Resolution No. R-126-07 – A Resolution authorizing application to the Ohio Department of Natural Resources for funding through The Federal Land and Water Conservation Fund Program for certain improvements at Fountain Park was approved.
- Resolution 127-07 - A resolution regarding the recognition given to Commissioners for public was defeated.



MONTHLY REPORT

LEGISLATIVE UPDATE

November 19, 2007 City Commission Meeting

- Ordinance 24-07 – An ordinance amending Section 154-005 of the Piqua Code relating to Definitions, Section 154.126 relating to Temporary Uses and Chapter 165, Appendix C relating to Fee Schedule was adopted.
- Ordinance No. 26-07 – An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a New Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain employees was given a second reading .
- Ordinance No. 27-07 – An ordinance amending Section 91-24 of the Piqua Code relating to Definitions was given a first reading.
- Ordinance No. 28-07 – An ordinance amending Chapter 150 (Appendix: Tables, Table A: permit Fee Schedule) was given a first reading.
- Ordinance No. 29-07 – An ordinance amending Section 91.36 of the Piqua Code relating to Definitions was given a first reading.
- Ordinance No. 30-07 – An ordinance amending Chapter 154 of the Piqua Municipal Code establishing the discontinuance of a nonconforming use and the discontinuance of a nonstandard use was given a first reading.
- Ordinance No. 31-07 – An ordinance adopting and implementing procedures under Ohio Revised Code Chapter 5722 to facilitate the effective reutilization of nonproductive land situated within the City of Piqua, which shall be known as the Piqua Land Reutilization Program was given a first reading.
- Ordinance No. 32-07 – An Emergency ordinance adopting and implementing a Civil Code for nuisance violations (Chapter 91) Zoning Code Violations (Chapter 154), and Property Maintenance Violations (Chapter 150) of the Piqua Municipal Code was given a first reading.
- Ordinance No. 33-07 – An ordinance to make Appropriations for the City of Piqua, Ohio for the year 2008 was given a first reading.
- Ordinance No. 34-07 – An ordinance amending Zoning Ordinance No. 42-96 and map of the City for the rezoning of Inlots 6932 and 6933 from R-1 (One Family Residential) to B (General Business) located along the north side of Garbry Road and owned by Midamco was given a first reading.
- Resolution No. R-122-07 – A resolution approving an annexation agreement between the City of Piqua and the owner of a parcel located at 8545 N. Dixie Drive known as parcel J27-007100 in Springcreek Township was approved.



MONTHLY REPORT

COMPREHENSIVE PLAN UPDATE

On November 13th the Plan It Piqua Steering Committee hosted an open house to present the final draft copy of the comprehensive plan document to the public. While the meeting was lightly attended, those who did attend offered many positive comments concerning the Plan.

Up next is the formal adoption of the comprehensive plan. First the document will be reviewed and acted upon by the Planning Commission, then it will be forwarded on to the City Commission for final action.

Presentation boards illustrating the content of the plan will continue to be displayed in the in the first floor of the Municipal Government Complex rotunda through the beginning of next year. For all of the most current information available concerning the comprehensive plan efforts, visit www.planitpiqua.org.



MONTHLY REPORT

PERMITS

No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
1	1/3/2007	Florida Room	\$25,000	1100 Maplewood	Terry & Karen Jones	Harry Jones
2	1/4/2007	Single Family Home	\$163,000	505 Lambert Drive	Craycon Homes	Craycon Homes
3	1/12/2007	Remodel residence	\$30,000-35,000	220 E. North Street	Brian Murray	Brian Murray
4	1/16/2007	Remodel residence	\$30,000	10 Hopewood Drive	Jim Sever	Kessler Construction
5	1/19/2007	Car Wash	\$1,000,000	1304 E. Ash Street	LMP Partners, LLC	R & S Barnhart Const., Inc.
6	1/25/2007	Chiropractic Office	\$50,000	1555 Covington Ave.	Tolson Enterprises	Reco General Contractor
7	1/30/2007	Shed	\$3,800	1324 Stratford Drive	Kristy Earick	Kristy Earick
8	2/2/2007	Store Front	\$1,000	429 W. High Street	Betty Jaqua	Shannon L. Young
9	2/5/2007	Collision & Restoration	\$40,000	741 Staunton Street	Matt Bushnell	Matt Bushnell
10	2/6/2007	Remodel Existing Medical Office	\$30,000	1255 E. Ash Street	Advanced Foot & Ankle Care	Stephen Ford
11	2/12/2007	Add wheelchair ramp to porch	\$250	725 W. Water Street	Robert Burton	David Burton
12	2/12/2007	Install Barber Shop	\$5,000	202 E. Main Street	Jim Calvert	Jim Calvert
13	2/14/2007	Enclose and finish off porch	\$10,000	1005 Christine Lane	Dan Dickerson	Dan Dickerson
14	2/28/2007	Familyroom/diningroom	\$24,000	1720 Williams Place	Jessica Hawkins	Teddie Eads
15	3/7/2007	Remodel Kitchens	322-324	Camp Street	Brian Curl	Jason Curl



MONTHLY REPORT

PERMITS

No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
16	3/8/2007	14' x 24' Carport	\$1,300	1722 Broadway	Dave Young	Richard Rhodes
17	3/8/2007	Garage	\$3,000	441 Gordon Street	Barney Pellman	Barney Pellman
18	3/14/2007	Single Family Home	\$199,700	820 Caribou Ct.	Craycon Homes	Craycon Homes
19	3/22/2007	A15 x 30 Above Ground Pool		1722 Broadway	Brenda Rhodes	Brenda Rhodes
20	4/2/2007	Deck	\$8,000	633 N. Wayne Street	Safe Haven Inc.	Millbrook Builders
21	4/3/2007	Swimming Pool & Deck	\$5,000	1609 1609 Echo Lake Drive	Richard Rouse	Richard Rouse
22	3/29/2007	Single Family Home	\$324,400	1512 Echo Lake Drive	Mike Davis	Harlow Builders
23	4/5/2007	Front Porch	\$4,000	1532 Garfield Street	Sylvester Cutcher	Sylvester Cutcher
24	4/6/2007	Repair floor	\$500	748 Commercial Street	Thomas White	Thomas White
25	4/9/2007	Build an addition to home	\$36,000	1200 Leonard Street	Chris Libbee	Chris Libbee
26	4/9/2007	Build a potting shed	\$1,200	1200 Leonard Street	Chris Libbee	Chris Libbee
27	4/9/2007	Two- Family Home		121 S. Roosevelt Ave.	Mark Carnes	Mark Carnes
28	4/9/2004	House/Beauty Shop -2 meters		802 McKinley Ave.	Todd Battson	Todd Battson
29	4/10/2007	Remodel Space	\$6,000	500 W. High Street	Terry Kisinger	TKA Inc. Alan Kaiser
30	4/10/2007	Repair Fire Damage		1251 Severs Drive	Drobin/Tina Didier	Angler Construction



MONTHLY REPORT

PERMITS

No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
31	4/13/2007	Storage Shed	\$1,400	1962 Beckert Drive	Ben & Lori Motter	Ben & Lori Motter
32	4/18/2007	Storage Shed	\$1,079	1250 W. High Street	Tim Hubley	Tim Hubley
33	4/18/2007	Garage	\$45,000	606 Catalpa Drive	Marvin Hurst	Marvin Hurst
34	4/18/2007	Address Assignment	N/A	91636 N. CR 25-A - Suite 100	Dr. Ponferada's Office	US Postal Service
35	4/18/2007	Address Assignment	N/A	91636 N. CR 25-A - Suite 110	Dr. Werling's Office	US Postal Service
36	4/18/2007	Address Assignment	N/A	8901 Looney Road	JVS Applied Technology Center	JVS
37	4/20/2007	Putting new roof over flat roof	\$4,500	216 Downing Street	Jerry Hunolt	Cecil Stewart
38	4/20/2007	Front Porch	\$5,000	1534 Edge Street	Dorothy Fitch	Hoblits Home Improvement
39	4/20/2007	Remodel garages	\$20,000	336 S. Main	Ulbrich's	Barnhart Construction
40	4/23/2007	Remodel J.C. Penny Store	\$550,000	987 E. Ash Street	J.C. penny	Kline Specialities Inc,
41	4/27/2007	30 x 40 Garage	\$8,000-10,000	300 Third Street	Douglas Buckley	Douglas Buckley
42	4/30/2007	Fence outside Patio/trash can	\$3,000.00	311 N. Main Street	Tony Zender	Tony Zender
43	4/30/2007	Concession Stand		113 S. College Street	Bowman Concessions	Bowman Concessions
44	5/3/2007	Add footage for add tenant	\$30,000	646 W. Water Street	Family Video	White Oak Construction
45	5/7/2007	Above ground pool with deck	\$3,000	1511 W. High Street	Gary Kloecker	Gary Kloecker



MONTHLY REPORT

PERMITS

No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
46	5/7/2007	10' x 10' Shed	\$300	755 S. Main Street	Thomas Montjoy	Thomas Montjoy
47	5/10/2007	Repair fire damage to home		222 Gordon Street	Christy Young	Christy Young
48	5/10/2007	Repair fire damage to home	\$4,500	201 First Street	Brent Nill	Airway Construction Co.
49	5/10/2007	Produce Stand		Sunset & Covington Ave.	Roberta Cordonnier	Robert Cordonnier
50	5/14/2007	Build 10' x 10' Shed	\$1,500	1917 Carlyle Drive	David Jenkins	David Jenkins
51	5/15/2007	Concrete Driveway		717 Vine Street	David Lawrence	David Lawrence
52	5/17/2007	Repair Fire Damage to Porch	\$5,000	631 Park Avenue	Ronald Cool	Linn Bostick
53	5/17/2007	Garage	\$4,300	527 Wood Street	Donald Lance	Donald Lance
54	5/17/2007	Garage		1221 Nicklin Avenue	Rich Havenar	Rich Havenar
55	5/21/2007	Renovate Como Lab JVS	\$448,000	8705 N. Looney Road	Upper Valley JVS	Mark Wiseman
56	5/24/2007	Single Family Home	\$230,000	1012 Christine Lane	Bret & Lisa Ford	Dodds Custom Homes
57	5/29/2007	Swimming Pool		924 Cottage Avenue	Jeffrey Unger	Jeffrey Unger
58	5/29/2007	Covered Wood Patio	\$1,500	310 Short Drive	Sharon Mott	Sharon Mott
59	5/29/2007	Home Business		500 Adams Street	Thomas Tyler	Thomas Tyler
60	5/30/2007	Swimming Pool		439 Orr Street	Melendy Selanders	Melendy Selanders



MONTHLY REPORT

PERMITS

No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
61	5/30/2007	Swimming Pool		325 Wilson Ave.	Cheryl Banning	Cheryl Banning
62	5/30/2007	Screen Porch	\$10,000	1607 Echo Lake Drive	Doug & Linda Morris	Comer Construction
63	5/30/2007	Composit Deck	\$9,500	911 Broadway	Jan & Marilyn Hissong	Comer Construction
64	5/31/2007	Shed	\$1,110.00	516 Wood Street	Jason Wackler	Barbara Smith
65	6/1/2007	Single Family Home		2336 Kiowa Ct.	Castlebrook Builders	Castlebrook Builders
66	6/1/2007	Address Assignment		800 W. Water Street		City of Piqua
67	6/1/2007	Pay-Day Loan Office		646 W. Water Street	Cash Advance Center	Cash Advance Center
68	6/5/2007	Wood Deck	1,000	1005 Christine Lane	Daniel Dickerson	Daniel Dickerson
69	6/8/2007	Swimming Pool		1046 W Greene St.	Carol Clark	Carol Clark
70	6/11/2007	Deck		1722 Amhurst Dr	Linda Marshall	Steve Vanover
71	6/11/2007	Storage Shed		1704 E Parkway Dr	Chris & Mary King	Chris & Mary King
72	6/12/2007	Storage Shed		1520 Amhurst Dr	Steve Johnson	Steve Johnson
73	6/12/2007	Swimming Pool		1003 Young St	Abby Barker	Adam Deppen
74	6/14/2007	Carnival		Market Square	Joe Jones	Joe Jones
75	6/14/2007	Swimming Pool		1819 Britton Dr	David Peterson	David Peterson



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PERMITS

No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
76	6/15/2007	Shed		1001 Nicklin Avenue	Jodi Helmandollar	Jodi Helmandollar
77	6/18/2007	Remodel Front of Building		1243 E. Ash Street	Discount Furniture	Dalo Construction Inc.
78	6/19/2007	Porch roof over patio	\$5,000	1516 Amherst	Susanne Pummel	Werling Construction
79	5/29/2007	Place of business (Internal Info) only		312 E. Ash Street	My Kids Closet	Lance Lamphar
80	6/2/2007	Enclosed Parking Area	\$20,000	450 Garbry Road	Jerry Voisinnet	Jerry Voisinnet
81	6/25/2007	Patio Enclosure	\$1,000.00	910 W. Grant Street	Richard Wilson	Richard Wilson
82	6/27/2007	Storage Shed	\$2,200.00	1328 Park Avenue	Chester Perkins	Chester Perkins
83	6/29/2007	Retail Sales	\$4,500.00	439 S. Downing Street	Edwin Liette	Edwin Liette
84	7/2/2007	Family Fun Center	12,500.00	1300 E. Ash Street	Wal Mart Stores, Inc.	Harrison French Assoc.
85	7/2/2007	24 x 12 Deck	\$800	1419 Madison Avenue	Joe Sorrell	Joe Sorrell
86	7/5/2007	Swimming Pool	3,000	560 Staunton Street	Eric Black	Eric Black
87	7/6/2007	Worship/Café	150,000	105 E. Greene Street	The Gathering Place	The Gathering Place
88	7/9/2007	Above ground pool	\$4,500.00	1908 Beckert Drive	Ronald Ferrence	Ronald Ferrence
89	7/10/2007	Replace Front Porch	\$1,000.00	1215 Forrest Ave.	Joann Coble	Joann Coble
90	7/11/2007	Built Shed	\$2,100.00	877 Brice Ave.	Carl Huber	Carl Huber
91	7/12/2007	Remodel Clubhouse	\$10,000.00	90 Maryville Lane	M K Real Estate	East West Construction



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No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
92	7/16/2007	Build 10 x 16 Deck	\$500.00	1121 Nicklin Ave.	Robert Jones	Robert Jones
93	7/17/2007	Concession Stand		113 S. College Street	Bowman Concessions	Bowman Concessions
94	7/17/2007	Concession Stand		1596 Covington Ave.	Bowman Concessions	Bowman Concessions
95	7/17/2007	9 x 12 patio cover	\$2,300	1810 W. Parkway Dr.	Sharon Francis	Champion
96	7/18/2007	Change of Use		120 E. Greene Street	Certified Oil	Anthony Charles
97	7/19/2007	Car Dealership	\$225,000	County Road 25-A	Finkes Building Co.	Finkes Building Co.
98	7/24/2007	Warehouse Addition AM Leonard	\$2,800,000	241 Fox Drive	AM Leonard	Ferguson Construction
99	7/27/2007	Porch/Deck	\$600.00	900 W. Water Street	Luke Bolin	Luke Bolin
100	7/30/2007	Single Family Home	\$160,000	2309 White Tail Drive	Craycon Homes	Craycon Homes
101	7/31/2007	Renovation of Receiving Dock	\$130,000	8515 Industry Park Drive	Hobart Food Equipment Group	Desantis Associates Inc.
102	8/1/2007	Remodel for Beauty Salon/Tanning	\$5,000	128 N. Sunset Drive	Marc Sherry	Debra Puckett
103	8/2/2007	Storage Shed	\$4,600.00	406 Brentwood Ave.	Bill & Ruby Leonard	Mark Wilson
104	8/7/2007	Veterinary Hospital	\$100,000	1208 E. Ash Street	Mike Williams	Reco General Contractor
105	8/7/2007	Deck		1611 Broadway	Kyle Magoteaux	Tom Zechman
106	8/13/2007	Single Family Home	\$80,000	Clark Avenue	Jeff Jennings	Just Frame Inc.



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PERMITS

No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
107	8/14/2007	Single Family Home	\$160,000	Sandel Section Six	Dodds Custom Homes Inc.	Dodds Custom Homes
108	8/14/2007	Wheelchair Ramp	\$1,500	1008 Caldwell Street	Lorie Wion	Lori Wion
109	8/16/2007	Front Porch	\$4,300.00	308 Short Drive	Kevin Stephens	Brent Schneider
110	8/16/2007	Room Addition		1125 South street	Amanda Schwartzengraber	Amanda Schwartzengraber
111	8/17/2007	Addition for Sandblast Room	\$60,000	910 S. Downing Street	Hartzell Fan	Nu-Way Builders
112	8/21/2007	Cinemark Theater	\$3,855,000	987 E. Ash Street	Mid American Management	Mid America Management
113	8/21/2007	Handicap Ramp	\$2,300.00	215 E. North Street	Jim & Kim Kithicum	Cecil Stewart
114	8/21/2007	Storage Shed		1104 Maplewood Drive	Larry Hamilton	Larry Hamilton
115	8/27/2007	Garage	\$15,100.00	233 McKinley Ave.	James Montgomery	James Montgomery
116	8/29/2007	Auto Repair Glass Shop	\$268,000.00	514 S. Main Street	R. C. Hemm	Ferguson Construction
117	9/6/2007	Swimming Pool		319 Short Drive	Brett & Julie Davis	Brett & Julie Davis
118	9/7/2007	Retail Sales	\$100,000	8225 N. Looney Road	The Salvation Army	The Salvation Army
119	9/10/2007	Remodel Restaurant	\$197,325	1408 Covington Ave.	Miller Management	Hearthstone Constructon
120	9/10/2007	Single Family Home	\$185,000.00	2308 White Tail Drive	Craycon Homes	Craycon Homes
121	9/12/2007	Bathroom	\$4,500.00	523 Weber Street	John Barnett	John Barnett



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PERMITS

No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
122	9/14/2007	Two-Family Dwelling	\$200,000.00	1024-30 Eleanor Ave.	Madison Homes	Madison Homes
123	9/17/2007	Freestanding Video Machine	\$6,000	995 E. Ash Street	McDonalds Corp	Redbox
124	9/17/2007	Enclosed east & west side of porch	\$3,000.00	912 W. Greene Street	William Hogston	Hogston Building Service
125	9/24/2007	Finish basement	\$15,000	100 Blackwell Drive	Ryan Coning	Ryan Coning
126	9/27/2007	New retail construction	\$536,616.00	Water Street	O'Reilly Automotive Inc.	O'Reilly Automotive
127	10/4/2007	Two Family Dwelling	\$200,000	2100-2104 Navajo Trail	Craft Custom Homes	Craft Custom Homes
128	10/4/2007	Sonic Restaurant	\$350,000.00	1292 E. Ash Street	RLG Piqua LTD/GCG	Houchels Properties
129	10/4/2007	Remodle Residence	\$5,000	1067 W. North Street	Tony Blundell	Access Home Improvement
130	10/4/2007	Auto Sales		763 S. Main Street	Ulbrichs Inc.	Michael Ault
131	10/5/2007	Gravel Parking Area		709 Gordon Street	William Schlosser	William Schlosser
132	10/5/2007	10 x 16 Shed	\$4,000	2136 Kiowa Court	Richard Pierce	Richard Pierce
133	10/15/2007	Sale of Mercandise		623 E. Ash Street	TAP Enterprises	B. Cummins
134	10/19/2007		\$6,500	435 Wood Street	Walter Messer	King Masonary
135	10/22/2007	Remodel Restaurant	\$15,000	213 N. Main Street	Gary Wagner	Gary Wagner
136	10/23/2007	Enlarge driveway		130 Staunton Street	Tony Homer	Tony Homer



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No.	Submittal Date	Permit Intended Use	Value	Location Address	Owner Name	Applicant Name
137	10-24-2005	Concession Stand		College Ave.	Bowman Concessions	Gary Bowmann
138	10/25/2007	Remodel Porch	\$950	216 N. Downing Street	Jerry Hunolt	Cecil Stewart
139	10/26/2007	Gravel Driveway	\$200	314 Franklin Street	Skip Murray	Charles Sherwood
140	10/31/2007	Freestanding Video Machine	\$18,500	1546 Covington Ave.	McDonalds Corp	Redbox
141	11/1/2007	10x12 Shed	\$1,000	704 Cherry Street	Mary Swartz	Brett McConnell
142	11/5/2007	Remodel Restaurant	\$1,000,000	1239 E. Ash Street	China East Restaurant	ARM Global Development
143	11/9/2007	Garage		1103 Leonard Street	Dan & Ashley Newton	Dan Newton
144	11/13/2007	Add Dinette Area/Garage	\$80,000	1306 Echo Lake Drive	Jim McMaken	Berry Buuilders Inc.
145	11/13/2007	8'x5" Structure /shaved ice stand		110 S. Downing Street	Joanne Adair	Joanne Adair
146	11/30/2007	Driveway		1409 Clark Avenue	Carl Wilson	Carl Wilson



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CALL TO ORDER

6:00 P.M. - Chairman Spoltman called the meeting to order. Mr. Spoltman noted for the record the hearing of each item would be conducted according to a modified Roberts Rules of Order, more specifically as follows:

- A. Clerk to State the Agenda Item
- B. Staff Comments
- C. Applicant/Agent Comments
- D. Other Affected Parties Comments
- E. Board Member Comments and Questions
- F. Board To Take Action On The Item

ROLL CALL

Members Present: Mark Spoltman, Jim Oda, Jean Franz, Dick Sword, Mike Taylor

Members Absent:

Staff Members: Chris Schmiesing

Attendees: Michael Yannucci, Brad Bulp, John Martin, Earl Slater,
Pete Schwiegert, Ed Hayes, Brad Boehunge, Jean Dunn,
Barbra Ulbrich, Nancy Ulbrich

MEETING MINUTES

The December 4, 2007 meeting minutes will be submitted for consideration at the next Planning Commission meeting.

OLD BUSINESS

1. Resolution P.C. 40-07

A resolution recommending the adoption of the Plan It Piqua 2007 Comprehensive Plan Update document as the official comprehensive plan of the City of Piqua.

Mr. Schmiesing described the document being presented as the final draft only in the sense that it awaits Planning Commission and City Commission approvals. He indicated the content of the Plan It Piqua 2007 Comprehensive Plan Update is complete and the content was generated by an extensive planning process that involved numerous city officials, community leaders, and citizen volunteers.

Plan It Piqua Steering Committee Chairman Brad Bulp, 1279 Park Avenue, approached the lectern and offered to entertain any questions the commission might have.

With no questions asked, commission members applauded the effort put forth by the volunteers as well as city staff, and commented on the breadth of and quality of the plan content.

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With no one else coming forward to speak on this item, Mr. Oda moved to approve the resolution recommending the approval of the plan and Mr. Sword seconded the motion. The motion carried by a 5-0 vote.

NEW BUSINESS

2. Resolution P.C. 01-08

A resolution nominating and electing the Planning Commission chairperson and vice chairperson for the 2008 calendar year.

Mr. Spoltman opened the floor for nominations.

Mrs. Franz nominated Mr. Spoltman as the chairperson and Mr. Oda as the vice chairperson and moved to insert their names as the nominees indicated in the resolution. Mr. Sword seconded the motion and the motion carried by a unanimous voice vote in support of the motion.

Mrs. Franz moved to approve the amended resolution. Mr. Sword seconded the motion and the motion carried by a unanimous voice vote in support of the motion.

3. Resolution P.C. 02-08

A resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2008 calendar year.

Mr. Spoltman opened the floor for nominations.

Mr. Sword nominated Mrs. Franz as the Planning Commission member to be appointed to the Board of Zoning Appeals for the 2008 calendar year and moved to insert their names as the nominees indicated in the resolution. Mr. Oda seconded the motion and the motion carried by a unanimous voice vote in support of the motion.

Mr. Oda moved to approve the amended resolution. Mr. Taylor seconded the motion and the motion carried by a unanimous voice vote in support of the motion.

4. Resolution P.C. 03-08

A resolution authorizing a concept plan for a 10.54 acre Mixed Use Planned Unit Development (M-PUD) special use in a General Business (B) zoning district located at the northwest corner of R.M. Davis Parkway and USR 36.

Mr. Schmiesing reviewed the staff report, pointing out the deficiencies with the submittals received and outlined the PUD approval process.

Mr. Peter Schwiegert of the Miller Valentine Residential group approached the lectern to speak in favor of this project, in particular the residential component. Mr. Schwiegert passed out color renderings of the proposed cottage style residential units and described the interior and exterior design features and the universal design standards to which the structures would be built, and commented

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on how the units would be especially appealing to seniors. Mr. Schwiegert commented on the features to be included in the site development, including the construction of a private club house for the residents of the community. Mr. Schwiegert noted that he understands the City Engineer's concerns about the location and design of the points of ingress/egress to the site and would work with her on resolving this issue, including providing a traffic impact study if deemed necessary. Mr. Schwiegert also indicated that a feasibility study indicating the local market demand for this type of unit will be provided with the development plan submittal, as will a detailed utility plan.

Mr. Tim Flynn of DK Development joined Mr. Schwiegert at the lectern to speak in favor of the resolution, and more specifically to speak to the commercial component. Mr. Flynn indicated that the commercial uses would not be a retail strip, rather what he would prefer to describe it as a service center that would provide for the essential needs of the Davis Village residents as well as the surrounding area. Mr. Flynn commented that some of the possible uses they hope to attract to this commercial space might include a bank, a pharmacy and a restaurant. Mr. Flynn pointed out that the client he represents also controls an additional 52 acres directly across USR 36 and that they are viewing this as phase one of a multiple phase project with future phases including the development of the land across the roadway.

Mr. Spoltman made reference to the idea of putting the parking to the rear of the commercial building and asked Mr. Flynn if this would be practical to do on this site. Mr. Flynn responded by indicating that he thought they could rework the site plan to situate the parking in the rear and that he would be willing to do that.

Mr. Sword asked if there had been a feasibility study conducted to determine what level of demand there actually is for this type of senior housing product. Mr. Schwiegert responded by noting that it has been his company's experience in the housing market in general that due to the current age of the baby boomer generation they are beginning to see a growing interest in independent living senior oriented housing product. Mr. Schwiegert continued by noting that in general Miller Valentine has seen a demand for this product across the state, and that a formal local market study would be completed upon approval of the concept plan and be made available with the development plan submittals.

Mr. Schwiegert commented that aside from the absence of a market study, any other concept plan submittal deficiencies were unintentional and that Miller Valentine would be responsive to all of staff's review comments and address any outstanding concerns as part of the development plan submittals.

Mrs. Franz asked if the dwelling units would be all rentals and if so would there be subsidized rent. Mr. Schwiegert indicated that all of

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the dwelling units would be rental units and that Miller Valentine would continue to own and manage the residential properties after the construction is complete, and that the rent would not be subsidized, although the plan is to offer an affordable market rate dwelling unit for seniors.

Mrs. Franz asked why no townhouses or variety in the appearance of the residential units and asked what the quality of the exterior finishes would be like. Mr. Flynn offered a description of the commercial structures explaining that the buildings would include an attractive masonry finish with site landscaping that effectively enhances the aesthetics of the development and screens all dumpsters, loading docks and the like from public view. Mr. Schwiegert commented on the residential structures noting that his company was not of the opinion that townhouses would work in this development scheme, but that he could have the units staggered, and add gables in certain locations to add visual interest and break up the building and roof lines. The Planning Commission responded favorable to this proposal also suggesting that the developer work with the building colors to break up the monotony of the development and to avoid a cookie cutter housing project look.

There was a brief discussion about whether or not there would be on street parking on the private drive within the development, during which Mr. Oda suggested that additional designated parking spaces be added at the west end of the private drive loop through the development. Mr. Schwiegert agreed this would be a reasonable thing to do.

Mr. Sword asked what the level of quality of the residential units would be in terms of the developer's dollar amount invested in the community to develop this project. Mr. Schwiegert indicated the investment in the residential component of the project would be an estimated total of approximately 5 million dollars and that if the project is approved they hope to be complete with construction by early 2009.

Mr. Spoltman asked if a direct connection from the development site to the linear park facility could be made rather than routing the pedestrians out to the public sidewalk shown on the proposal to be installed along R. M Davis Parkway. Mr. Schwiegert said that they would have no objection to making such a connection if the city would allow it to happen. Mr. Schmiesing commented that the city would not only support it, but would also strongly encourage that it be included in the development plans.

With no further comments from the Planning Commission Mr. Schmiesing shared with the board, the applicant and those present, the city's desire to work with the developer to refine the concept plan being proposed so that it not only addresses the concerns mentioned at the meeting, but so that it is also in concert with the land use principles outlined in the Plan It Piqua 2007 Comprehensive Plan

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Update document that was discussed earlier in the evening. Mr. Schmiesing pointed out that the comprehensive plan addresses the very concerns raised by the Planning Commission members, the Plan reflects the values of those who live in the community, and that being the case, it would stand to reason that a project developed in accordance with the Plan content would be embraced by the members of the community if the market demand for the product exists.

Mr. Oda moved to approve the resolution with the condition that the development plan, when submitted, reflect the changes discussed and agreed to in this meeting. Mr. Sword seconded the motion and a roll call vote resulted in a 5-0 vote in support of the motion.

5. Resolution P.C. 04-08

A resolution recommending the vacation of the Campbell Street Right of Way from High Street on the north to the first east/west alley to the south.

Mr. Schmiesing reviewed the staff report, pointing out that the utility companies had all been contacted and that their responses were included with the staff report. Mr. Schmiesing also pointed out that the south line of the vacation request currently extends beyond the north line of the existing platted east/west alley to the east and creates a dead end alley. Mr. Schmiesing recommended that the applicant be required to modify the plat to show the south line of the vacation equal the north line of the platted east/west alley to the east so that the alley would not be dead ended.

Mr. Michael Yannucci of Jamieson & Yannucci Funeral Home approached the lectern to speak in favor of this request. Mr. Yannucci presented an illustration board depicting the proposed vacation and made reference to the board throughout his comments. Mr. Yannucci referred to the area at the south line of the vacation and noted that the proposed traffic patterns for the planned improvements to his property would make it impractical for him to close the alley off. Mr. Yannucci continued by highlighting the proposed improvement plans for the properties he currently owns in this area and noting that he is hopeful that at some point in the future he may secure the properties to the south.

The board asked several questions of Mr. Yannucci and staff concerning the south terminus point of the proposed right of way vacation.

After a brief discussion amongst themselves the board agreed that the best thing to do at this time was to stop the vacation at the north line of the east/west alley right of way to the east.

Mrs. Franz moved to approve the resolution with the condition that the south end of the right of way vacation be terminated at the location discussed and agreed to in this meeting. Mr. Oda seconded the motion and a roll call vote resulted in a 5-0 vote in support of the motion.

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6. Resolution P.C. 05-08

A resolution authorizing a funeral home special use in a General Business (B) zoning district located at 333 W. High Street.

Mr. Schmiesing reviewed the staff report, highlighting the applicant's redevelopment plan and pointing out that this item is directly dependent upon the City Commissions' final action on the Campbell Street vacation request.

Mr. Michael Yannucci of Jamieson & Yannucci Funeral Home approached the lectern to speak in favor of this request. Mr. Yannucci offered to answer any questions the commission might have concerning the request.

Mr. Taylor asked for a confirmation that it is the applicant's intent to keep the existing funeral home in operation and open for business while the new funeral home building is being constructed. Mr. Taylor continued by asking if that is the intent how will parking be handled during construction.

Mr. Yannucci explained that they do plan to operate the existing facility until they are able to move into the new building and at that time the existing building would be demolished and a new parking facility would be constructed in its place. Mr. Yannucci stated that during the building construction phase of the project he would rely on on-street parking and a neighboring parking facility to the south which the owner has granted him permission to use. Mr. Yannucci stated there is also an existing grassy area to the west of the current funeral home building that will eventually be a part of the new parking lot and that this area could be graveled for additional parking during the building construction phase if necessary.

A question was asked about the number of current off-street parking spaces provided versus the proposed number of off-street parking spaces that will be available at the completion of the project. Mr. Schmiesing responded by indicating that the current number of off-street parking spaces provided is less than what the code requires and represents an existing non-standard condition. Mr. Schmiesing continued by pointing out that even though this is technically a non-standard condition by code standards, the number of off-street parking spaces available has adequately supported the use for many years, and the proposed off-street parking facility will actually result in a net increase in the total number of spaces available.

Mr. Spoltman asked what the timeframe is for completion of the entire project.

Mr. Yannucci stated that the contractor hired to perform the work, Ferguson Construction, has indicated they are prepared to mobilize fairly quickly and that once the project is started it would take approximately 6 to 9 months to complete the work.

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Mr. Oda moved to approve the resolution and Mr. Sword seconded the motion. A roll call vote resulted in a 5-0 vote in support of the motion.

7. Resolution P.C. 06-08

A resolution authorizing an automobile repair, painting and body shop special use in a General Business (B) zoning district located at 336 S. Main Street.

Mr. Schmiesing reviewed the staff report, highlighting the concerns with the intended use of the facility as it relates to the surrounding grocery store and residential uses, and noting the site deficiencies pertaining to the parking lot and other existing improvements and concerns that there may be malodorous fumes from any painting operation included with this use.

Mrs. Barbra Ulbrich, co-owner of the parcel, approached the lectern to speak in favor of this request. Mrs. Ulbrich commented on the effort of her family to keep the area from becoming run down and the amount of money they have spent fixing this particular building up. Mrs. Ulbrich continued by stating they would do whatever is required to comply with the city codes.

Mr. Spoltman thanked the applicant for their efforts to clean up the area and pointed out the staff recommendation that the asphalt area immediately adjacent to the back of the public sidewalk be removed and replaced with a curbed planting area with shrubs and tree plantings to eliminate existing non-standard conditions, and asked Mrs. Ulbrich if they were agreeable with doing this.

Mrs. Ulbrich indicated that they would do anything required of them by the city guidelines.

Mrs. Franz asked if the gravel area to the rear of the building could be fenced in and screened from view and used for the storage of vehicles awaiting repair.

Mrs. Ulbrich indicated that they would be agreeable to this and after a brief discussion concerning what type of screening would be best suited for this application Mrs. Ulbrich stated it would their preference to use a shrubbery planting. The Planning Commission agreed this would be the more attractive alternative and Mr. Schmiesing confirmed that this would satisfy the code screening requirement.

Mr. Ed Hayes the proprietor of the proposed auto repair and body shop joined Mrs. Ulbrich at the lectern to speak in favor of this request.

Mr. Hayes indicated he intends to install a brand new paint booth that will be properly vented and that it is his experience that modern paint booth equipment allows very few offensive fumes to exit into the air.

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Mr. Spoltman commented on the off-street deficiencies at this site and reviewed staff's suggestion that the seldom used adjacent grocery parking lot facility (also owned by the applicant) be used to provide off-street parking for this use. Mrs. Ulbrich indicated that this parking area is very lightly used by the grocery store and that they would have no concerns with this suggestion. Mr. Schmiesing pointed out the suggestion also recommended that the parking of inoperable or damaged vehicles in this area be prohibited and that these vehicles only be allowed to be parked in the fenced in and screened storage area to the rear of the building. The Planning Commission members acknowledged the suggestion and agreed that this would be a good idea, as did Mrs. Ulbrich and Mr. Hayes.

Mr. Schmiesing asked Mr. Hayes what his planned hours of operations would be. Mr. Hayes indicated the shop would operate from 8am to 5pm Monday through Friday with limited hours on Saturday.

Mr. Oda moved to approve the resolution with the condition that the use and site be developed in accordance with the items discussed and agreed to in this meeting. Mr. Sword seconded the motion and a roll call vote resulted in a 5-0 vote in support of the motion.

8. Resolution P.C. 07-08

A resolution recommending the zoning designation of 8750 Looney Road upon the annexation of the property into the corporation limits.

Mr. Schmiesing reviewed the staff report, highlighting the owner's need to hook into city utilities as being the impetus for the annexation request and pointing out the similar zoning of the surrounding properties and the compliance of the improvements found at this property with the standards of the recommended zoning district.

The Planning Commission members noted for the record their concurrence with staff's recommendation.

Mrs. Franz moved to approve the resolution and Mr. Taylor seconded the motion. A roll call vote resulted in a 5-0 vote in support of the motion.

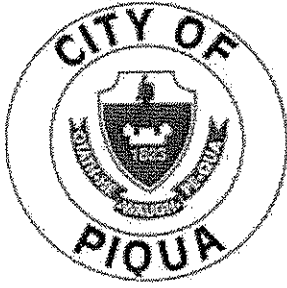
OTHER BUSINESS

9. Monthly Report

Mr. Schmiesing provided the monthly staff report, attached hereto as an exhibit.

ADJOURNMENT

With no further business to conduct it was moved and seconded that the meeting be adjourned. With all those present in favor the meeting adjourned at 8:24 p.m.



PLANNING AND ZONING

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January 8, 2008

MEMORANDUM

TO: Planning Commission

RE: **MONTHLY REPORT**

The purpose of this material is to report on discussions, activities, and actions related to matters of interest to the Planning Commission.

The format of the report is intended to provide a quick summary of the aforementioned items by highlighting general information, legislation, and special projects that pertain to past, present, or future items of consideration by the Planning Commission.

While, the information presented in the report is intentionally concise and to the point, I would be happy to discuss any of these items in greater detail if the Commission so desires.

Sincerely,

Chris Schmiesing

Christopher W. Schmiesing
City Planner



MONTHLY REPORT

GENERAL INFORMATION

- At the Tuesday, December 11, 2007 Great Miami River Recreational Trail meeting, stakeholders reviewed the consultant's preliminary alignment recommendations and discussed the preliminary project estimate. Several amendments to the plan will be made as a result of the discussion and KKG will bring the drawings and refine cost estimate back to the Steering Committee for a final review in late January. We look for plans to be available for board/committee/commission approvals near the end of the first quarter of 2008.

For all of the latest information concerning this project visit the project webpage at http://www.piquaoh.org/gmrt_planning.htm.



MONTHLY REPORT

COMPREHENSIVE PLAN UPDATE

December 17, 2007 City Commission Meeting

- Ordinance No. 27-07 – An ordinance amending Section 91.23 of the Piqua Code relating to Definitions was approved.
- Ordinance No. 28-07 – An ordinance amending Chapter 150 (Appendix Tables, Table A: Permit Fee Schedule) was approved.
- Ordinance No. 29-07 – An ordinance amending Section 91.36 of the Piqua Code relating to Definitions was approved.
- Ordinance No. 30-07 – An ordinance amending Chapter 154 of the Piqua Municipal Code establishing the discontinuance of a nonstandard use was approved.
- Ordinance No. 31-07 – An ordinance adopting and implementing procedures under the Ohio Revised Code Chapter 5722 to facilitate the effective reutilization of nonproductive land situated within the City of Piqua, which will be known as the Piqua Land Reutilization Program was approved.
- Ordinance No. 32-07 - An Emergency ordinance adopting and implementing a Civil Code for nuisance violations (Chapter 91), Zoning Code Violations (Chapter 154), and the Property Maintenance Violations (Chapter 150) of the Piqua Municipal Code was approved.
- Ordinance No. 33-07 – An ordinance to make Appropriations for the City of Piqua, Ohio for the year 2008 was approved.
- Resolution No. 133-07– A Resolution of Intent to vacate public right-of-way was approved.

January 7, 2008 City Commission Meeting

- Resolution No. R-11-08 – A Resolution appointing a member to the Miami Valley Regional Planning Commission was approved.
- Resolution No. R-12-08 – A Resolution appointing one member to the Tree Committee was approved.



MONTHLY REPORT

GENERAL INFORMATION

On November 13th the Plan It Piqua Steering Committee hosted an open house to present the final draft copy of the comprehensive plan document to the public. While the meeting was lightly attended, those who did attend offered many positive comments concerning the Plan.

In December the Plan It Piqua Steering Committee Chairman presented the Plan to the Planning Commission for their consideration. It is anticipated the Planning Commission will make a recommendation on the Plan adoption at their January 8, 2008 meeting and forward the document to the City Commission for formal adoption.

Presentation boards illustrating the content of the plan will continue to be displayed in the in the first floor of the Municipal Government Complex rotunda. For all of the most current information available concerning the comprehensive plan efforts, visit www.planitpiqua.org.



MONTHLY REPORT

PERMITS

No.	Submittal Date	Permit Intended Use	Value		Location Address	Owner Name	Applicant Name
1	1/3/2007	Florida Room	\$25,000	1100	Maplewood	Terry & Karen Jones	Harry Jones
2	1/4/2007	Single Family Home	\$163,000	505	Lambert Drive	Craycon Homes	Craycon Homes
3	1/12/2007	Remodel residence	\$30,000-35,000	220	E. North Street	Brian Murray	Brian Murray
4	1/16/2007	Remodel residence	\$30,000	10	Hopewood Drive	Jim Sever	Kessler Construction
5	1/19/2007	Car Wash	\$1,000,000	1304	E. Ash Street	LMP Partners, LLC	R & S Barnhart Const., Inc.
6	1/25/2007	Chiropractic Office	\$50,000	1555	Covington Ave.	Tolson Enterprises	Reco General Contractor
7	1/30/2007	Shed	\$3,800	1324	Stratford Drive	Kristy Earick	Kristy Earick
8	2/2/2007	Store Front	\$1,000	429	W. High Street	Betty Jaqua	Shannon L. Young
9	2/5/2007	Collision & Restoration	\$40,000	741	Staunton Street	Matt Bushnell	Matt Bushnell
10	2/6/2007	Remodel Existing Medical Office	\$30,000	1255	E. Ash Street	Advanced Foot & Ankle Care	Stephen Ford
11	2/12/2007	Add wheelchair ramp to porch	\$250	725	W. Water Street	Robert Burton	David Burton
12	2/12/2007	Install Barber Shop	\$5,000	202	E. Main Street	Jim Calvert	Jim Calvert
13	2/14/2007	Enclose and finish off porch	\$10,000	1005	Christine Lane	Dan Dickerson	Dan Dickerson
14	2/28/2007	Familyroom/diningroom	\$24,000	1720	Williams Place	Jessica Hawkins	Teddie Eads
15	3/7/2007	Remodel Kitchens		322-324	Camp Street	Brian Curl	Jason Curl



MONTHLY REPORT

PERMITS

16	3/8/2007	14' x 24' Carport		\$1,300	1722	Broadway	Dave Young	Richard Rhodes
17	3/8/2007	Garage		\$3,000	441	Gordon Street	Barney Pellman	Barney Pellman
18	3/14/2007	Single Family Home		\$199,700	820	Caribou Ct.	Craycon Homes	Craycon Homes
19	3/22/2007	A15 x 30 Above Ground Pool			1722	Broadway	Brenda Rhodes	Brenda Rhodes
20	4/2/2007	Deck		\$8,000	633	N . Wayne Street	Safe Haven Inc.	Millbrook Builders
21	4/3/2007	Swimming Pool & Deck		\$5,000	1609	1609 Echo Lake Drive	Richard Rouse	Richard Rouse
22	3/29/2007	Single Family Home		\$324,400	1512	Echo Lake Drive	Mike Davis	Harlow Builders
23	4/5/2007	Front Porch		\$4,000	1532	Garfield Street	Sylvester Cutcher	Sylvester Cutcher
24	4/6/2007	Repair floor		\$500	748	Commercial Street	Thomas White	Thomas White
25	4/9/2007	Build an addition to home		\$36,000	1200	Leonard Street	Chris Libbee	Chris Libbee
26	4/9/2007	Build a potting shed		\$1,200	1200	Leonard Street	Chris Libbee	Chris Libbee
27	4/9/2007	Two- Family Home			121	S. Roosevelt Ave.	Mark Carnes	Mark Carnes
28	4/9/2004	House/Beauty Shop -2 meters			802	McKinley Ave.	Todd Battson	Todd Battson
29	4/10/2007	Remodel Space		\$6,000	500	W. High Street	Terry Kisinger	TKA Inc. Alan Kaiser
30	4/10/2007	Repair Fire Damage			1251	Severs Drive	Drobin/Tina Didier	Angler Construction
31	4/13/2007	Storage Shed		\$1,400	1962	Beckert Drive	Ben & Lori Motter	Ben & Lori Motter



MONTHLY REPORT

PERMITS

32	4/18/2007	Storage Shed	\$1,079	1250	W. High Street	Tim Hubley	Tim Hubley
33	4/18/2007	Garage	\$45,000	606	Catalpa Drive	Marvin Hurst	Marvin Hurst
34	4/18/2007	Address Assignment	N/A	91636	N. CR 25-A - Suite 100	Dr. Ponferada's Office	US Postal Service
35	4/18/2007	Address Assignment	N/A	91636	N. CR 25-A - Suite 110	Dr. Werling's Office	US Postal Service
36	4/18/2007	Address Assignment	N/A	8901	Looney Road	JVS Applied Technology Center	JVS
37	4/20/2007	Putting new roof over flat roof	\$4,500	216	Downing Street	Jerry Hunolt	Cecil Stewart
38	4/20/2007	Front Porch	\$5,000	1534	Edge Street	Dorothy Fitch	Hoblits Home Improvement
39	4/20/2007	Remodel garages	\$20,000	336	S. Main	Ulbrich's	Barnhart Construction
40	4/23/2007	Remodel J.C. Penny Store	\$550,000	987	E. Ash Street	J.C. penny	Kline Specialities Inc,
41	4/27/2007	30 x 40 Garage	\$8,000-10,000	300	Third Street	Douglas Buckley	Douglas Buckley
42	4/30/2007	Fence outside Patio/trash can	\$3,000.00	311	N. Main Street	Tony Zender	Tony Zender
43	4/30/2007	Concession Stand		113	S. College Street	Bowman Concessions	Bowman Concessions
44	5/3/2007	Add footage for add tenant	\$30,000	646	W. Water Street	Family Video	White Oak Construction
45	5/7/2007	Above ground pool with deck	\$3,000	1511	W. High Street	Gary Kloecker	Gary Kloecker
46	5/7/2007	10' x 10' Shed	\$300	755	S. Main Street	Thomas Montjoy	Thomas Montjoy
47	5/10/2007	Repair fire damage to home		222	Gordon Street	Christy Young	Christy Young



MONTHLY REPORT

PERMITS

Permit Number	Issue Date	Description	Amount	Address	Applicant	Contractor
48	5/10/2007	Repair fire damage to home	\$4,500	201 First Street	Brent Nill	Airway Construction Co.
49	5/10/2007	Produce Stand		Sunset & Covington Ave,	Roberta Cordonnier	Robert Cordonnier
50	5/14/2007	Build 10' x 10' Shed	\$1,500	1917 Carlyle Drive	David Jenkins	David Jenkins
51	5/15/2007	Concrete Driveway		717 Vine Street	David Lawrence	David Lawrence
52	5/17/2007	Repair Fire Damage to Porch	\$5,000	631 Park Avenue	Ronald Cool	Linn Bostick
53	5/17/2007	Garage	\$4,300	527 Wood Street	Donald Lance	Donald Lance
54	5/17/2007	Garage		1221 Nicklin Avenue	Rich Havenar	Rich Havenar
55	5/21/2007	Renovate Como Lab JVS	\$448,000	8705 N. Looney Road	Upper Valley JVS	Mark Wiseman
56	5/24/2007	Single Family Home	\$230,000	1012 Christine Lane	Bret & Lisa Ford	Dodds Custom Homes
57	5/29/2007	Swimming Pool		924 Cottage Avenue	Jeffrey Unger	Jeffrey Unger
58	5/29/2007	Covered Wood Patio	\$1,500	310 Short Drive	Sharon Mott	Sharon Mott
59	5/29/2007	Home Business		500 Adams Street	Thomas Tyler	Thomas Tyler
60	5/30/2007	Swimming Pool		439 Orr Street	Melendy Selanders	Melendy Selanders
61	5/30/2007	Swimming Pool		325 Wilson Ave.	Cheryl Banning	Cheryl Banning
62	5/30/2007	Screen Porch	\$10,000	1607 Echo Lake Drive	Doug & Linda Morris	Comer Construction
63	5/30/2007	Composit Deck	\$9,500	911 Broadway	Jan & Marilyn Hissong	Comer Construction



MONTHLY REPORT

PERMITS

64	5/31/2007	Shed		\$1,110.00	516	Wood Street	Jason Wackler	Barbara Smith
65	6/1/2007	Single Family Home			2336	Kiowa Ct.	Castlebrook Builders	Castlebrook Builders
66	6/1/2007	Address Assignment			800	W. Water Street		City of Piqua
67	6/1/2007	Pay-Day Loan Office			646	W. Water Street	Cash Advance Center	Cash Advance Center
68	6/5/2007	Wood Deck		1,000	1005	Christine Lane	Daniel Dickerson	Daniel Dickerson
69	6/8/2007	Swimming Pool			1046	W Greene St.	Carol Clark	Carol Clark
70	6/11/2007	Deck			1722	Amhurst Dr	Linda Marshall	Steve Vanover
71	6/11/2007	Storage Shed			1704	E Parkway Dr	Chris & Mary King	Chris & Mary King
72	6/12/2007	Storage Shed			1520	Amhurst Dr	Steve Johnson	Steve Johnson
73	6/12/2007	Swimming Pool			1003	Young St	Abby Barker	Adam Deppen
74	6/14/2007	Carnival				Market Square	Joe Jones	Joe Jones
75	6/14/2007	Swimming Pool			1819	Britton Dr	David Peterson	David Peterson
76	6/15/2007	Shed			1001	Nicklin Avenue	Jodi Helmandollar	Jodi Helmandollar
77	6/18/2007	Remodel Front of Building			1243	E. Ash Street	Discount Furniture	Dalo Construction Inc.
78	6/19/2007	Porch roof over patio		\$5,000	1516	Amherst	Susanne Pummel	Werling Construction
79	5/29/2007	Place of business (Internal info only)			312	E. Ash Street	My Kids Closet	Lance Lamphar



MONTHLY REPORT

PERMITS

80	6/2/2007	Enclosed Parking Area	\$20,000	450	Garbry Road	Jerry Voisinet	Jerry Voisinet
81	6/25/2007	Patio Enclosure	\$1,000.00	910	W. Grant Street	Richard Wilson	Richard Wilson
82	6/27/2007	Storage Shed	\$2,200.00	1328	Park Avenue	Chester Perkins	Chester Perkins
83	6/29/2007	Retail Sales	\$4,500.00	439	S. Downing Street	Edwin Liette	Edwin Liette
84	7/2/2007	Family Fun Center	12,500.00	1300	E. Ash Street	Wal Mart Stores, Inc.	Harrison French Assoc.
85	7/2/2007	24 x 12 Deck	\$800	1419	Madison Avenue	Joe Sorrell	Joe Sorrell
86	7/5/2007	Swimming Pool	3,000	560	Staunton Street	Eric Black	Eric Black
87	7/6/2007	Worship/Café	150,000	105	E. Greene Street	The Gathering Place	The Gathering Place
88	7/9/2007	Above ground pool	\$4,500.00	1908	Beckert Drive	Ronald Ferrence	Ronald Ferrence
89	7/10/2007	Replace Front Porch	\$1,000.00	1215	Forrest Ave.	Joann Coble	Joann Coble
90	7/11/2007	Built Shed	\$2,100.00	877	Brice Ave.	Carl Huber	Carl Huber
91	7/12/2007	Remodel Clubhouse	\$10,000.00	90	Maryville Lane	M K Real Estate	East West Construction
92	7/16/2007	Build 10 x 16 Deck	\$500.00	1121	Nicklin Ave.	Robert Jones	Robert Jones
93	7/17/2007	Concession Stand		113	S. College Street	Bowman Concessions	Bowman Concessions
94	7/17/2007	Concession Stand		1596	Covington Ave.	Bowman Concessions	Bowman Concessions
95	7/17/2007	9 x 12 patio cover	\$2,300	1810	W. Parkway Dr.	Sharon Francis	Champion
96	7/18/2007	Change of Use		120	E. Greene Street	Certified Oil	Anthony Charles



MONTHLY REPORT

PERMITS

Permit Number	Issue Date	Description	Value	Address	Applicant	Contractor
97	7/19/2007	Car Dealership	\$225,000	County Road 25-A	Finkes Building Co.	Finkes Building Co.
98	7/24/2007	Warehouse Addition	\$2,800,000	241 Fox Drive	AM Leonard	Ferguson Construction
99	7/27/2007	Porch/Deck	\$600.00	900 W. Water Street	Luke Bolin	Luke Bolin
100	7/30/2007	Single Family Home	\$160,000	2309 White Tail Drive	Craycon Homes	Craycon Homes
101	7/31/2007	Renovation of Receiving Dock	\$130,000	8515 Industry Park Drive	Hobart Food Equipment Group	Desantis Associates Inc.
102	8/1/2007	Remodel for Beauty Salon/Tanning	\$5,000	128 N. Sunset Drive	Marc Sherry	Debra Puckett
103	8/2/2007	Storage Shed	\$4,600.00	406 Brentwood Ave.	Bill & Ruby Leonard	Mark Wilson
104	8/7/2007	Veterinary Hospital	\$100,000	1208 E. Ash Street	Mike Williams	Reco General Contractor
105	8/7/2007	Deck		1611 Broadway	Kyle Magoteaux	Tom Zechman
106	8/13/2007	Single Family Home	\$80,000	Clark Avenue	Jeff Jennings	Just Frame Inc.
107	8/14/2007	Single Family Home	\$160,000	1000 Christine Lane	Dodds Custom Homes Inc.	Dodds Custom Homes
108	8/14/2007	Wheelchair Ramp	\$1,500	1008 Caldwell Street	Lorie Wion	Lori Wion
109	8/16/2007	Front Porch	\$4,300.00	308 Short Drive	Kevin Stephens	Brent Schneider
110	8/16/2007	Room Addition		1125 South street	Amanda Schwartzengraber	Amanda Schwartzengraber
111	8/17/2007	Addition for Sandblast Room	\$60,000	910 S. Downing Street	Hartzell Fan	Nu-Way Builders
112	8/21/2007	Cinemark Theater	\$3,855,000	987 E. Ash Street	Mid American Management	Mid America Management



MONTHLY REPORT

PERMITS

113	8/21/2007	Handicap Ramp	\$2,300.00	215	E. North Street	Jim & Kim Kithicum	Cecil Stewart
114	8/21/2007	Storage Shed		1104	Maplewood Drive	Larry Hamilton	Larry Hamilton
115	8/27/2007	Garage	\$15,100.00	233	McKinley Ave.	James Montgomery	James Montgomery
116	8/29/2007	Auto Repair Glass Shop	\$268,000.00	514	S. Main Street	R. C. Hemm	Ferguson Construction
117	9/6/2007	Swimming Pool		319	Short Drive	Brett & Julie Davis	Brett & Julie Davis
118	9/7/2007	Retail Sales	\$100,000	8225	N. Looney Road	The Salvation Army	The Salvation Army
119	9/10/2007	Remodel Restaurant	\$197,325	1408	Covington Ave.	Miller Management	Hearthstone Constructon
120	9/10/2007	Single Family Home	\$185,000.00	2308	White Tail Drive	Craycon Homes	Craycon Homes
121	9/12/2007	Bathroom	\$4,500.00	523	Weber Street	John Barnett	John Barnett
122	9/14/2007	Two-Family Dwelling	\$200,000.00	1024-30	Eleanor Ave.	Madison Homes	Madison Homes
123	9/17/2007	Freestanding Video Machine	\$6,000	995	E. Ash Street	McDonalds Corp	Redbox
124	9/17/2007	Enclosed east & west side of porch	\$3,000.00	912	W. Greene Street	William Hogston	Hogston Building Service
125	9/24/2007	Finish basement	\$15,000	100	Blackwell Drive	Ryan Coning	Ryan Coning
126	9/27/2007	New retail construction	\$536,616.00		Water Street	O'Reilly Automotive Inc.	O' Reilly Automotive
127	10/4/2007	Two Family Dwelling	\$200,000	2100- 2104	Navajo Trail	Craft Custom Homes	Craft Custom Homes
128	10/4/2007	Sonic Restaurant	\$350,000.00	1292	E. Ash Street	RLG Piqua LTD/GCG	Houchels Properties



MONTHLY REPORT

PERMITS

129	10/4/2007	Remodel Residence		\$5,000	1067	W. North Street	Tony Blundell	Access Home Improvement
130	10/4/2007	Auto Sales			763	S. Main Street	Ulbrichs Inc.	Michael Ault
131	10/5/2007	Gravel Parking Area			709	Gordon Street	William Schlosser	William Schlosser
132	10/5/2007	10 x 16 Shed		\$4,000	2136	Kiowa Court	Richard Pierce	Richard Pierce
133	10/15/2007	Sale of Merchandise			623	E. Ash Street	TAP Enterprises	B. Cummins
134	10/19/2007			\$6,500	435	Wood Street	Walter Messer	King Masonary
135	10/22/2007	Remodel Restaurant		\$15,000	213	N. Main Street	Gary Wagner	Gary Wagner
136	10/23/2007	Enlarge driveway			130	Staunton Street	Tony Homer	Tony Homer
137	10-24/2005	Concession Stand				College Ave.	Bowman Concessions	Gary Bowmann
138	10/25/2007	Remodel Porch		\$950	216	N. Downing Street	Jerry Hunolt	Cecil Stewart
139	10/26/2007	Gravel Driveway		\$200	314	Franklin Street	Skip Murray	Charles Sherwood
140	10/31/2007	Freestanding Video Machine		\$18,500	1546	Covington Ave.	McDonalds Corp	Redbox
141	11/1/2007	10x12 Shed		\$1,000	704	Cherry Street	Mary Swartz	Brett McConnell
142	11/5/2007	Remodel Restaurant		\$1,000,000	1239	E. Ash Street	China East Restaurant	ARM Global Development
143	11/9/2007	Garage			1103	Leonard Street	Dan & Ashley Newton	Dan Newton
144	11/13/2007	Add Dinette Area/Garage		\$80,000	1306	Echo Lake Drive	Jim McMaken	Berry Builiders Inc.



MONTHLY REPORT

PERMITS

145	11/13/2007	8'x5" Structure /shaved ice stand		110	S. Downing Street	Joanne Adair	Joanne Adair
146	11/30/2007	Driveway		1409	Clark Avenue	Carl Wilson	Carl Wilson
147	12/3/2007	Single Family Home	\$265,000	10	Greenbriar Ct,	Shawn Evans	Harlow Builders
148	12/7/2007	Single Family Home	\$178,000	2214	White Tail Drive	Craycon Homes	Craycon Homes
149	12/10/2007	City Rehab home	\$32,000	1036	Camp Street	Tinika Tilton	Cecil Stewart
150	12/17/2007	Change of Use		1402	South Street	Sandy Arnett	Sandy Arnett
151	12/18/2007	Garage		724	Linden Avenue	Jim Hess	Jim Hess
152	12/28/2007	Install 3 Docks	\$70,000	1711	Commerce Drive	Harmony Systems	Bruns General Contractor

RESOLUTION No. PC 08-08

WHEREAS, HCR-ManorCare, the owner of 275 Kienle Drive, the subject parcel, has submitted a request to permit the enlargement or expansion of a nursing home special use of the subject parcel; and

WHEREAS, article 154.140 of the City of Piqua Code of Ordinances provides the procedure for considering a special use permit request;

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve/deny 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. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Dick Sword	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Heartland of Piqua Phone 937-773-9346
Applicant's Address 275 Kienle Drive, Piqua OH 45356
- 2. Owner's Name HCR-MaurCare Phone 419-297-7530
Owner's Address 333 North Summit St Toledo, OH 43604
- 3. Type of legal interest held by applicant Owner
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) Attached
B. Address 275 Kienle Drive, Piqua, OH 45356
- 5. Existing zoning R-3, Multi-family residential
- 6. Existing usage Nursing and Rehabilitation Center
- 7. Proposed usage Same with expanded Therapy Addition
- 8. Proposed special usage Same
- 9. No. of plot plans submitted (16 required UNLESS waived) 16

10. Describe the reason for the requested special use:

Addition of expanded therapy addition to serve clientele needs.

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant Victor Brigner Date 1-2-08

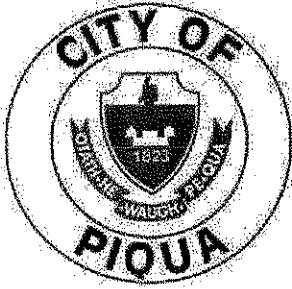
Signature of Owner ST Om Date 1/2/08

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 Date Fee Paid 1-7-08

Receipt No. 180234 P.C. Rcs. No. _____



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 25, 2008

To: Planning Commission Members

RE: PC Resolution 08-08

The above referenced resolution if adopted will approve an addition to a nursing home special use located at 275 Kienle Drive.

From a planning and zoning viewpoint there are no concerns with the proposed expansion of this facility. Any increase in traffic to and from the site or need for off-street parking spaces generated by the 2,600 square foot addition will be negligible. As for the drainage concerns presented by the City Engineer, I am confident the applicant will be able to address these concerns to the satisfaction of the City Engineer with little or no difficulty.

Included in your packet you will find a full compliment of supporting documents provided by the applicant for the commissions' use in considering this request.

Respectfully,

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enc.



**POGGEMEYER
DESIGN GROUP**

January 3, 2008

Christopher W. Schmiesing, Planning and Zoning Supervisor
City of Piqua
201 West Water Street
Piqua, Ohio 45356

Re: Heartland of Piqua - Building Addition
PDG #: 6147-015

Dear Mr. Schmiesing:

On behalf of HCR-Manor Care, owners of Heartland of Piqua, Nursing and Rehabilitation Center located at 275 Kienle Drive, Poggemeyer Design Group, Inc. (PDG) providing the information listed below. HCR-Manor Care submits this information and seeks Planning Commission approval of a Special Use Permit. The Special Use Permit will allow expansion of the Heartland of Piqua facility. The proposed expansion consists of the addition of a 2,600 SF therapy addition to the existing facility to address the physical and mental therapy needs of their clientele. The proposed single-story building addition will be located off the southwest wing of the existing facility (wing nearest the intersection of Garbry Road and Kienle Drive). Materials of construction and material colors will be similar to those found of the existing building.

"It is our goal to
service each client
at the highest
professional level,
delivering innovative
design, technical
superiority, and
outstanding quality."

-Mission Statement


Included Information

1. Completed application
2. Application fee
3. 16 copies of plot plan
4. 16 copies of proposed building elevations
5. 16 copies of proposed building floor plans
6. 16 copies of two colored pictures of the existing structure

We ask that you confirm that we are on the Planning Commissions' February 5, 2008 agenda by either contacting us in writing or electronically. If you have any questions or need additional information, please do not hesitate to contact our office.

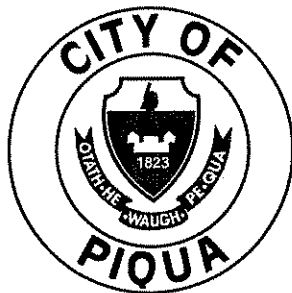
Sincerely,

POGGEMEYER DESIGN GROUP, INC.


David E. Saneholtz, P.E.
Principal Owner

P:\CLIENTS\6147\015\letters\special use application.wpd

An Employee Owned Company



PLANNING AND ZONING

Christopher W. Schmiesing – Planning and Zoning Supervisor
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org
Website: <http://www.piquaoh.org/zoning.htm>

January 25, 2008

David E. Saneholtz, P.E.
Poggemyer Design Group, Inc.
1168 North Main Street
Bowling Green, OH 43402

RE: Heartland of Piqua - Special Use Permit Request

Dear David:

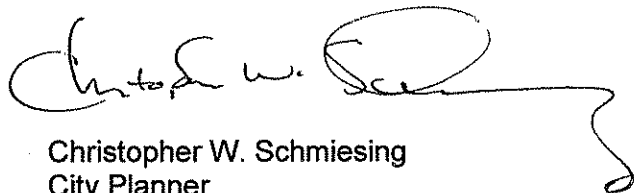
The plans submitted for the above referenced project have been reviewed with the following concerns noted.

(1) Storm, Water, and Electric. See enclosed comments.

Please revise the drawings as necessary and or provide the additional information requested to address the concerns noted. Subsequent to the requested plan modifications being completed, approval of a zoning permit will be will be granted upon receipt of an application and contingent upon approval of the special use permit application by the Planning Commission. Upon receipt of the necessary zoning approvals the required building permit for this project may be secured from the Miami County Building Regulations Department upon satisfactorily complying with the building permit submittal and review process.

If you have any questions concerning this correspondence please do not hesitate to call me.

Sincerely,



Christopher W. Schmiesing
City Planner

Enc.

c: HCR-ManorCare

interoffice memo

Date: 1/16/08

To: Chris Schmiesing

From: Amy Havenar

RE: SITE PLAN REVIEW FOR HCR MANORCARE

The Engineering Department has reviewed the drawings for compliance with the City of Piqua's requirements and has the following comments:

- The new addition and sidewalk appears to be encroaching into the existing detention pond area. Please verify that the reduced volume of the existing detention pond will not affect the stormwater detention requirements for the entire site.
- The proposed contour elevation 51 is shown to extend into the middle of the existing drainage swale. If this is the case, please provide additional elevations on the actual swale and provide a cross section of the swale so we can verify that the proposed regrading in this area will not reduce the capacity of the existing swale.

Chris Schmiesing

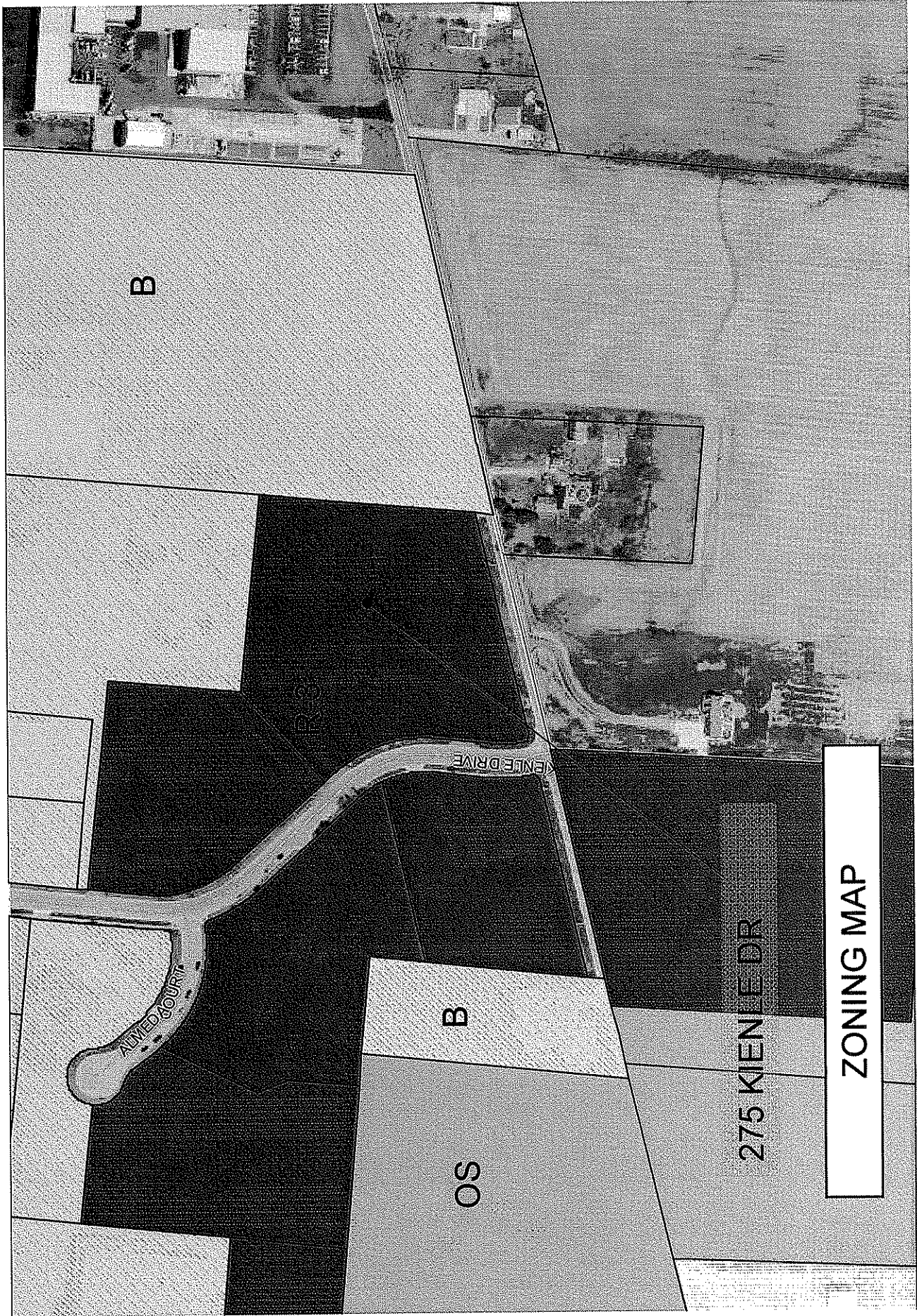
From: Ed Krieger
Sent: Tuesday, January 15, 2008 3:14 PM
To: Chris Schmiesing
Subject: Heartland Expansion

I have reviewed the proposed expansion at Heartland and have no objections or concerns with this work.

Chris Schmiesing

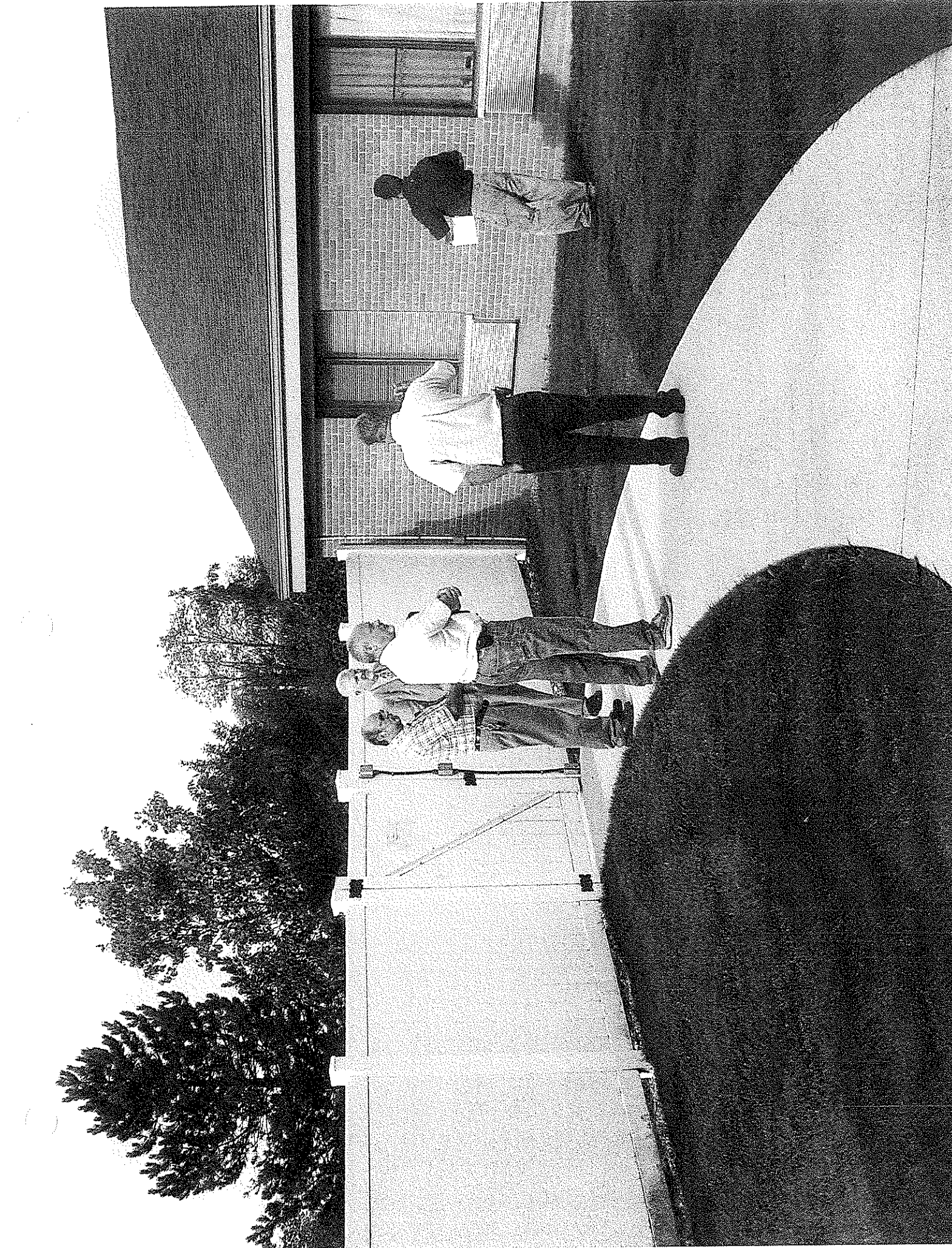
From: Ron Klima
Sent: Friday, January 18, 2008 12:34 PM
To: Chris Schmiesing
Subject: Plan Review

Chris: The water department has no comments on the HCR Manor Care plan review.



ZONING MAP





RESOLUTION No. PC 09-08

WHEREAS, Nathan Wright, owner of 133 E. Main Street, the subject parcel, has requested the Planning Commission recommend approval of a change to the zoning designation of the subject parcel from I-1 Light Industrial to R-2 Two-Family Residential; and

WHEREAS, article 154.141(B) of the City of Piqua Code of Ordinances provides the procedure for considering a request to make an amendment, change, or repeal of any provision of the zoning chapter;

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and established as fact that the request being considered:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve/deny 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. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Dick Sword	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name NATHAN WRIGHT Phone 778-0329
Applicant's Address 318 PINWOOD AVE.

2. Owner's Name NATHAN & IRENE WRIGHT Phone 778-0329
Owner's Address 318 PINWOOD AVE. Piqua, OH

3. Type of legal interest held by applicant OWNER

4. Location of Rezoning request
A. Legal description (Inlot No. or attach legal description) 12 3509 50 1/2
B. Address 133 E. MAIN ST. PIQUA, OH

5. Existing zoning I-1

6. Existing usage 2-FAMILY RESIDENTIAL

7. Proposed zoning 2-FAMILY RESIDENTIAL

8. Proposed usage 2-FAMILY RESIDENTIAL

9. Is this "Request for Zoning" contingent upon annexation? Y N

10. Describe the reason for the requested rezoning: HAS BEEN USED 2-FAMILY
HAVE NO FUTURE PLAN TO USE AS INDUSTRIAL

11. Has a Rezoning Request for this location been made before? Y N
If yes, give date of previous application _____

12. No. of site plans submitted (16 required UNLESS waived) _____

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant Nathan Wright Date 1/24/2008

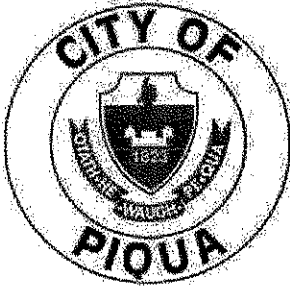
Signature of Owner Nathan Wright Date 1/24/2008

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

~~\$50.00~~ Fee paid 100.00 Date fee paid 1-24-08

Receipt no. 180246 P.C. Res. no. _____



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 25, 2008

To: Planning Commission Members

RE: PC Resolution 09-08

The above referenced resolution if adopted will approve a change in the zoning designation of the subject parcel from I-1 Light Industrial to R-2 Two-Family Residential. The property in question is located at 133 E. Main Street.

The subject parcel is occupied by a structure that is currently occupied by a two-family use. Research indicates the retail commercial and service use of the structure, the last authorized use, existed until the mid 1980's. After that there was a period of vacancy until the dwelling unit use of the structure began in the mid 90's. A records review has verified that no zoning permit was secured for the conversion of this structure. However, the architectural characteristics of the building seem to support the two-family use of the structure, and the residential use also appears to fit well with the existing surrounding land uses. With off-street parking being satisfied by a parking area at rear of the lot, the only non-standard zoning conditions that exist at this premise pertain to the setbacks of the principal structure. Beyond that, the applicant will be required to have the property inspected by the zoning and building officials to determine what if any permits and improvements will be required to remedy any identified code deficiencies if the zoning change is approved.

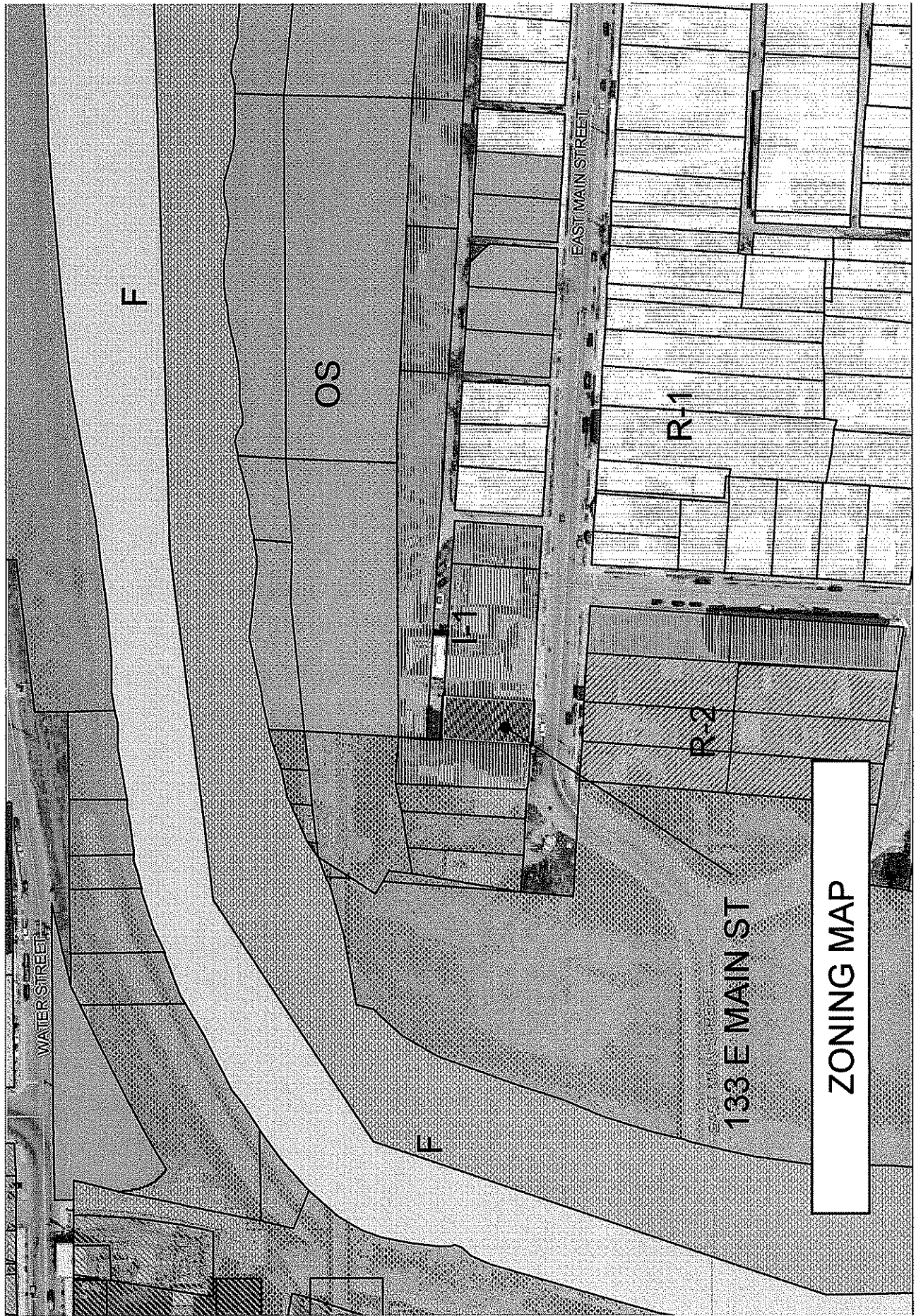
Included in your packet you will find an illustration of the zoning in this vicinity and a photograph of the exterior of the front of the subject building for the commissions' use in considering this matter.

Respectfully,

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enc.



ZONING MAP

133 E MAIN ST

R-1

R-2

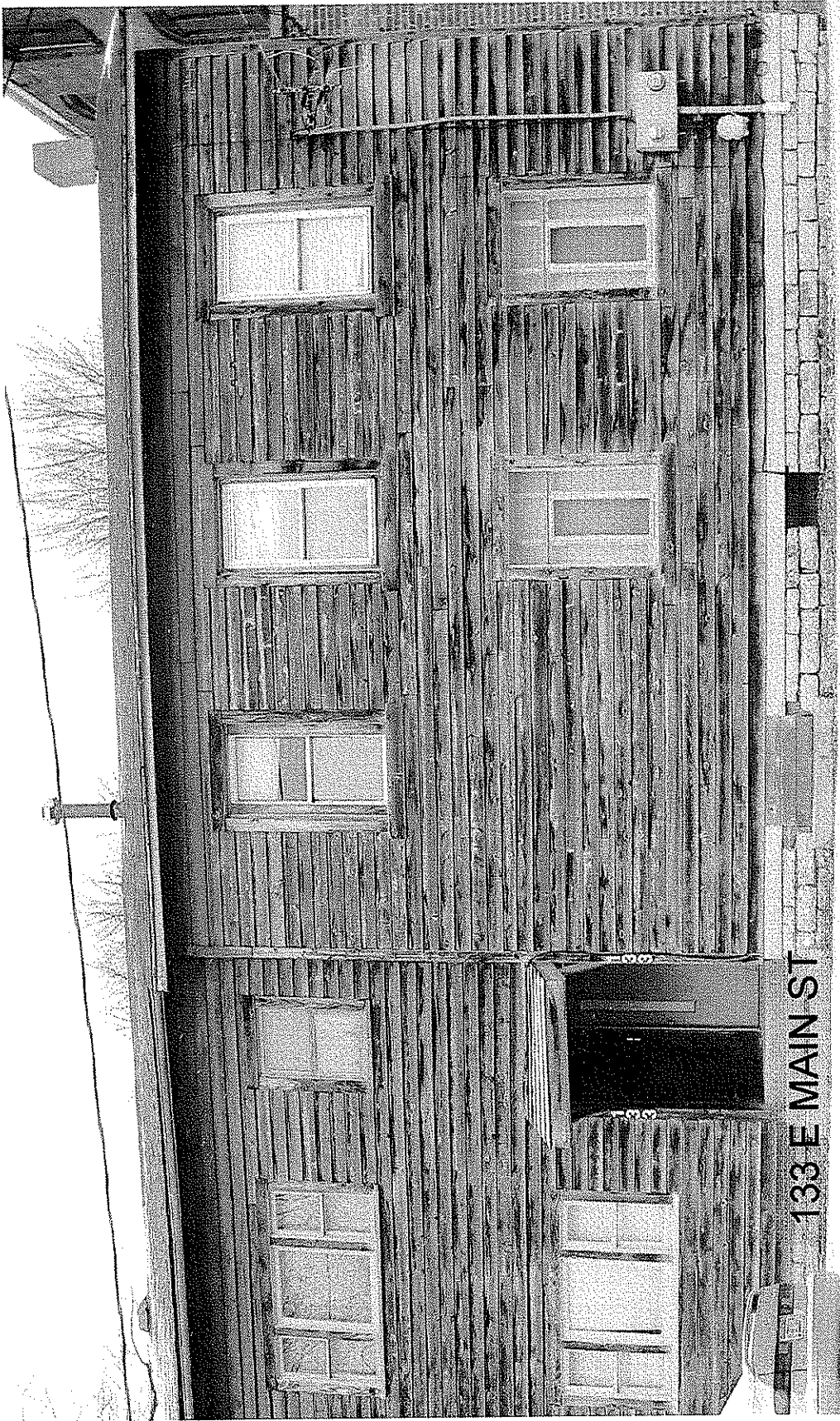
OS

F

F

WATER STREET

EAST MAIN STREET



01/24/2008 13:51

SITE PHOTO

RESOLUTION No. PC 10-08

WHEREAS, Richard Slone, the owner of 512-514 W. High Street, the subject parcel, has submitted a request to permit the conversion of a retail commercial use to a multi-family dwelling unit special use of the subject parcel; and

WHEREAS, article 154.140 of the City of Piqua Code of Ordinances provides the procedure for considering a special use permit request;

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve/deny 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. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Dick Sword	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Richard SLONE Phone 773-4450
Applicant's Address 10870 PIQUA LOCKINGTON Rd
- 2. Owner's Name Richard SLONE Phone 773-4450
Owner's Address 10870 PIQUA LOCKINGTON Rd
- 3. Type of legal interest held by applicant OWNER
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) N 44-008970
B. Address 514 High ST PIQUA
- 5. Existing zoning _____
- 6. Existing usage Residence
- 7. Proposed usage Residence
- 8. Proposed special usage Residence
- 9. No. of plot plans submitted (16 required UNLESS waived) _____
- 10. Describe the reason for the requested special use:
has been used AS Residence for PAST
15 YEARS.

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant Richard Slone Date 10 JAN 08

Signature of Owner Richard Slone Date 10 JAN 08

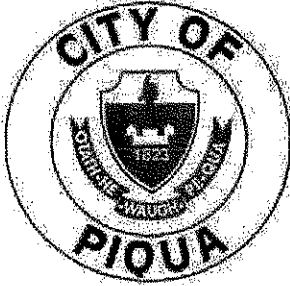
Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

\$100.00 Fee Paid #160 CR 42891 Date Fee Paid 1.10.08

Receipt No. 180236 P.C. Res. No. _____

RECEIVED
JAN 10 2008
CITY OF PIQUA
DEVELOPMENT OFFICE



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 25, 2008

To: Planning Commission Members

RE: PC Resolution 10-08

The above referenced resolution if adopted will approve a multi-family special use of the subject parcel, said parcel located at 512-514 W. High Street.

This request comes subsequent to a violation notice being issued to advise the property owner that the 2 dwelling unit uses occupying the lower level forward portion of this building had not been lawfully established and that the unlawful use of the structure was to be discontinued. Research indicates the retail commercial and service use of these spaces, the last authorized use, existed until the mid 1980's. After that there was a period of vacancy until the dwelling unit uses of the spaces occupied the structure in the mid 90's. A records review has verified that no zoning permit was secured for the conversion of these spaces. Furthermore, the architectural characteristics of the building suggest the building was built for the purpose of being occupied by a commercial use and this, coupled with the fact that no permit was ever obtained prior to the spaces being converted, calls into question the habitability of the dwelling units from a code compliance perspective.

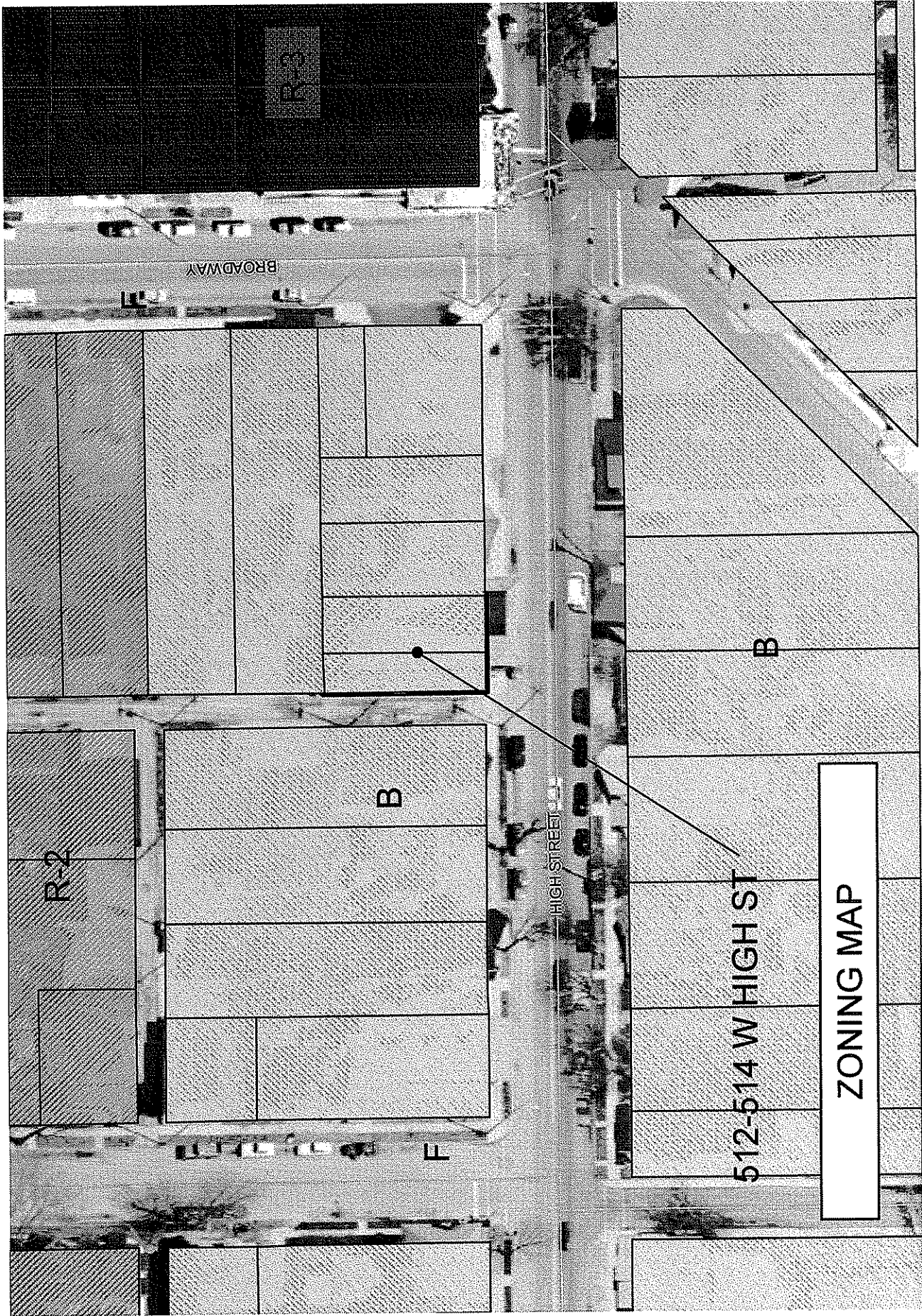
Because this information was not provided at the public hearing on this matter, this request is being returned to the Planning Commission for consideration.

Respectfully,

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enc.



ZONING MAP

512-514 W HIGH ST

HIGH STREET

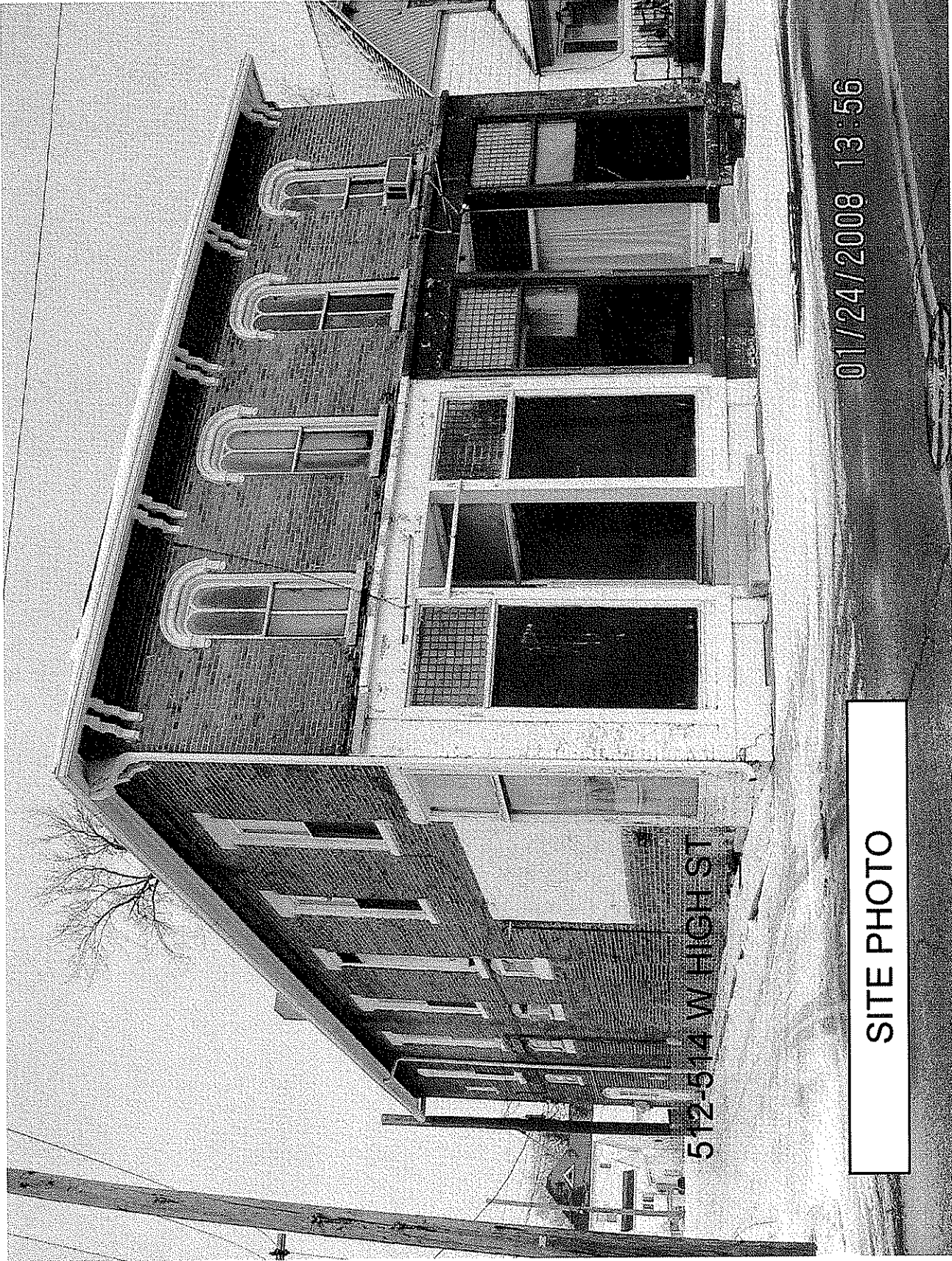
BROADWAY

R-2

B

B

F



512-514 W HIGH ST

01/24/2008 13:56

SITE PHOTO

RESOLUTION No. PC 11-08

WHEREAS, Tim Flynn, on behalf of the owner of the subject parcel, has submitted a request to permit a concept plan for Mixed Use Planned Unit Development (M-PUD) special use of a 10.54 acre parcel located in a General Business (B) zoning district.; and,

WHEREAS, article 154.140 of the City of Piqua Code of Ordinances provides the procedure for considering a special use permit request; and

WHEREAS, article 154.044(A) through 154.044(F) of the City of Piqua Code of Ordinances provides the procedure and submission requirements for considering a Mixed Use Planned Unit Development concept plan;

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve/deny 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. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Dick Sword	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Tim Flynn Phone 614-378-9577
- Applicant's Address 5460 Frantz Road Suite 200
- 2. Owner's Name Janet Doty (JEB) Phone Dublin, OH 43017
- Owner's Address 3821 Darbyshire Dr Hilliard, OH
- 3. Type of legal interest held by applicant owners representative 43026
- 4. Location of Special Use Permit request
 - A. Legal description (Inlot No. or attach legal description) N 44-078138
 - B. Address _____
- 5. Existing zoning B
- 6. Existing usage vacant
- 7. Proposed usage MIX USE
- 8. Proposed special usage PUD
- 9. No. of plot plans submitted (16 required UNLESS waived) 16

10. Describe the reason for the requested special use:

allow for mix-use development

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant [Signature] Date 12-5-07

Signature of Owner Janet E. Doty, Pres. JEB, Inc. Date 12-06-07

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 | Date Fee Paid 12.7.07

Receipt No. 180223 P.C. Res. No. _____



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 25, 2008

To: Planning Commission Members

RE: PC Resolution 11-08

The above referenced resolution if adopted will recommend the approval of a mixed use planned unit development (M-PUD) concept plan for the subject property located at the northwest corner of R.M. Davis Parkway and USR 36.

At this time the applicant has revealed additional information relative to the project financing and how it will impact the rental rate of the units. The details of such are included in your agenda packet.

Because this information was not previously provided at the public hearing on this matter, this request is being returned to the Planning Commission for consideration.

Respectfully,

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enc.

PUD SUBMITTAL PACKAGE

DAVIS PARKWAY VILLAGE

10.54 AC

PIQUA, OHIO

PREPARED BY:
DK DEVELOPMENT CONSULTING
MV RESIDENTIAL DEVELOPMENT

PREPARED FOR:
CITY OF PIQUA

DATE: 12/5/07

154.44 submittal requirements

A. Names of owners & development team

Owner:

JEB ltd.
3821 Darbyshire Dr.
Hilliard, Ohio 43026
Contact: Janet Doty

Master developer:

DK Development Consulting
5640 Frantz Rd. Suite 200
Dublin, Ohio 43017
Contact: Tim Flynn

Multi-Family Developer:

MV Residential Development
9349 Waterstone Blvd.
Cincinnati, Ohio 45249
Contact: Pete Schwiegeraht

B. Legal Description

See attached

C. Objectives of PUD

To allow for a mixed use development as indicated in the comprehensive plan and to create design flexibility that allows for more creative design.

D. Development schedule

Residential

Start construction March 2009
End construction December 2009

Commercial

Phase 1 2009
Phase 2 2010

E. Site data

1. 10.54 acres total

7.56 acres residential
56 units & clubhouse
2.99 acres commercial

Lot a – 3,000 sf (neighborhood commercial)
Lot b – 10,000 sf (neighborhood commercial)

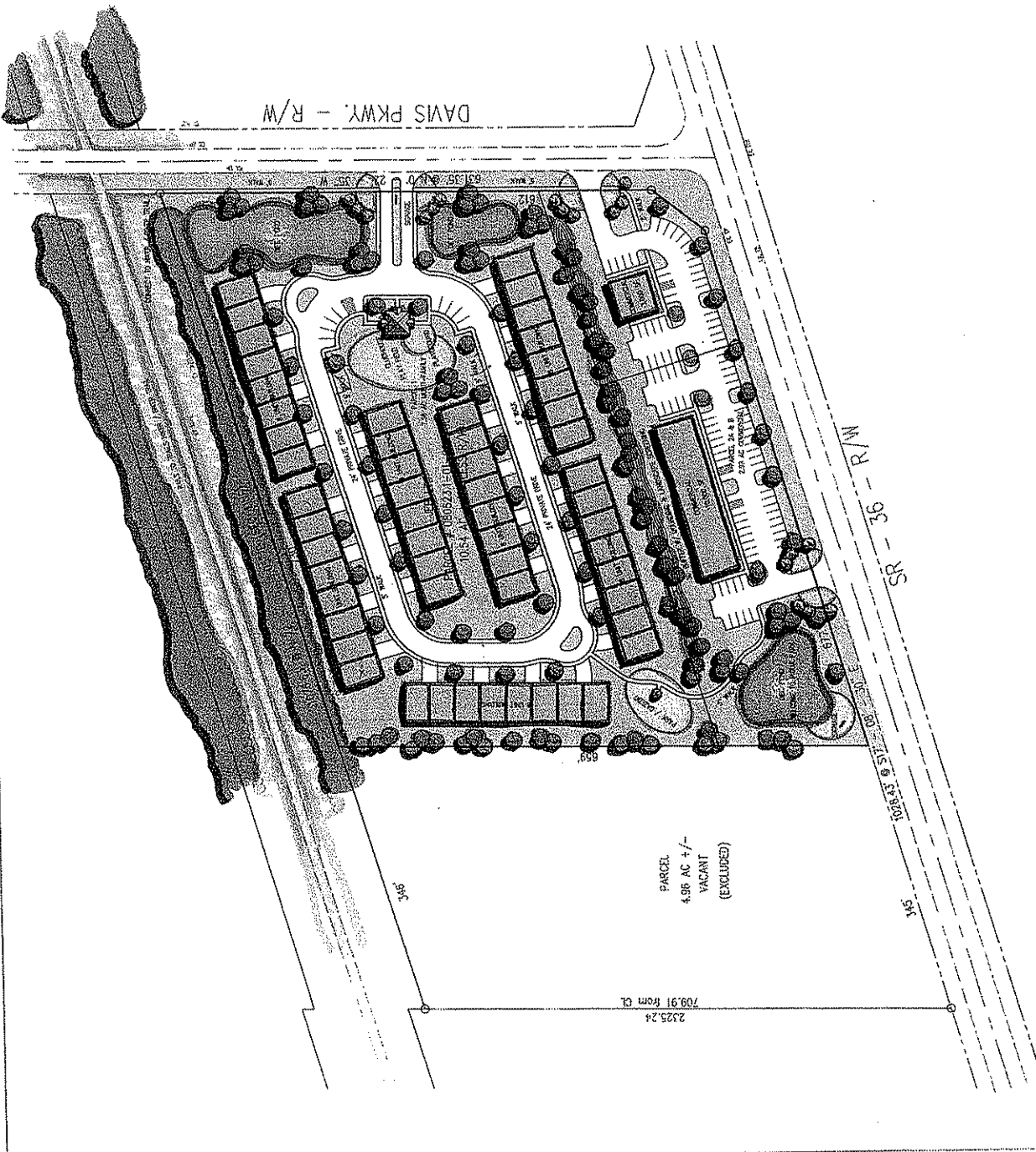
2. Less than 50% building coverage
3. Residential density = 7.4 units / acre
Commercial density = 4348 sf / acre
4. 4.5 acres total green space
3.0 acres useable open space
5. Not requested

F. Site plan

1. See plan
2. Existing zoning = B general business district
3. See plan
4. See plan
5. Residential
 - Ranch cottages
950 sf (est.)
Max. Height 35'
 - Clubhouse
750 sf (est.)
Max. Height 35'
 - Commercial
Max. Height 35'
6. 0.5 acre park if desired
7. See plan
8. See plan
9. Water, sewer, & storm connection along Davis Parkway
10. See plan
11. North of site = trail to trails (hiker / biker trail)
South of site = vacant (future mixed use development)
East of site = general business
West of site = vacant
12. See plan
13. See above

SITE DATA:

OWNER:
 2511 W. ...
 ...
MASTER DEVELOPER:
 ...
MULTI-FAMILY DEVELOPER:
 ...
DEVELOPMENT SCHEDULE:
 ...
SIZE & USES:
 ...
EXISTING ZONING:
 ...
PRODUCT:
 ...
UTILITIES:
 ...
ADJACENT USES:
 ...

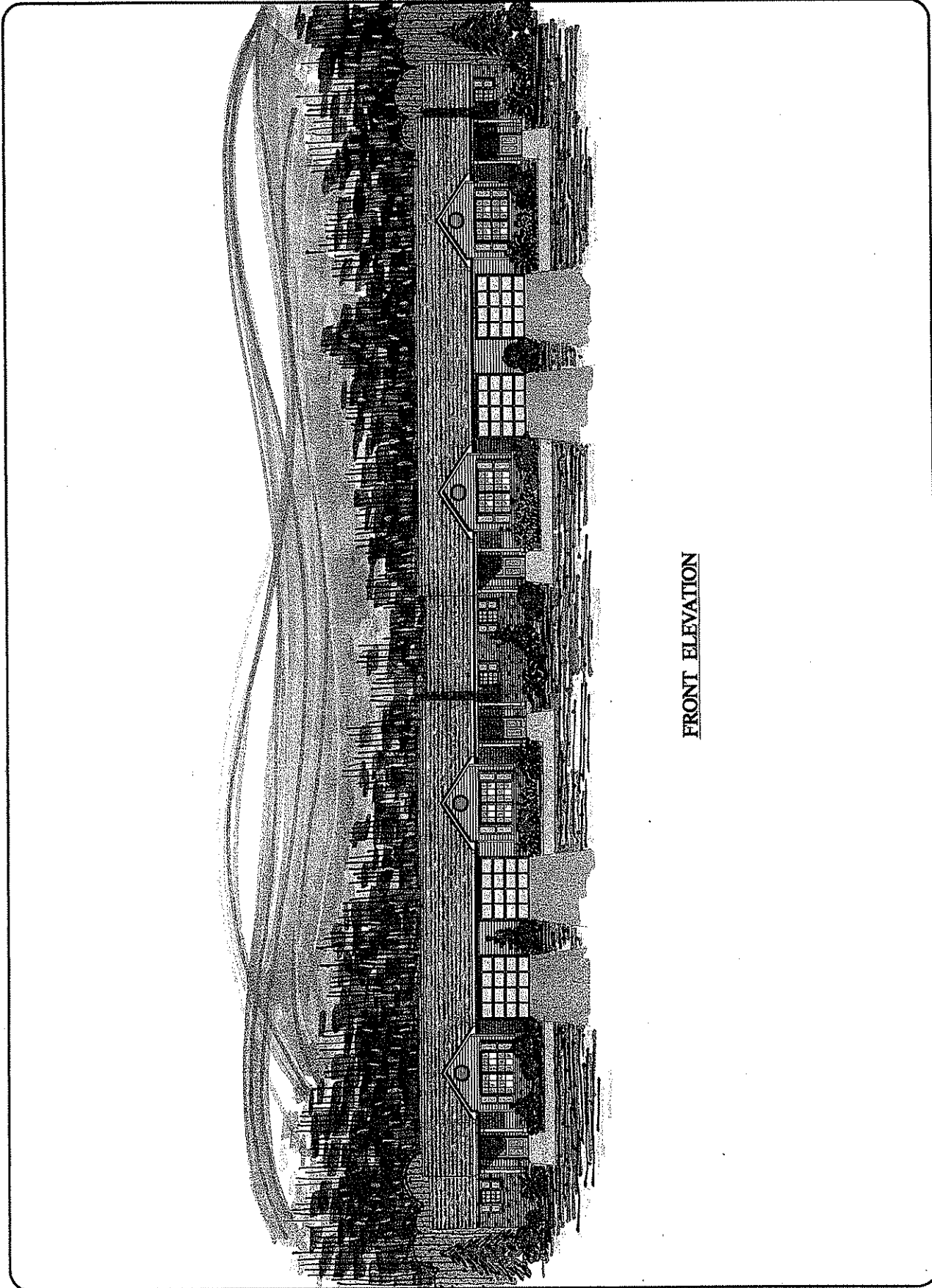


2323.24
 709.91 from CL

PARCEL
 4.96 AC +/-
 VACANT
 (EXCLUDED)

ESD

DATE: _____
DRAWING NO.: _____
SHEET NO.: _____



FRONT ELEVATION

REVISED

BENT TREE WEST
@
DAVIS PRKY VILLAGE

DESCRIPTION

Project Type: Multi-Family Villas

Location: Intersection of SR 36 & Robert M. Davis Parkway
Piqua, Ohio 45356

Product: Up to 56 Units (984 SF)
Multi-Family Ranch Design
Two Bedrooms
One and One-Half Baths
Attached, One-Car Garage

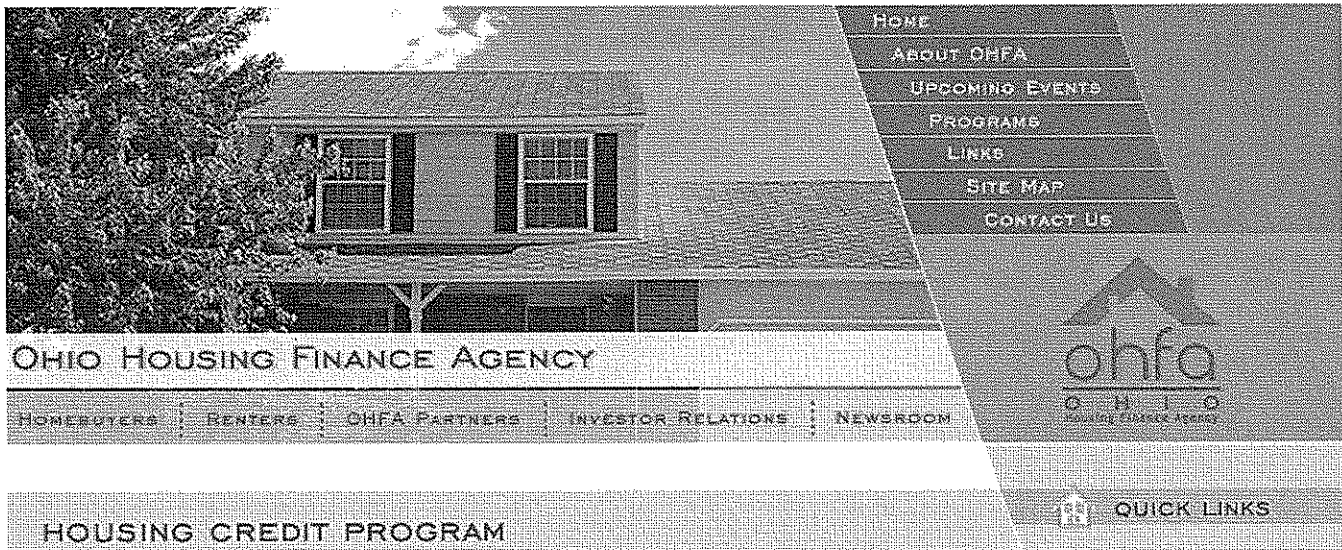
Features: Energy Efficient Design
Accessible Homes (10%)
Universal Design Features
Community Common Space

Renter Income: Up to \$32,520

Proposed Team:

<i>Managing Member*:</i>	Miller-Valentine Apartments III
<i>Member*:</i>	St. Mary Development Corporation
<i>Developer:</i>	MV Residential Development LLC
<i>General Contractor:</i>	MV Residential Construction, Inc.
<i>Property Management:</i>	MV Residential Property Management, Inc.

* To-be-formed subsidiary of the
companies are proposed.



2008 Housing Tax Credit Applicants

For those interested in obtaining the Green Communities certification this year, Enterprise Community Partners is making minor technical changes to the Green criteria. The new process schedule is as follows:

- Request for Proposals available on the Green Communities web site, February 15, 2008
- Applications due April 11, 2008
- Awards announced May 8, 2008

For more information, go to the [Green Communities web site](#).

How to Apply

2008 Program Calendar

Download Files

Environmental Review Requirements

Housing Credit Percentages

Tax Credit Compliance

The Housing Credit Program is a tax incentive program designed to increase the supply of quality affordable rental housing. These federal income tax credits offset the building acquisition, new construction, or substantial rehabilitation costs for rental housing developments. Since 1987, the Ohio Housing Finance Agency has used the Housing Credit Program to facilitate the development of over 72,000 affordable rental housing units in Ohio.

customer service
survey

The Internal Revenue Service (IRS) regulations for the Housing Credit Program can be found under Section 42 of the Internal Revenue Code (IRC). It is the responsibility of the applicant to be knowledgeable of Section 42 of the IRC, regulations and administrative documents (rulings, notices, and procedures), and all relevant materials published by the IRS. OHFA strongly encourages all applicants to seek experienced legal and accounting advice in order to comply with all program requirements.

How the Housing Credit Works

The housing credit was created by Congress in 1986 replacing earlier federal tax incentives for the development of affordable rental housing.

Housing credits are used to offset an individual or corporation's federal income tax liability. The amount of housing credit received can be subtracted on a dollar-for-dollar basis from the federal income tax liability.

The housing credit is received each year for 10 years – the period the taxpayer claims the housing credit on his/her federal income tax return. The owner must maintain income and rent restrictions continuously for 15 years – this is the compliance period. Additionally, the owner must enter into an extended use period of an additional 15 years by filing a Restrictive Covenant on the project with the County Recorder.

The taxpayer may claim the housing credit beginning either with the taxable year in which the building is placed in service, or in the following year at the owner's election (or OHFA's determination, if necessary). The allocated housing credit amount taken by the taxpayer is based on the portion of the building occupied by low-income residents at the end of the first year of the housing credit period.

Eligible Use of the Housing Credit

The housing credit can be used to offset the cost of acquiring, substantially rehabilitating, and/or constructing residential rental housing to be occupied by low-income individuals and families. These units must be available to the general public and have initial leases of six months or longer.

Costs to develop the low-income units become the building's eligible basis. The housing credit can be allocated to common areas as long as these facilities are provided to all residents without additional fees or charges. It is important to note that units created solely for occupancy by the manager, maintenance personnel, and/or security guard are considered common space.

The following types of projects are eligible for housing credits:

- Acquisition/Substantial Rehabilitation
- Substantial Rehabilitation Only
- New Construction

Ineligible Costs

Certain project costs are not subject to inclusion into eligible basis upon which the housing credits are derived. These include: commercial building costs; land; permanent financing fees; reserves; off-site improvements; syndication expenses (including legal, accounting, and bridge loan interest); any expense that cannot be depreciated with the building; OHFA application, reservation, and compliance fees; and in-kind contributions to a project. This list is not inclusive of all costs that may be ineligible for housing credits. Refer to Section 42 of the IRC for more information.

The housing credit is not available for any of the following facilities: hospitals; nursing homes; sanitariums; lifecare facilities; retirement homes (if providing significant services other than housing are mandatory for residents); employer housing; mobile homes; and student housing. Factory-made housing that is permanently fixed to real property may qualify for the housing credit. Congregate care facilities may be eligible if the "additional supportive services" are provided to the resident as a voluntary option and the resident is not charged mandatory fees for those services. Refer to Section 42 of the IRC for more information.

How to Apply for Housing Credits

All applications for 2008 housing credits at each stage of the allocation process must be submitted to the Ohio Housing Finance Agency, Office of Planning, Preservation

and Development, 57 East Main Street, Columbus, Ohio 43215. Applications must be received no later than 5:00 p.m. by the dates listed in the program calendar. Applicants must use the 2008 Affordable Housing Funding Application (AHFA).

The 2008 Affordable Housing Funding Application, the Qualified Allocation Plan (QAP), and all necessary forms and additional supportive documents will be posted to OHFA's web site as they become available. The [Qualified Allocation Plan](#) provides information on the 2008 program including minimum project requirements, competitive criteria and underwriting criteria. Data tables are also included with the QAP to provide applicants with the necessary localized data regarding such information as median family income, qualified census tracts and rent limits by county. Information regarding the location of all past projects (both in process and completed) must be included in the required market studies. That report, List of Housing Credit Allocated Projects, is also available for downloading. Applicants should review all program information and application for a thorough understanding of Ohio's program.

2008 Program Calendar

Following is a calendar of deadlines and other important dates as they apply to the housing credit application process (subject to change).

November 2007	5	2008 Housing Program Training
	8	Applications for Experience and Capacity Review Submitted
	15	2008 Housing Program Training
December 2007	13	Experience and Capacity Determinations Issued
	20	2008 AHFA Ready for Distribution
February 2008	14	Applications for Site and Market Evaluation Submitted
May	1	Results of Site and Market Evaluation Issued
	22	Deadline for Full Applications
July	3	Final Results for All Allocation Pools Released
	7	Reservation Agreements Issued
	22	Next Steps Meeting for Successful Applicants
August	4	Deadline for Reservation Agreements and Phase I Environmental Site Assessments
November	20	Carryover Submission Deadline
December	31	Carryover Allocation Agreements Issued

This summary is an excerpt from the 2008 Qualified Allocation Plan. The complete Plan and application are available for downloading. If you need further information, contact the Office of Planning, Preservation and Development at (614) 466-0400.

The Qualified Allocation Plan (QAP), described under Section 42(m) of the IRC, contains OHFA's procedures and policies for the distribution of the state's allocation of housing credits. The QAP may be subject to change pending developments in federal and state legislative requirements and/or OHFA policy.

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[Legal Statement and Privacy Policy](#)

57 East Main Street, Columbus, Ohio 43215
(phone) 614.466.7970 (toll free) 888.362.6432 (fax) 614.644.5393 (tdd) 614.466.1940

The proposed subject development and the five comparable properties are included in the following table:

MAP I.D.	PROJECT NAME	TOTAL UNITS	YEAR BUILT	OCC. RATE	UNIT MIX (OCCUPANCY RATE)		
					ONE-BR.	TWO-BR.	THREE-BR.
SITE		56	2010	-	-	56 (-)	-
1	BENT TREE APTS.	24*	1996	95.8%	-	20 (95.0%)	4 (100.0%)
9	BOURELLE RENTALS	124	1998	91.1%	-	124 (91.1%)	-
10	TERRACE CREEK	30	1973 /2008	80.0%	15 (80.0%)	15 (80.0%)	-
11	JED-FAIRFAX	24	2002	95.8%	-	24 (95.8%)	-
12	KENRIDGE	86	1998	95.3%	12 (91.7%)	74 (95.9%)	-

Occ. - Occupancy

*Tax Credit units not included

The five comparable market-rate projects have a combined total of 288 units with an overall occupancy rate of 92.0 %. None of the comparable properties have an occupancy rate below 80.0%.

The Rent Comparability Grid on the following page shows the collected rents for each of the selected properties and illustrates the adjustments made (as needed) for various features, and location or neighborhood characteristics, as well as quality differences that exist between the selected properties and the proposed subject development.

Rent Comparability Grid

Unit Type →

TWO BEDROOM

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Bent Tree West		Bent Tree Apts.		Bourelle Rentals		Terrace Creek		Jed-Fairfax		Kenridge	
U.S. Hwy. 36 & R.M. Davis Parkway		1240 E. Garbry Rd.		1106 Van Way		90 Maryville Ln.		1300 Jed Way		1201 Chevy Ln.	
Piqua, OH		Piqua, OH		Piqua, OH		Piqua, OH		Piqua, OH		Piqua, OH	
Subject		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
A. Rents Charged											
1	\$ Last Rent / Restricted?	\$499		\$600		\$510		\$575		\$575	
2	Date Surveyed	Dec-07		Dec-07		Dec-07		Dec-07		Dec-07	
3	Rent Concessions	None		Yes (\$42)		None		None		None	
4	Occupancy for Unit Type	95%		93%		80% (\$43)		96%		95%	
5	Effective Rent & Rent/ sq. ft	\$499	0.62	\$558	0.56	\$467	0.58	\$575	0.58	\$575	0.64
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	R/1		WU/3		WU/2		R/1		WU/1,2	
7	Yr. Built/Yr. Renovated	2010		1996	\$14	1998/2003	\$8	1973/2003	\$19	2002	\$8
8	Condition /Street Appeal	E		G	\$15	G	\$15	G	\$15	G	\$15
9	Neighborhood	G		G		G		G		G	
10	Same Market?	Yes		Yes		Yes		Yes		Yes	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	2		2		2		2		2	
12	# Baths	1.5	\$8	1	\$15	1	\$15	1	\$15	1	\$15
13	Unit Interior Sq. Ft.	980	\$28	800	(\$3)	1000	(\$3)	800	\$28	1000	(\$3)
14	Balcony/ Patio	Y		Y		Y		N	\$5	Y	
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ refrigerator	R/F		R/F		R/F		R/F		R/F	
17	Microwave/ Dishwasher	Y/Y	\$5	N/Y	\$5	N/N	\$10	N/Y	\$5	N/Y	\$5
18	Washer/Dryer	HU	\$5	L	\$5	HU		L	\$5	HU	
19	Floor Coverings	C		C		C		C		C	
20	Window Coverings	B		B		B		B		B	
21	Intercom/Security System	N/N	(\$3)	Y/N	(\$3)	N/N		N/N		N/N	
22	Garbage Disposal	Y		Y		Y		Y		Y	
23	Storage	Y		N	\$5	N	\$5	N	\$5	N	\$5
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	A-GAR		LOT/\$0	\$50	A-GAR		LOT/\$0	\$50	A-GAR	
25	On-Site Management	Y		Y		Y		N	\$5	Y	
26	Security Gate	N		N		N		N		N	
27	Clubhouse/ Meeting Rooms	N/Y	\$5	N/N	\$5	N/N	\$5	Y/N	\$5	N/N	\$5
28	Pool/ Recreation Areas	S/G/MT/JT	\$8	N	\$8	N	\$8	N	\$8	N	\$8
29	Computer Center	Y	\$3	N	\$3	N	\$3	N	\$3	N	\$3
30	Picnic Area	Y	\$3	N	\$3	N	\$3	N	\$3	N	\$3
31	Playground	Y	\$3	N	\$3	N	\$3	N	\$3	N	\$3
32	Social Sevices	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E		N/E		N/E		N/G		N/E	
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/E		N/E		N/E		N/G		N/E	
36	Hot Water (in rent?/ type)	N/E		N/E		N/E		N/G		N/E	
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	Y/Y		Y/Y	\$27	Y/Y		N/N	\$27	N/N	\$27
39	Trash /Recycling	Y/N		Y/N		Y/N		N/N	\$4	Y/N	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	13	1	10	1	13		11	1	11	
41	Sum Adjustments B to D	\$152	(\$3)	\$75	(\$3)	\$164		\$75	(\$3)	\$86	
42	Sum Utility Adjustments			\$27				\$31		\$27	
G. Adjusted & Market Rents		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$149	\$155	\$99	\$105	\$164	\$164	\$103	\$109	\$113	\$113
Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$648		\$657		\$631		\$678		\$688	
45	Adj Rent/Last rent		130%		118%		135%		118%		120%
46	Estimated Market Rent	\$660	\$0.67	← Estimated Market Rent/Sq. Ft.							

Based on the preceding Rent Comparability Grid, it was determined that the achievable market rent for units similar to the subject development is \$660 for a two-bedroom unit. The following table compares the proposed collected rents at the subject site with achievable market rent for selected units.

BEDROOM TYPE	PROPOSED COLLECTED RENT	ACHIEVABLE MARKET RENT	PROPOSED RENT AS SHARE OF MARKET
TWO-BEDROOM	\$382	\$660	57.9%
	\$542		82.1%
	\$574		87.0%

The proposed collected rents are 57.9% to 87.0% of achievable market rent and are considered appropriate for the subject market.

B. RENT ADJUSTMENT EXPLANATIONS (RENT COMPARABILITY GRID)

None of the selected properties offer exactly the same amenities as the subject property. As a result, we have made adjustments to the collected rents to reflect the differences between the subject property and the selected properties. The following are explanations (preceded by the line reference number on the comparability grid table) for each rent adjustment made to each selected property.

1. Rents for each property are reported as collected rents. This is the actual rent paid by tenants and does not consider utilities paid by tenants. The rent reported is typical and does not consider rent concessions or special promotions. When multiple rent levels were offered, we included an average rent.

- 3.-4. We have made adjustments for low occupancies within two projects, Bourelle Apartments and Terrace Creek. These adjustments are the equivalent of a one-month free rent discount on a 12-month lease.

7. Upon completion of construction the subject project will be the newest property in the market. The selected properties were built between 1973 and 2002. As such, we have adjusted the rents at the selected properties by \$8 to \$19 to reflect the age of these properties in 2010, the subject's opening date.

8. It is anticipated that the proposed subject project will have a quality appearance and an attractive aesthetic appeal. We have made adjustments for those properties that we consider to have either a superior or an inferior quality to the subject development.

11. All of the selected properties have two-bedroom units. This is the only unit type offered at the subject project, and we have made our comparisons between like units.
12. There is a variety of the number of bathrooms offered at each of the selected properties. We have made adjustments to reflect the difference in the number of bathrooms offered at the site as compared with the competitive properties.
- 13.-23. The proposed subject project will offer a unit amenities package generally more extensive than offered at the selected properties, including microwave/dishwashers and extra storage. We have made adjustments for features lacking at the selected properties, and in some cases, we have made adjustments for features the subject property does not offer.
- 24.-32. The proposed project offers a comprehensive project amenities package including on-site management, recreational amenities, picnic area, and computer area. We have made adjustments to reflect the difference in project amenities.
- 33.-39. We have made adjustments to reflect the differences in utility responsibility at each selected property. The utility adjustments were based on the local housing authority's utility cost estimates.

Once all adjustments to collected rents were made, the rents for each bedroom type were considered to derive an achievable market rent for each bedroom type. Each property was considered and weighed based upon its proximity, amenities, and unit layout compared to the subject site.

RESOLUTION No. PC 12-08

WHEREAS, K & K Investments, the owner of 421 N. Downing Street, the subject parcel, has submitted a request to permit a dwelling unit use of the subject parcel, said parcel being located in the CBD Central Business District; and

WHEREAS, article 154.140 of the City of Piqua Code of Ordinances provides the procedure for considering a special use permit request;

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve/deny 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. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Dick Sword	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name K+K Investments Phone 773-2973
Applicant's Address 421 N. Downing St Piqua, Oh
- 2. Owner's Name K+K Investments / Jen Koon Phone 778-1288
Owner's Address (H) 1307 Park Ave, Piqua, Oh
- 3. Type of legal interest held by applicant _____
- 4. Location of Special Use Permit request _____
A. Legal description (Inlot No. or attach legal description) _____
B. Address 421 N. Downing St Piqua, Oh
- 5. Existing zoning CBD
- 6. Existing usage Insurance office
- 7. Proposed usage Dwelling
- 8. Proposed special usage _____
- 9. No. of plot plans submitted (16 required UNLESS waived) _____

10. Describe the reason for the requested special use:
No longer used as business

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant K+K Investments Date 1/28/08

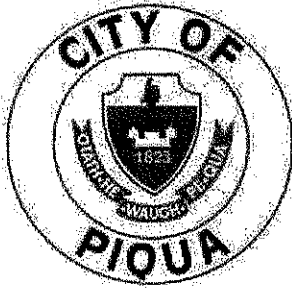
Signature of Owner Jen Koon Date 1/28/08

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 | Date Fee Paid 1-28-08

Receipt No. 180249 P.C. Res. No. 12-08



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 25, 2008

To: Planning Commission Members

RE: PC Resolution 12-08

The above referenced resolution if adopted will approve a dwelling unit use of the subject parcel, said parcel being located in the CBD Central Business District at 421 N. Downing Street.

Previously the structure was authorized as and used as a professional office. However, the owner has discontinued this use and desires to sell the structure to an individual who intends to occupy it as a dwelling unit. The architectural characteristics of the building suggest the structure was built for the purpose of being used as a residential unit. If the special use is authorized, a property inspection by the zoning and building officials to determine what if any permits and improvements will be required to remedy any identified code deficiencies will be a prerequisite to the issuance of a certificate of occupancy for the proposed dwelling unit use.

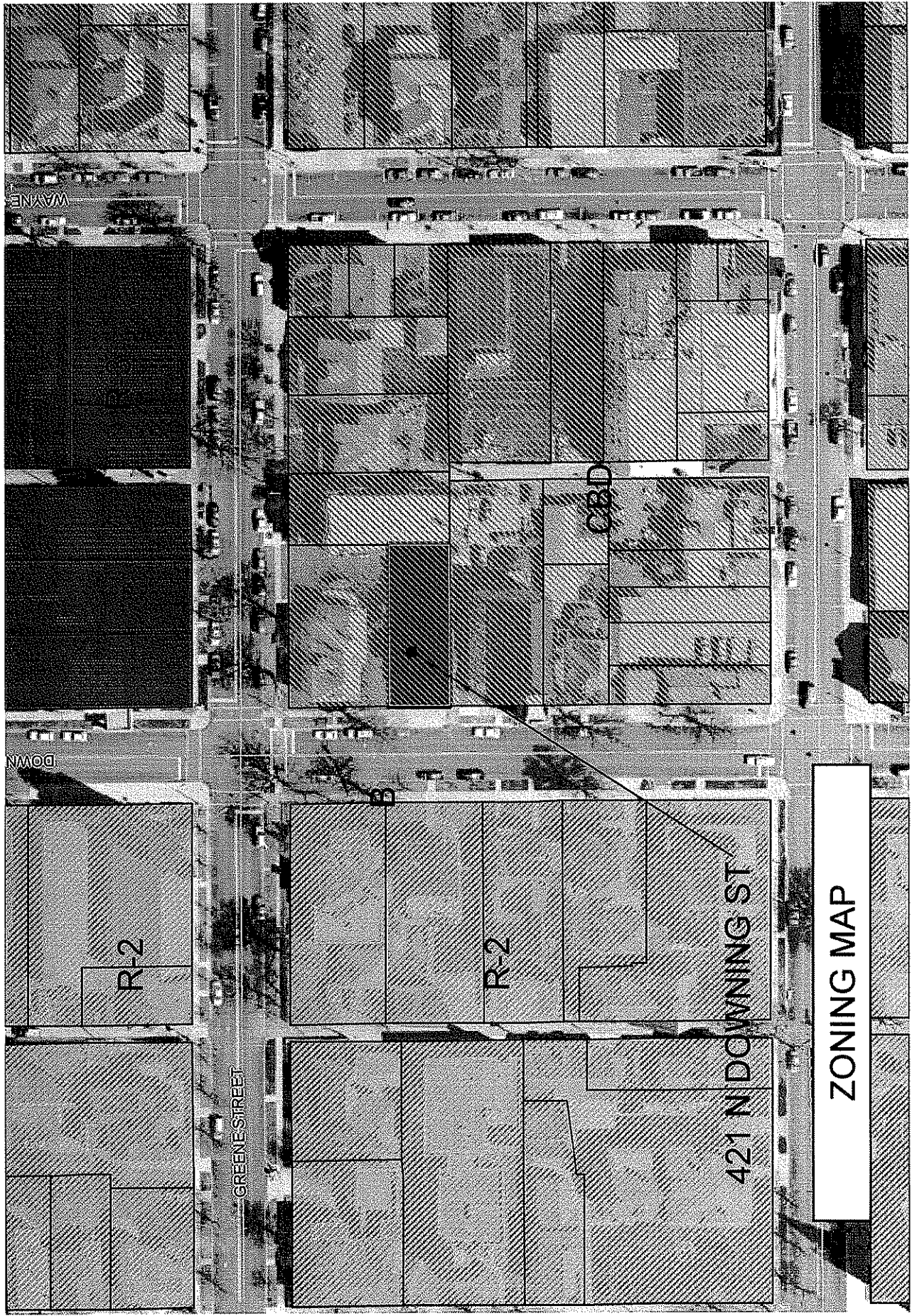
Included in your packet you will find an illustration of the zoning in this vicinity and a photograph of the exterior of the front of the subject building for the commissions' use in considering this matter.

Respectfully,

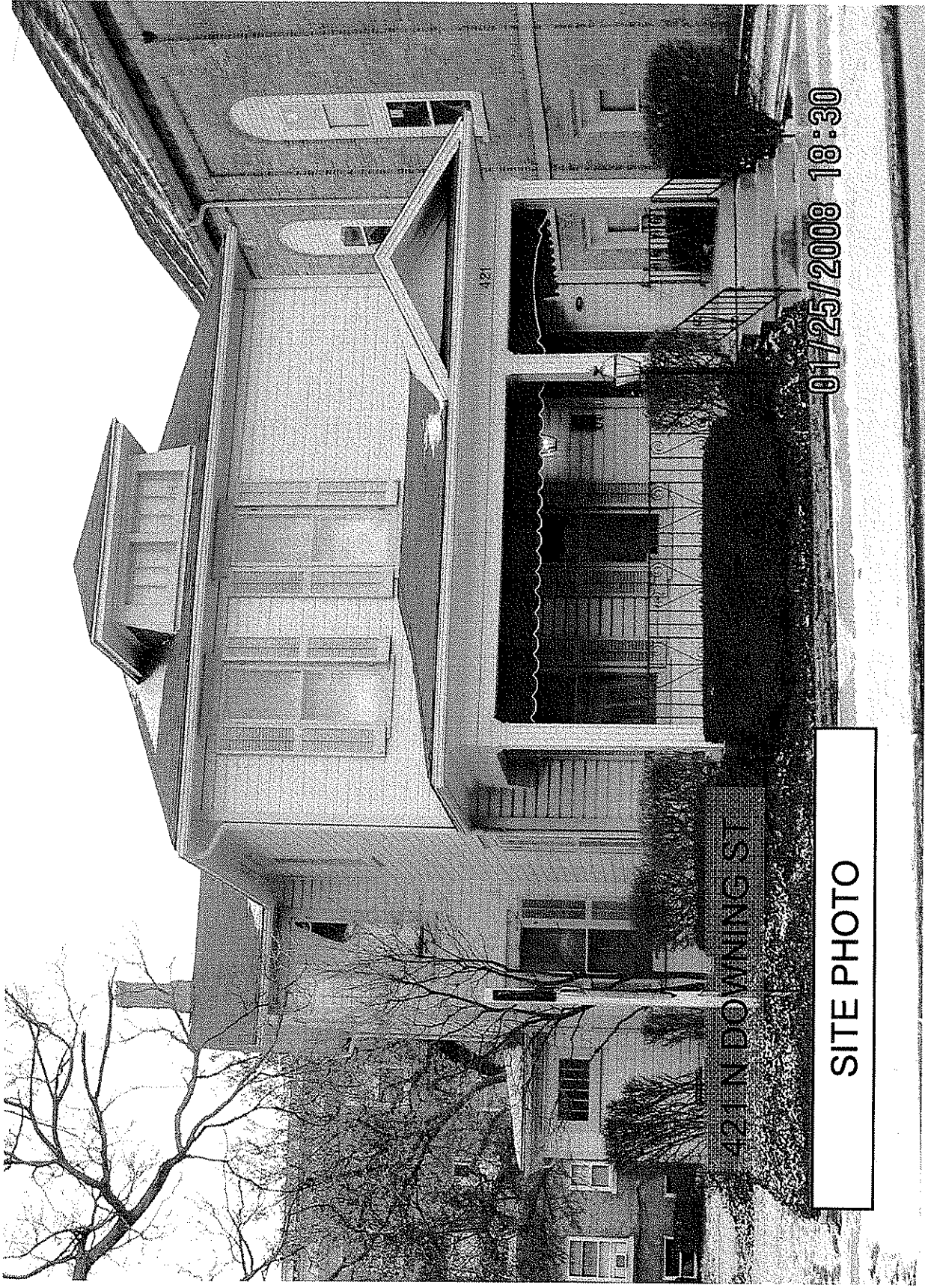
Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enc.



ZONING MAP



SITE PHOTO