

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
5:00 P.M. - TUESDAY, SEPTEMBER 2, 2008
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS - 201 W. WATER STREET**

CALL TO ORDER

- | | |
|-------------------|----------------------|
| 1. Chair Comments | Opening Remarks |
| 2. Roll Call | Clerk Calls the Roll |

OLD BUSINESS

- | | |
|---|--|
| 3. Meeting Minutes | Adoption of July 1, 2008 Meeting Minutes |
| 4. Resolution PC 35-08
(Tabled 7-1-08) | A request to permit a multi-family dwelling unit special use of an existing structure with nonstandard use conditions (lot area, setbacks, and screening), said structure located at 8470 N. County Road 25-A. |

NEW BUSINESS

- | | |
|------------------------|---|
| 5. Resolution PC 37-08 | A request to permit a carry out (vending cart) special use of a portion of public right of way located in the Central Business District at the intersection of Main Street and High Street, and also at the intersection of Wayne Street and High Street. |
| 6. Resolution PC 38-08 | A request to permit a neighborhood business (Salon) special use of a portion of a dwelling unit located at 1011 Broadway. |

OTHER BUSINESS

- | | |
|-------------------|--|
| 7. Monthly Report | General Information, Legislative Update, Special Projects, Permits |
|-------------------|--|

ADJOURNMENT

- | | |
|----------------|-----------------|
| 8. Adjournment | Adjourn session |
|----------------|-----------------|

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 1, 2008 - 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, Mike Taylor, Jim Oda, Jean Franz, and
Brad Bubp

Members Absent: None

Staff Members: Chris Schmiesing, Becky Cool

Attendees: Ed Liette, Darla Liette, Jan Chalmers, Ron Chalmers,
Chuck Starrett, Jim McMaken, Brad Boehringer.

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the June 3, 2008 meeting minutes included in the agenda packet. Mrs. Franz motioned to approve the June 3, 2008 meeting minutes as submitted and Mr. Oda seconded the motion. Mr. Bubp, Aye; Mrs. Franz, Aye; Mr. Spoltman, Aye; Mr. Oda, and Mr. Taylor, Aye. A roll call vote resulted in a 5-0 vote in supporting the motion to approve the meeting minutes as submitted.

OLD BUSINESS

None

NEW BUSINESS

1. PC 33-08

A request to permit the reconstruction of a one-family detached dwelling unit with a nonstandard use conditions (front yard setback and lot frontage), said dwelling unit to be located at 1007 Maple Street.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 1, 2008 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

Mr. Schmiesing stated a one-family dwelling unit occupied the lot until a recent explosion involuntarily destroyed it. The neighborhood is built out and the existing and proposed gravel drive, private garage and one-family dwelling unit improvements are compatible and consistent with the existing improvements found in this neighborhood. As with most of the lots and structures found in this neighborhood, the lot frontage and front yard setbacks are nonstandard.

Mr. Spoltman stated he had looked at the lot and for the record the driveway was paved.

No other persons came forward to speak for or against the resolution.

Mr. Oda moved to approve the request to grant the Special Use, as it has met all the criteria as presented by staff. Mr. Bulp seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A roll call vote resulted in a 5-0 vote in supporting the motion to approve the request for the Special Use Permit.

2. PC 34-08

A request to permit the enlargement and reconstruction of a nonconforming private garage with a nonstandard use condition (front yard setback), said private garage to be located on Inlot 8916 Echo Lake Drive.

Mr. Schmiesing handed out a new illustration of the proposed building and explained the reason for the request.

Mr. Schmiesing stated the subject parcel is 1.451 acres perched atop a retaining wall along side an incline in the Echo Lake Driveway. The parcel is mostly covered by mature trees and is a fair distance back from the roadway where an existing 24' by 30' private garage is situated. The proposed 36' x 60' private garage would be situated so the northwest corner of the building matches the existing structure location with the enlargement extending to the south and east. The existing nonstandard 17'-0 setback to the north lot line will remain unchanged. To the north of the north lot line lies an unimproved portion of Lake Street right of way that is land locked with no connectivity to any existing street right of way and very unlikely to be developed as currently platted. The proposed structure will be stick frame construction on concrete slab, with the exterior sides and roofs to be covered with a steel siding/roofing material.

Ron Chalmers, property owner, came to the podium and encouraged the Commission to approve his request. Mr. Chalmers explained he has six antique cars in storage in various places and would like to have them all in one place. Mrs. Franz asked if he would be doing any noisy

bodywork on the vehicles. Mr. Chalmers stated no, he would not be doing any bodywork on the vehicles. Mr. Chalmers stated he has a

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 1, 2008 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

petition signed by all of his neighbors in favor of this request and presented it to the Clerk.

Mr. Spoltman asked Mr. Chalmers when he plans on building a house on this property. Mr. Chalmers stated he plans to build the house next year.

No other persons came forward to speak for or against the Resolution.

Mr. Bubp moved to approve the request and Mrs. Franz seconded the motion. Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A roll call vote resulted in a 5-0 vote to approve the request.

3. PC 35-08

A request to permit a multi-family dwelling unit special use of an existing structure with nonstandard use conditions (lot area, setbacks, and screening), said structure located at 8470 N. County Road 25-A.

Mr. Schmiesing stated the parcel was formerly operated as the Piqua Motel and the motel use has been discontinued for a number of years. Since that time the structure has remained mostly unoccupied less the conversion of the lobby space into a realtor office. The proposed plan suggests the possibility of 29 individual dwelling unit spaces. The plan also suggests that the existing asphalt parking area immediately adjacent to the building be extended into the front yard to establish an additional 24 parking spaces. The building will be refaced, have new windows installed, have new heating & cooling units installed in each unit, and each unit be refurbished. The applicant has indicated the intent is to cater to senior citizens.

Mr. Spoltman voiced his concern over the useable parking spaces and stated he would like to see one space per unit. Mrs. Franz stated she would like to see each unit have one parking space and have an area for visitor parking. Mr. Oda also voiced his concern over the available parking area. There was continued discussion of the various areas for parking for each unit and for visitor parking. Mr. Bubp voiced his concern over the lack of detail shown on the landscape plans and stated he does not see a need for the forty-eight spaces they have asked for. Mr. Oda inquired as to how many one-bedroom and efficiency units they are planning on.

Ed Liette, 9300 Country Club Road, applicant approached the lectern to speak on behalf of the item. Mr. Liette explained they intend to convert the current building into efficiencies and one-bedroom apartments. Several questions were asked regarding the number of efficiencies and apartments to be put in the building, would there be an age restriction of the tenants; is there a limit on how many people can live in each apartment or efficiency; would the apartments and the

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 1, 2008 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

efficiencies be furnished; would there be an outdoor area for families to sit and gather. Mr. Liette answered all the questions and explained how the rooms would be set up and how the parking would be handled. Mr. Schmiesing asked what the typical size of one of the units would be. Mr. Liette stated the units would be 12' x 22'. Mr. Schmiesing suggested that Mr. Liette put something in his lease agreement to control the number of tenants living in each unit due to the minimal size of the units.

Mrs. Franz asked how Mr. Liette felt about putting in landscaping around the building and in front of the building. Mr. Liette stated he was agreeable to putting in landscaping, but stated he was confused on the difference between a State Licensed Landscape Architect and a Landscape Designer. Mr. Schmiesing explained the difference between the two, and suggested Mr. Liette contact a Design Professional to have his landscape plans drawn. Mr. Bulp asked if the next step was for Mr. Liette to submit plans to the Planning Commission for review. Mr. Schmiesing stated the Planning Commission could authorize the use with conditions or have Mr. Liette bring plans back to the Planning Commission for further review. Mr. Spoltman and Mr. Bulp both stated they would like to see plans first before making any recommendation on the Resolution. Mr. Spoltman stated the plans need to show the improvements that he intends to make. Mr. Oda inquired as to the number of units, and the rent that is to be charge per unit. Mr. Liette stated he is not sure yet on how many units he will have but is looking at a rent range of \$450-\$500 per month at this time. Mrs. Franz stated there is a market right now for housing such as this for single elderly citizens.

Mr. Spoltman stated it is very difficult to vote on this resolution without more detailed information, and stated he would like to table the resolution until Mr. Liette can submit a more detailed plan. Mr. Taylor stated he would like to see Mr. Liette bring in a letter explaining the three phases of this project noting there is not enough information in the application to make a decision at this time.

Chuck Starrett came to the podium and voiced his opinion on the landscaping and the parking areas. Mr. Starrett further stated he believes this project is a good use of the old motel.

No other persons came forward to speak for or against the resolution.

Mr. Oda made a motion, seconded by Mrs. Franz, to table Resolution No. PC-35-08 until the next scheduled meeting when the appropriate materials are available. Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A voice vote

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 1, 2008 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

resulted in a 5-0 vote to table Resolution PC-35-08 until the next scheduled meeting when the appropriate materials are available.

4. PC 36-08

A request to amend the zoning chapter of the codified ordinances to modify the code provisions pertaining to minimum side yard setback requirements for temporary and permanent freestanding (detached) signs.

Mr. Schmiesing passed out a new handout dated June 30, 2008 with Exhibit "A" amended from the information that was in the Planning Commission packet. Mr. Schmiesing stated the current code provisions require a thirty-foot setback side yard for a temporary or permanent detached or freestanding sign type. For lots less than sixty feet in width, this provision presents a challenge. The proposed revisions include reducing the required side yard setback for these sign types. Mr. Schmiesing went over each section, and explained the changes, stating this is mostly a housekeeping issue. Mr. Oda voiced his opinion over the setback of five feet. Mr. Taylor asked how they came up with the five-foot setback. Mr. Schmiesing explained, stating it was previously based upon research of other sign codes.

No persons came forward to speak for or against the resolution.

Mr. Oda moved to recommend approval of the request. Mr. Bulp seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay. None. A roll call vote resulted in a 5-0 vote in supporting the motion to approve the request.

OTHER BUSINESS

12. Monthly Report

Mr. Schmiesing provided an update to the Planning Commission on legislative items, planning activities, permit issuances and other items of interest to the Planning Commission that occurred over the previous month.

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 7:40 p.m.

RESOLUTION No. PC 35-08

WHEREAS, Edwin Liette, owner of the subject parcel, has submitted a request to permit a multi-family dwelling unit special use of an existing structure with nonstandard use conditions (lot area, setbacks, and screening), said structure located at 8470 N. County Road 25-A; and,

WHEREAS, section 154.066 of the City of Piqua Code of Ordinances states that a special use permit may issued to allow the issuance of a building permit to permit the conversion and or enlargement of a premises which constitutes a nonstandard use and describes three criteria in addition to the special use criteria that shall be considered; and,

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

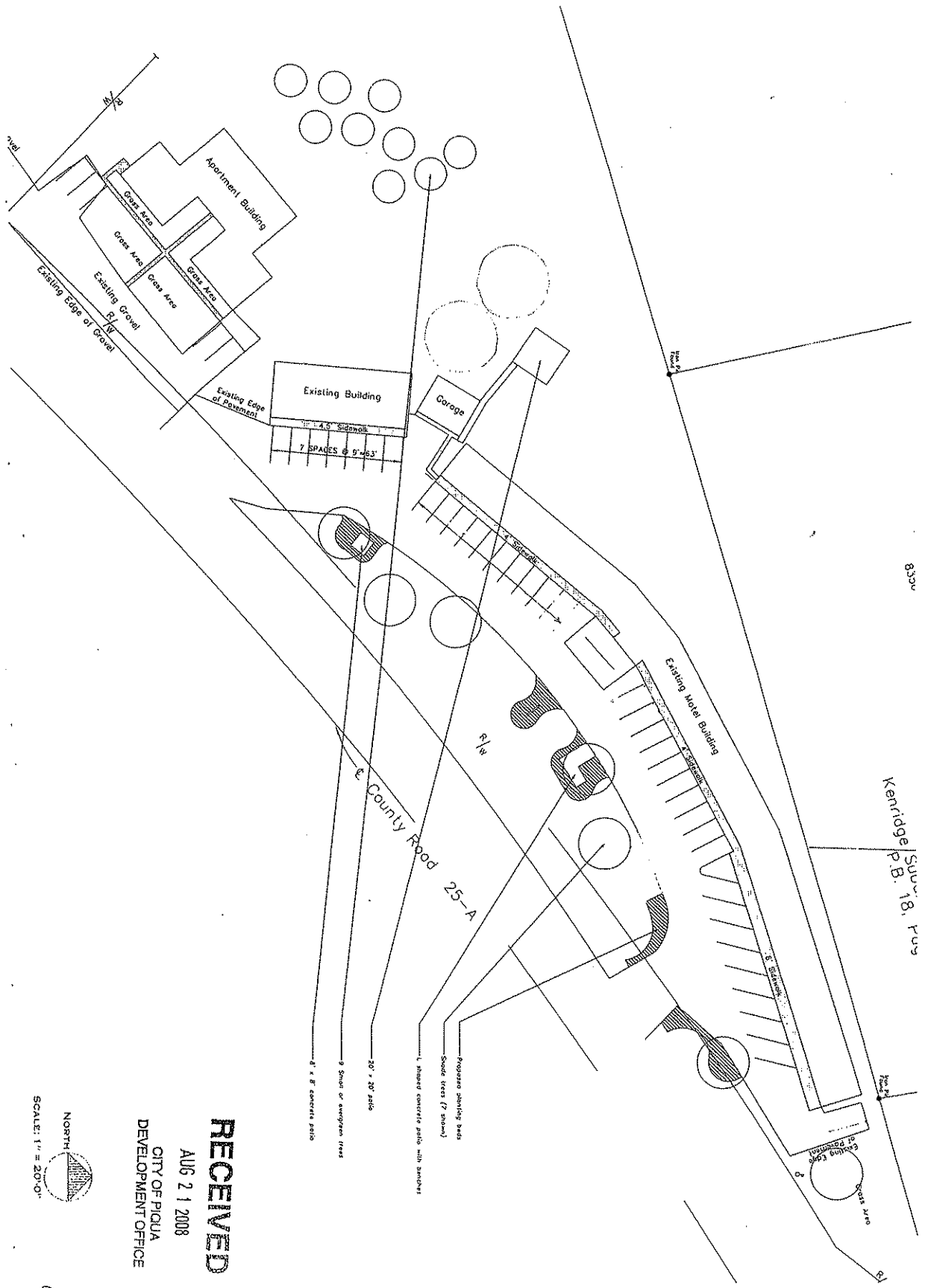
WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has given specific consideration to the criteria to be considered prior to acting on a special use request,

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ 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 herby recorded as follows.

July 1, 2008

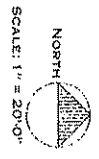
Tabled to next scheduled meeting when appropriate materials are submitted.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<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"/>



8330
Kenridge Sub. 18, P. 18, P. 18

E. County Road 25-A



RECEIVED
AUG 21 2008
CITY OF PIQUA
DEVELOPMENT OFFICE



2484 Johnson-Corbin Rd
New Castle, Ohio 43084
Phone: (614) 845-7200
Fax: (614) 845-4144
Ohio License No. 29631
Ohio Landscape Architect #208

LIETTE REALTY BUILDING

PIQUA, OHIO
AUGUST 6, 2008
SHEET 1 OF 1

LANDSCAPE PLAN

8-19-08.

Concerning 8470 N. County Rd 25 A, Piqua, O.
We would be doing the landscaping as provided
by Sight Group State of Ohio Land Scaping Architect
#826. Dave Swearingen,
We will put all new Thermos-pane Low E Glass
windows

We will replace the present windows the
front of the building will be completely vinyl sided
above present brick along with completely sided
ends and back of building. The building has
been completely re-roofed and rewired for the
purpose requested.

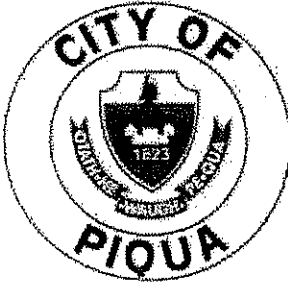
There will be at least 5 of the units combined
with another unit for each.

will have 27 3 unit houses
on the same amount of lots

RECEIVED

AUG 21 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

STAFF REPORT

Date: June 20, 2008
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: PC Resolution 35-08

GENERAL INFORMATION

Applicant: Ed Liette
Owner: Ed Liette
Location: 8470 N County Road 25-A
Zoning: B – General Business
Land Use
Existing: Professional Office; pre-existing multi-family dwelling unit use; nonstandard gravel and asphalt parking areas
Proposed: Professional Office; pre-existing multi-family dwelling unit use; nonstandard gravel and asphalt parking areas; and new multi-family dwelling units
Request: To permit the conversion of the former motel use to individual efficiency and one bedroom apartments, and to enlarge the existing nonstandard asphalt parking area.

DISCUSSION/FINDINGS

The subject parcel was formerly operated as the Piqua Motel and the motel use has been discontinued for a number of years. Since that time the structure has remained mostly unoccupied less the conversion of the lobby space into realtor office. The proposed plan suggests the possibility of 29 individual dwelling unit spaces being included in this project. The plan also suggest that the existing asphalt parking area immediately adjacent the building will be extended into the front yard to establish and additional 24 parking spaces. Likewise, the applicant indicates that the building will be refaced and that new windows and heating and cooling units will be installed in each unit and that each unit will be refurbished. The applicant has indicated that the intent is for this facility to cater to senior citizens. No information regarding age restrictions has been provided by the applicant.

The zoning code includes criteria to be given specific consideration when determining whether to authorize the issuance of a permit to allow the reconstruction alteration of nonstandard lot. Such consideration comes by way of the special use provisions, which also include certain criteria to be considered. The following highlights each of the criteria described in those sections and provides staff's analysis of how this request measures up to those standards.

STAFF REPORT

Date: June 20, 2008
Subject: PC Resolution 35-08

Page 2

Effects on adjacent property, traffic, and city utility service needs?

Staff Analysis: This project will likely generate a minimal amount of additional traffic and utility service needs and will likely have little or no impact on existing traffic patterns or utility services.

Density of land use zoning for the subject property and adjacent property?

Staff Analysis: With no change in the overall dimensions of the building footprint proposed, the impact on the development density will be null. The proposed parking lot improvements would be subject to the setback and development standards applicable to the district.

Degree of hardship upon the applicant which would be caused by failure to grant a permit.

Staff Analysis: The zoning designation of this property affords the owner a variety of use options in addition to the dwelling unit special use being considered. Therefore, denial of this request would cause no plausible hardship.

The proposed special use is compatible with the stated intent of the zoning district?

Staff Analysis: The proposed use is compatible with the stated intent of the zoning district.

The proposed special use does not threaten the general health, safety, and welfare of the surrounding properties and the adjacent property values will not be negatively affected?

Staff Analysis: The nature of the proposed use in conjunction with the physical characteristics of the existing structure and site could result in undesirable conditions being present at this location if the design of the use and the supporting improvements are not carefully thought out and implemented. For example, the residents have no private outdoor space as the plan is currently drawn. This may result in residents seeking out and creating an outdoor space in an undesirable location if this concern is not addressed by the plan.

The proposed special use is compatible with the general economic development policies of the city?

Staff Analysis: The adaptive reuse and or redevelopment of existing buildings with productive use activities that contribute positively to the community is consistent with the general economic development polices of the city.

The proposed special use conforms to all other applicable codes and regulations of the city?

Staff Analysis: Aside from the existing and proposed nonstandard use conditions this development includes, the information presented conforms to all other applicable codes and regulations of the city and will be subject to the zoning and building permit review process.

STAFF REPORT

Date: June 20, 2008
Subject: PC Resolution 35-08

Page 3

COMPREHENSIVE PLAN

This proposal is mostly consistent with the goal, principles, objectives and strategies described in the Land Use, Redevelopment, Housing, and Economic Development chapters of the Comprehensive Plan. However, there are concerns presented in the Housing chapter of the Existing Conditions and Technical Memorandum Appendix to the Plan, when it comes to the creation of additional apartments within the community.

CONCLUSION

The number of apartments available in Piqua already makes up a percentage of the housing stock that is more than sufficient with regards to providing this type of living option. The structure could easily be converted to multiple commercial tenant spaces for use as professional offices and or road service commercial use types. However, if there is no market interest in the commercial development of the site, the multi-family use may provide a reasonable reuse alternative for the existing improvements found at this location if the project is fully developed to afford the residents the basic amenities essential to a quality living that measures up to the adopted community standards. Hence, if the multi-family use is the only use option the current owner is willing to pursue, and if no sale of the land is foreseeable, perhaps the best use of the Planning Commissions' time and energy in considering this request would be to focus on maximizing the improvements to be included with this project to improve not only the subject buildings, rather the entire parcel.

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** this request subject to the following requirements.

In lieu of installing the proposed asphalt to create additional parking spaces:

The applicant shall secure the services of a professional landscape architect licensed in the State of Ohio to prepare a landscape plan for the entire property to be presented to and approved by the Planning Commission prior to the proposed multi-family use of this building commencing. Said landscape plan shall include densely spaced trees and other plantings throughout the front yard of the parcel along both the County Road 25-A and Hetzler Road frontages; and incorporate a variety of plantings and hardscape improvements at the rear of the existing buildings (including pathways to and from) to create one or more open air common spaces with sitting facilities and the like for the relaxation and enjoyment of the residents; and, said plans shall indicate the existing gravel driveway to and from Hetzler Road is to be excavated and restored with topsoil and grass; and, the plan shall indicate the reconstruction of the existing gravel parking area in accordance with the applicable zoning standards of the City of Piqua, except no curbing shall be required along those borders of the pavement except for the edge nearest to the apartment building; and, all of the proposed interior and exterior improvements to the building shall be completed within one year of the approval date of this resolution.

Application for Special Use Permit

- 1. Applicant's Name EDWIN LIETTE Phone 937-418-0278
Applicant's Address 9300 COUNTRY CLUB RD PIQUA, O.
- 2. Owner's Name EDWIN LIETTE Phone 937-418-0278
Owner's Address 9300 COUNTRY CLUB RD PIQUA, O.
- 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)
B. Address 8440 N COUNTY RD 25A, PIQUA, O.
- 5. Existing zoning BUSINESS
- 6. Existing usage OFFICE & 29 VACANT ROOMS
- 7. Proposed usage EFFICENCY + 1 BEDROOM APARTMENTS
- 8. Proposed special usage _____
- 9. No. of plot plans submitted (16 required UNLESS waived) 10

10. Describe the reason for the requested special use:

There is a demand by older people having lost their spouse need a small unit that they can afford.

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 Edwin Liette Date 6-5-08

Signature of Owner Edwin Liette Date 6-5-08

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 June 5, 2008

Receipt No. 180336 P.C. Res. No. _____

June 03, 2008

To: City of Piqua
From: Edwin L. Liette
Ed Liette Realty, Inc.

Planning and Zoning Department
RE: Proposed changes for 8670 North County Road 25A, Piqua, Ohio 45356
Application for Special Use Permit

I am submitting for Special use Permit for the above stated property. Please review the following items I have detailed and feel will both enhance the property's appearance and functionality.

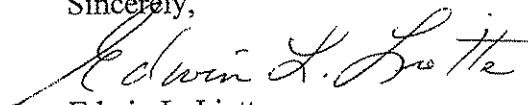
Ed Liette Realty, Inc. office is located in the center of this complex. I have had a new roof installed over the entire building. The building has been completely rewired and has wired smoke detectors in each unit. I plan to make efficiency apartments with each room and some one bedroom apartments. I would plan to make these changes in three phases.

The entire building would be refaced. Each unit will have its own heating and cooling equipment. All new thermopane windows will be installed. The entire inside will be refurbished. Two black top parking spaces will be provided for each residence.

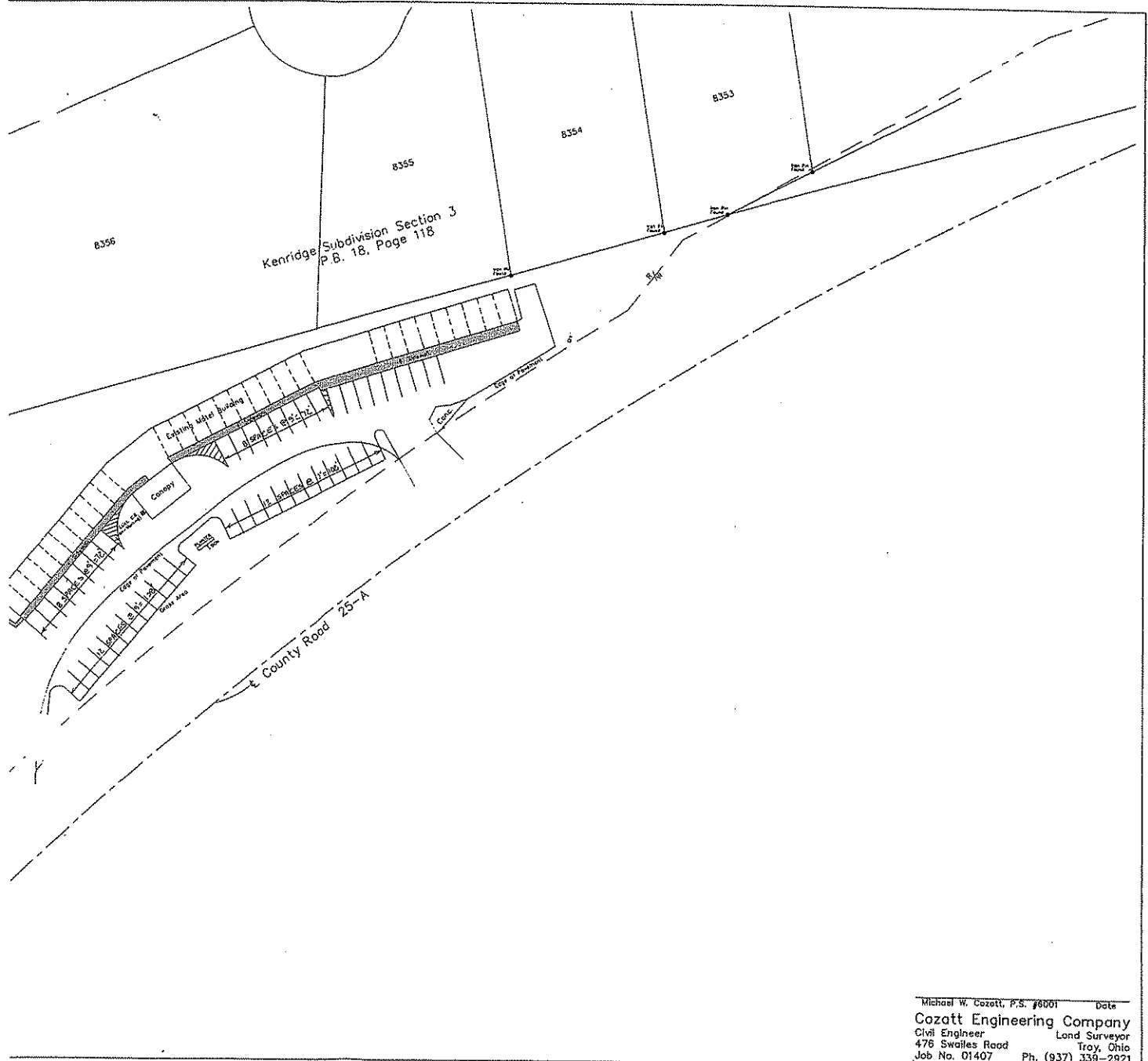
My intention is to cater to senior citizens since all units are on 1st floor. And due to the economic times, some of the older people need to down size.

Thank you in advance for your consideration in this matter.

Sincerely,



Edwin L. Liette
Ed Liette Realty, Inc.



Michael W. Cozatt, P.S. #6001 Date _____
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 476 Swales Road Troy, Ohio
 Job No. 01407 Ph. (937) 339-2921

12/11/17

RESOLUTION No. PC 37-08

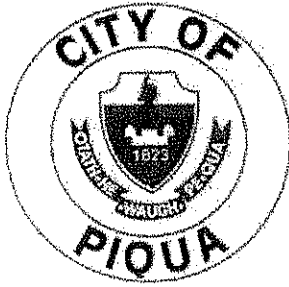
WHEREAS, Bag Concessions, has submitted a request to permit a carry out (vending cart) special use of a portion of public right of way located in the Central Business District at the intersection of Main Street and High Street, and also at the intersection of Wayne Street and High Street; and,

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

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has given specific consideration to the criteria to be considered prior to acting on a special use request,

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ 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. Brad Bulp	<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"/>



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

STAFF REPORT

Date: August 21, 2008
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: PC Resolution 37-08

GENERAL INFORMATION

Applicant: Bag Concessions
Owner: Bag Concessions
Location: Main and High, and Wayne and High
Zoning: CBD – Central Business District
Land Use
Existing: Public right way; public sidewalk
Proposed: Public right way; public sidewalk; carry out (vendor cart) sales
Request: To permit a carryout special use to be located within the Central Business District.

DISCUSSION/FINDINGS

There are several elements to this proposal that will require several levels of authorization before the use can take place. One – The proposed vending cart operation is classified as a carryout under the zoning code definitions. A carryout is a special use within the Central Business District. The food sales component of the operation necessitates a food license from the Health Department (see enclosed copy of communication from Health Department secured permit). The location of the private venture on a public sidewalk necessitates that a right of management permit be issued (see enclosed copy of secured permit). The location of the vending cart in the Downtown Historic District will necessitate that the Downtown Design Review Board approve the appearance of the equipment to occupy the location. This item will be considered at their August 26 meeting. The proposed cart location is the east and west end of the public lawn area between Main and Wayne Streets, and between High and Market Streets. Only one end or the other will be occupied at any one particular time. The vending cart, which has a footprint of approximately 6 feet by 4 feet, will be stationary during operation.

The zoning code includes criteria to be given specific consideration when determining whether to authorize the issuance of a permit to allow the reconstruction alteration of nonstandard lot. Such consideration comes by way of the special use provisions, which also include certain criteria to be considered. The following highlights each of the criteria described in those sections and provides staff's analysis of how this request measures up to those standards.

STAFF REPORT

Date: August 21, 2008
Subject: PC Resolution 37-08

Page 2

Effects on adjacent property, traffic, and city utility service needs?

Staff Analysis: The traffic to and from this use is likely to be existing traffic that will frequent this location while conducting their normal business in the downtown area. The use will likely have little or no impact on existing traffic patterns or utility services.

Density of land use zoning for the subject property and adjacent property?

Staff Analysis: Density is encouraged in the Central Business District zoning area. As such, the proposed location upon an otherwise seldom occupied portion of public sidewalk will add a use that is well suited to the downtown environment.

Degree of hardship upon the applicant which would be caused by failure to grant a permit.

Staff Analysis: Given the proprietor of the proposed use has no vested interest in this particular property, and with reference to other vending location opportunities that exist, it is reasonable to suggest that denial of this request would cause no plausible hardship to the applicant.

The proposed special use is compatible with the stated intent of the zoning district?

Staff Analysis: The proposed use is compatible with the stated intent of the zoning district.

The proposed special use does not threaten the general health, safety, and welfare of the surrounding properties and the adjacent property values will not be negatively affected?

Staff Analysis: The nature of the proposed use fits well with the urban environment of the downtown. The use is governed by multiple permitting requirements that protect the public health, safety and welfare, and the proposed use activity is most likely to contribute positively to the public realm of the downtown experience and the surrounding properties.

The proposed special use is compatible with the general economic development policies of the city?

Staff Analysis: The economic policies of the City encourage productive use activities that contribute positively to the community.

The proposed special use conforms to all other applicable codes and regulations of the city?

Staff Analysis: As noted, this use is subject to a number of code and regulations and has, or will be required to, comply with each of those applicable before being permitted.

STAFF REPORT

Date: August 21, 2008
Subject: PC Resolution 37-08

Page 3

COMPREHENSIVE PLAN

This proposal is consistent with the goal, principles, objectives and strategies described in the Comprehensive Plan. In particular, those outlined in the Economic Development chapter that describe retaining and attracting a strong demographic through the addition of desirable amenities to the community.

CONCLUSION

The proposed street vendor use provides an amenity currently missing from the downtown and will introduce an added element of interest to the Main Street experience. The numerous regulations and requirements in place will ensure the public health, safety, and welfare will be protected.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** this request subject to the following requirements.

All permits required by the applicable codes and regulations shall be properly secured before the vending operation may commence.

With reasonable notice provided to the proprietor, the Mainstreet Piqua board of trustees may prohibit or limit the hours of operation of this use during the times and dates of special events to be held in the downtown area when said events have been authorized by the City of Piqua.

With reasonable notice provided to the proprietor, the City of Piqua City Manager may prohibit or limit the hours of operation of this use for any reason deemed appropriate and necessary to protect and promote the best interest of the community.

CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name Bag Concession Phone 937-474-3298

Applicant's Address 833 Plumwood Drive New Carlisle, Ohio 45344

2. Owner's Name Gregory Lee Phone 937-474-3298

Owner's Address 833 Plumwood Drive New Carlisle, Ohio 45344

3. Type of legal interest held by applicant Owner/Operator of food vending cart that will occupy right of way

4. Location of Special Use Permit request

A. Legal description (Inlot No. or attach legal description) N/A

B. Address Corner of North Main St. and Market St. Piqua Ohio 45356

5. Existing zoning CBD Central Business District 6

6. Existing usage Public sidewalk 9

7. Proposed usage Operate food vending cart

8. Proposed special usage Operate food vending cart

9. No. of plot plans submitted 10 (46 required UNLESS waived) 10

10. Describe the reason for the requested special use:

To operate a food vending cart in the Central Business District 6 of Piqua.

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 Gregory Lee Date 08-14-2008

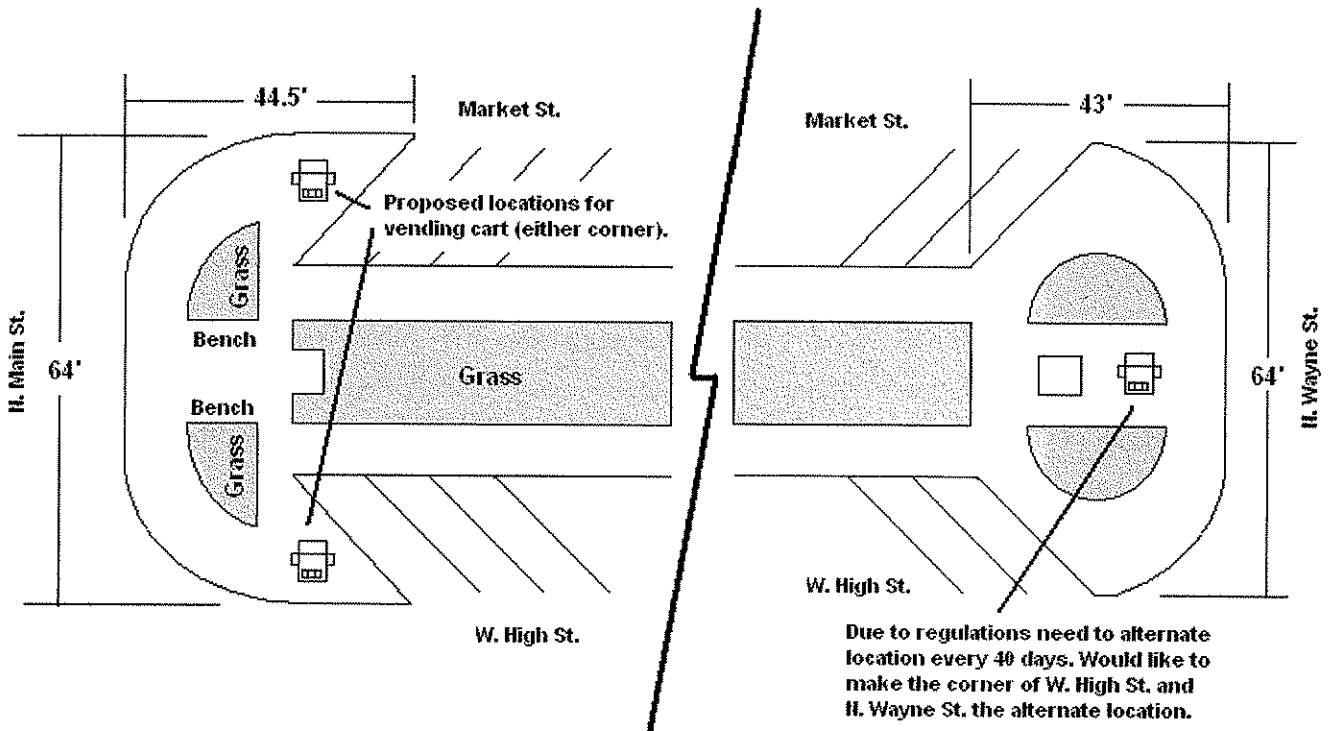
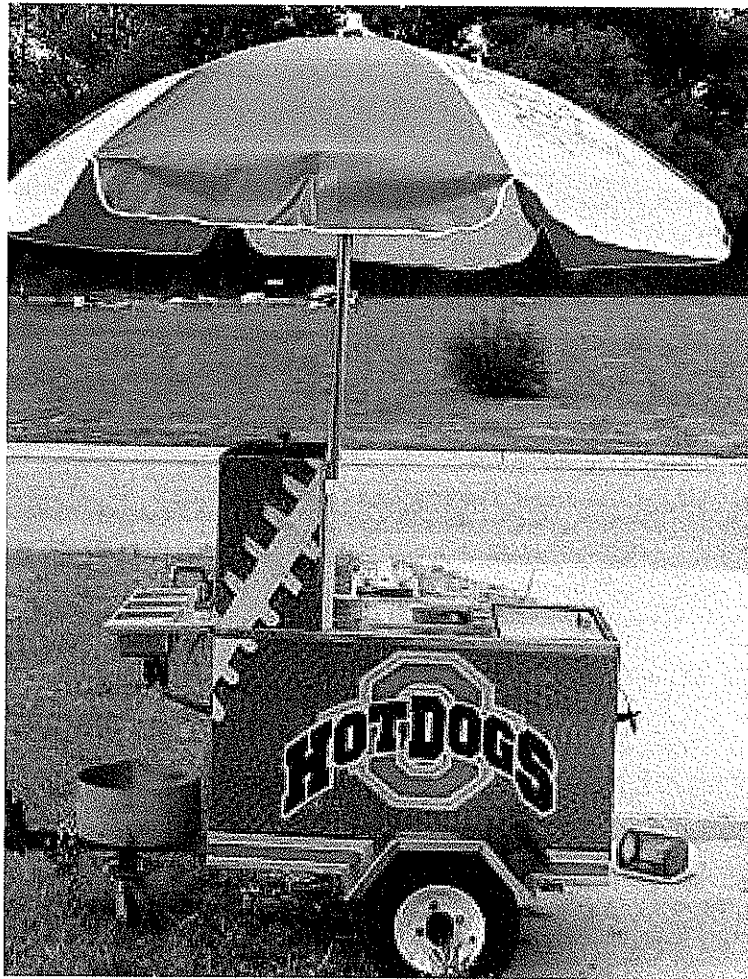
Signature of Owner Date

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 Date Fee Paid

Receipt No. P.C. Res. No.



Chris Schmiesing

From: Shane Snapp
Sent: Friday, August 22, 2008 8:14 AM
To: Chris Schmiesing
Subject: RE: Bag Concessions
Attachments: Mobile Food Service Operation Packet.doc

Chris,

He is licensed through another Health Department as a state mobile license. I do not have a copy. I do have information on the state food laws for mobiles (attached).

Thanks,

Shane

From: Chris Schmiesing
Sent: Friday, August 22, 2008 7:59 AM
To: Shane Snapp
Subject: Bag Concessions

Shane,

On September 2 the Planning Commission will consider the he proposed vending cart operation for the downtown. Can you provide me with a copy of the food license permit so I may include a copy with material I will be mailing the Planning Commission this afternoon.

Thanks.

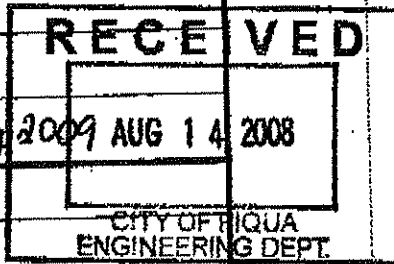
Chris



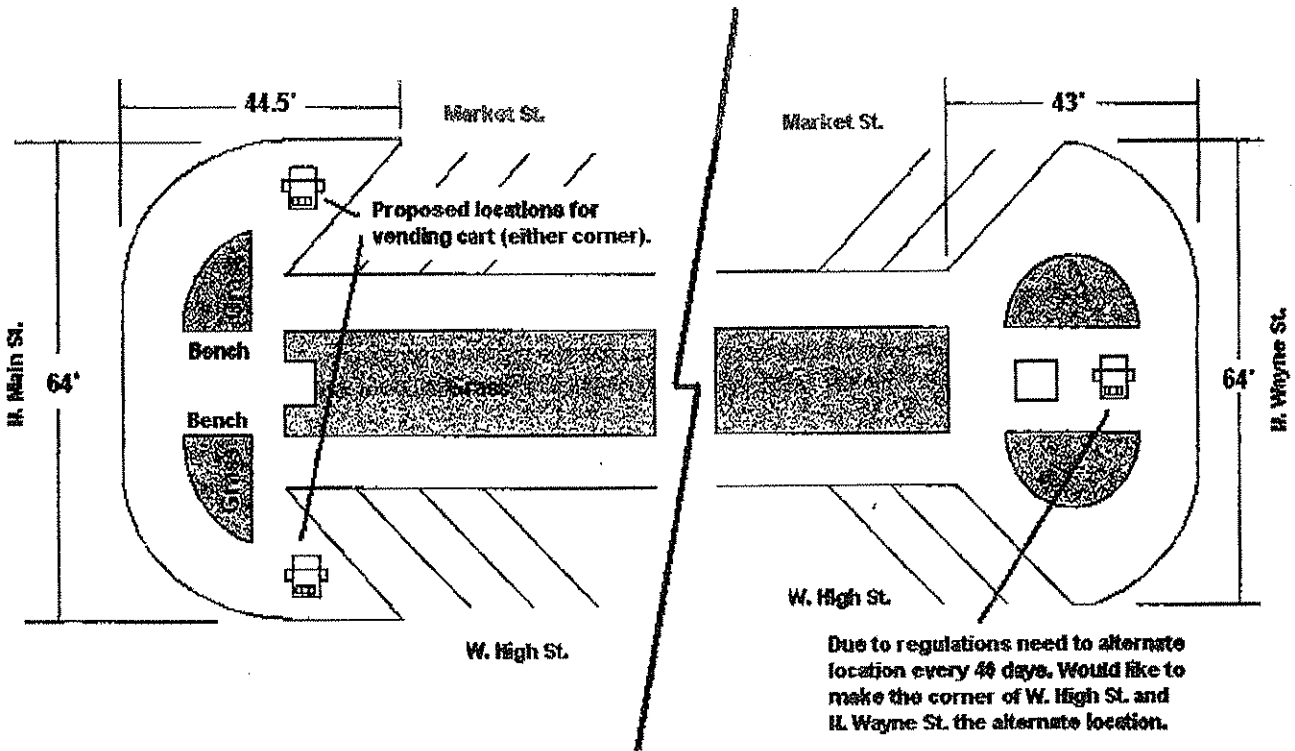
City of Piqua Engineering Department - (937) 778-2044

RIGHT-OF-WAY MANAGEMENT APPLICATION

PROJECT INFORMATION		TRACKING No: <u>03-08</u>	
<input checked="" type="checkbox"/> Sidewalk		<input type="checkbox"/> Tree Lawn	
<input type="checkbox"/> Parking Space(s)		<input type="checkbox"/> Other	
Location/Street Address: <u>Corner of North Main St. and Market St.</u>			
Reason for use of Right-of-Way: <u>Food Vending Cart</u>			
Dates - From: <u>Jan. 01 Aug 2008</u>		To: <u>Dec 31 Aug 2009</u>	
PROPERTY OWNER			
Name(s): <u>City of Piqua</u>			
Address: <u>201 W. Water St</u>		City/State: <u>Piqua / Ohio</u>	Zip: <u>45356</u>
CONTRACTOR/AGENT			
Business Name: <u>Bag Concession</u>		Name of contact: <u>Gregory Lee</u>	
Address: <u>833 Plumwood Drive</u>		City/State: <u>New Carlisle</u>	Zip: <u>45344</u>
Phone: <u>937-474-3298</u>	Fax:	Email: <u>u8dirt@yahoo.com</u>	
SUBMITTAL INFORMATION			
<input checked="" type="checkbox"/> Drawing		<input checked="" type="checkbox"/> Proof of Liability Insurance	
Fee \$: <u>100.00</u>	Receipt Number: <u>173343</u>	Received By: <u>dlw</u>	
SIGNATURES:			
I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws and regulations of the City of Piqua, Ohio. *PLEASE NOTE: Proof of liability insurance. The only accepted form of proof will be a Certificate of Insurance that can be secured from your insurance agent. This certificate must include in the description of operations section a clause stating: The Piqua City as an additional insured.			
Owner or Contractor Signature: <u>Gregory Lee</u>		Date: <u>08-14-2008</u>	
City of Piqua: <u>Amy Harmon</u>		Date: <u>8/14/08</u>	
Comments or Special Conditions: <u>Approval for right-of-way use only during operation.</u>			



Copies to: _____ City Manager _____ Fire _____ Planning & Zoning
 _____ Streets _____ Police _____ Health
 _____ Applicant





BINDER-RECEIPT

- STATE FARM FIRE AND CASUALTY COMPANY
- STATE FARM GENERAL INSURANCE COMPANY
- STATE FARM FLORIDA INSURANCE COMPANY

- Apartment
- Rental Dwelling
- Condominium Assoc.

- Business
- Church
- Other

Name: **LEE** Last Name: **GREG** Mailing Address: **DREA BAD CONCESSION** Effective Date: **08/14/2008**

Co-Insured (Name if applicable): **DREA BAD CONCESSION**

Mailing Address: **833 PLUNKWOOD DR** City: **NEW CARLISLE**

State: **OHIO** Zip: **45344** County: **CLARK**

POLICY/COVERAGE FORM	INSURANCE LIMITS	PROPERTY OR INTERESTS COVERED	LOCATION AND DESCRIPTION OF PROPERTY OR INTERESTS	PREMIUM
BUSINESS	\$2,000	BPP		
Liability:				
<input checked="" type="checkbox"/> Business Liability <small>Note: This coverage is not available in all states.</small>	\$1,000,000			
<input type="checkbox"/> Personal Liability				
<input checked="" type="checkbox"/> Medical Payments	\$5,000			
<input type="checkbox"/>				
<input type="checkbox"/>				

Deposits: **\$1,000**

Name and Address of Mortgagee/Other Interest: **THE CITY OF PIQUA**

207 W. WATER ST.

PIQUA, OH 45356

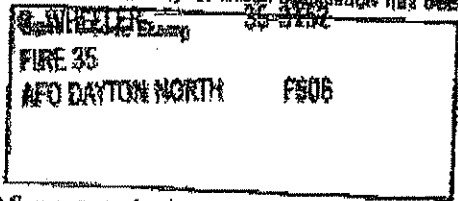
Total Premium: **\$ 225.00**

Amount Paid: **\$ MONTHLY**

State Farm® will provide coverage to the applicant and his or her legal representatives on the property described for up to ninety (90) days from the Effective Date, subject to all terms and conditions of the policy and endorsements for which application has been made. If no Effective Date is indicated, this binder does not provide any coverage. This binder will be void when the declarations page is issued on the policy for which application has been made or when coverage under this binder is canceled in accordance with policy provisions.

The premium due State Farm for the coverage provided by this binder will be the full annual premium for the policy for which application has been made, and will be pro-rated for the length of time coverage is provided under this binder.

If coverage in this binder replaces coverage in other policies terminating at 12 Noon (Standard Time) on the inception date of this binder, this binder will be effective at 12 Noon (Standard Time) instead of 12:01 a.m. Standard Time.



AGENT: It is very important that you mail a copy of the binder and a completed application to this Company on the day issued.

538-6306 Rev. 06-22-2005

RESOLUTION No. PC 38-08

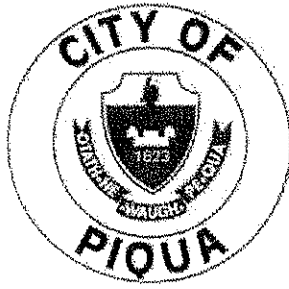
WHEREAS, Jeffrey Scot Young, owner of the subject parcel, has submitted a request to permit a neighborhood business (Salon) special use of a portion of a dwelling unit located at 1011 Broadway; and,

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

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has given specific consideration to the criteria to be considered prior to acting on a special use request,

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ 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. Brad Bubp	<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"/>



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

STAFF REPORT

Date: August 21, 2008
To: Planning Commission Members
From: Chris Schmiesing, City Planner 
Subject: PC Resolution 38-08

GENERAL INFORMATION

Applicant: Jeffery Young
Owner: Jeffery Young
Location: 1011 Broadway
Zoning: R-1 (One-Family Residential)
Land Use
Existing: One family dwelling unit
Proposed: One family dwelling unit; Neighborhood business (salon)
Request: To permit a neighborhood business (salon) special use to be located within an R-1 One-Family Residential District.

DISCUSSION/FINDINGS

The existing use of the property is as a one-family dwelling unit. The proposed use includes converting an existing bedroom and living room space into a salon styling area complete with the incidental features customarily found in a salon setting. The drawing submitted indicates off-street parking as being available at the rear of the property, said spaces being accessible via a public alley. The entrance to the salon is shown as being on the front elevation of the building, adjacent to the public street and opposite the off-street parking area shown.

The zoning code includes criteria to be given specific consideration when determining whether to authorize the issuance of a permit to allow the reconstruction alteration of nonstandard lot. Such consideration comes by way of the special use provisions, which also include certain criteria to be considered. The following highlights each of the criteria described in those sections and provides staff's analysis of how this request measures up to those standards.

Effects on adjacent property, traffic, and city utility service needs?

Staff Analysis: The proposed use is likely to generate a moderate increase in traffic to and from this location. The use will likely have little or no impact on existing demands placed utility services.

STAFF REPORT

Date: August 21, 2008
Subject: PC Resolution 38-08

Page 2

Density of land use zoning for the subject property and adjacent property?

Staff Analysis: An R-1 zoning designation is a district that does not generally support a high level of density. However, the setback standards provided for this district allow the density to increase to the maximum build area of a particular lot provided the lot will also support the necessary incidental and accessory uses associated with the principal and or special uses being located on the premises.

Degree of hardship upon the applicant which would be caused by failure to grant a permit.

Staff Analysis: The one-family dwelling unit is consistent with the uses permitted and typically found in this district. Therefore, denial of this request would cause no plausible hardship to the applicant.

The proposed special use is compatible with the stated intent of the zoning district?

Staff Analysis: The intent of the R-1 zoning district is focused on providing a stable residential district.

The proposed special use does not threaten the general health, safety, and welfare of the surrounding properties and the adjacent property values will not be negatively affected?

Staff Analysis: The increased traffic and resulting demand for on-street and off-street parking could potentially affect the surrounding property values.

The proposed special use is compatible with the general economic development policies of the city?

Staff Analysis: The economic policies of the City encourage productive use activities that contribute positively to the community.

The proposed special use conforms to all other applicable codes and regulations of the city?

Staff Analysis: Based upon the information provided by the applicant it is unclear as to whether the proposed project will comply with off-street parking requirements.

COMPREHENSIVE PLAN

Generally speaking the goals, principles, objectives and strategies described in the Comprehensive Plan are supportive of increased density and mixed uses so long as the use and improvement activities can be implemented in accordance with the community standards.

CONCLUSION

The proposed use, if permitted, would establish a business use within a residential district. The number of proposed off-street parking spaces will create a parking lot use that fails to provide the minimum maneuvering lane and ingress/egress features required for a parking facility. In addition, the surface material and stall dimensions are not indicated on the drawing provided and it is unclear whether these two elements of the parking facility will be

STAFF REPORT

Date: August 21, 2008
Subject: PC Resolution 38-08

Page 3

in compliance or not. The availability of adequate off-street parking and the possible future use of this space for another type of Retail Commercial and Service Use raise legitimate concerns regarding the impact the proposed use will have on this neighborhood.

RECOMMENDATION

Staff recommends that the Planning Commission **deny** this request.

CITY OF PIQUA, OHIO

Application for Special Use Permit

Warp # 937-615-0852

- 1. Applicant's Name Jaffray Scot Young Phone 937-773-0649
Applicant's Address 1011 Broadway & 10th St Piqua Ohio 45356
- 2. Owner's Name Jaffray S Young Phone 937-773-0649
Owner's Address 1011-1011 1/2 Broadway St Piqua, OH
- 3. Type of legal interest held by applicant Sole Proprietorship
- 4. Location of Special Use Permit request 1011 1/2 Broadway

A. Legal description (Inlot No. or attach legal description) _____
 B. Address _____

- 5. Existing zoning R1
- 6. Existing usage _____
- 7. Proposed usage _____
- 8. Proposed special usage _____
- 9. No. of plot plans submitted (16 required UNLESS waived) _____

10. Describe the reason for the requested special use:

Convert 1 bedroom apt into low volume Salon, with off street parking to rear of property

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.

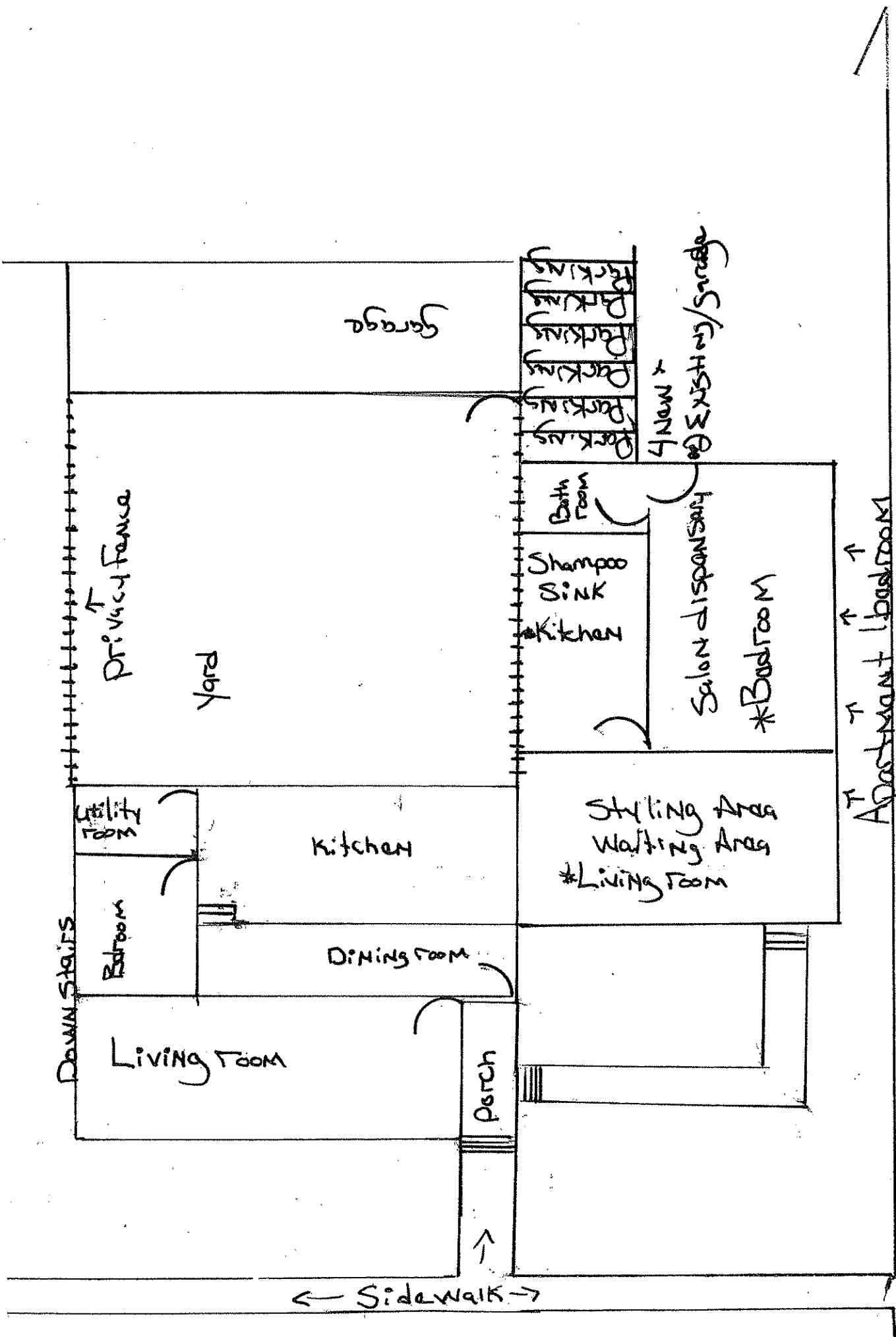
Signature of Applicant [Signature] Date 8-14-08
 Signature of Owner [Signature] Date 8-14-08

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

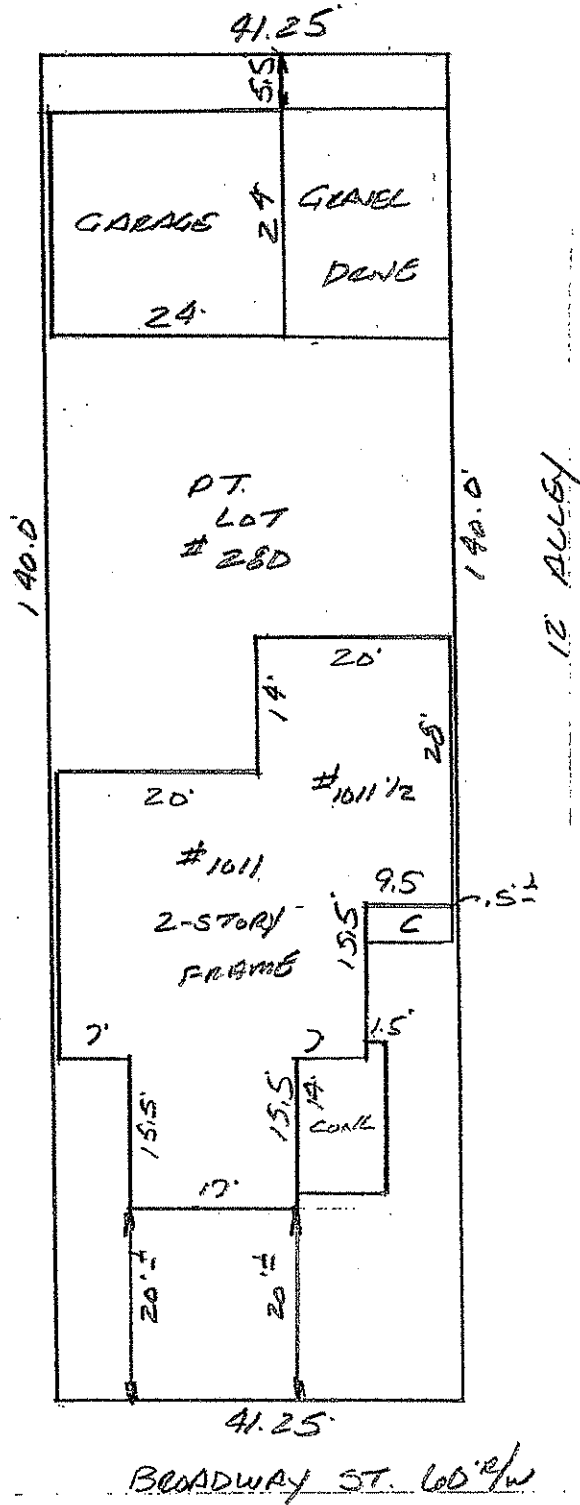
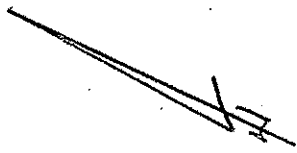
***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 | Date Fee Paid 8/15/08

Receipt No. 180379 | P.C. Res. No. _____



← Alley →



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE "C" of the Flood Insurance Rate Map, Community Panel No. 390400 0001 C with an effective date of NOVEMBER 9, 1979. Exact designation can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Mortgage Survey
 prepared by
Everett E. Roach
 Registered Professional Land Surveyor
 683 Greenlawn Ave.
 Dayton, Ohio 45403
 (937) 252-8081 / FAX (937) 252-0312

Date: 03-14-07 Scale: 1"=25'
 Drawn: JSC Checked: ER Job# 02-7119

Everett E. Roach
Registered Professional Land Surveyor
683 Greenlawn Avenue
Dayton, Ohio 45403

(937) 252-8081 \ Fax (937) 252-0312

SURVEY # 07-7119

TITLE # 2070205

Client: JEFFREY YOUNG

Street Address: 1011 & 1011½ BROADWAY

City or Village: PIQUA

County: MIAMI

Fee: \$125.00

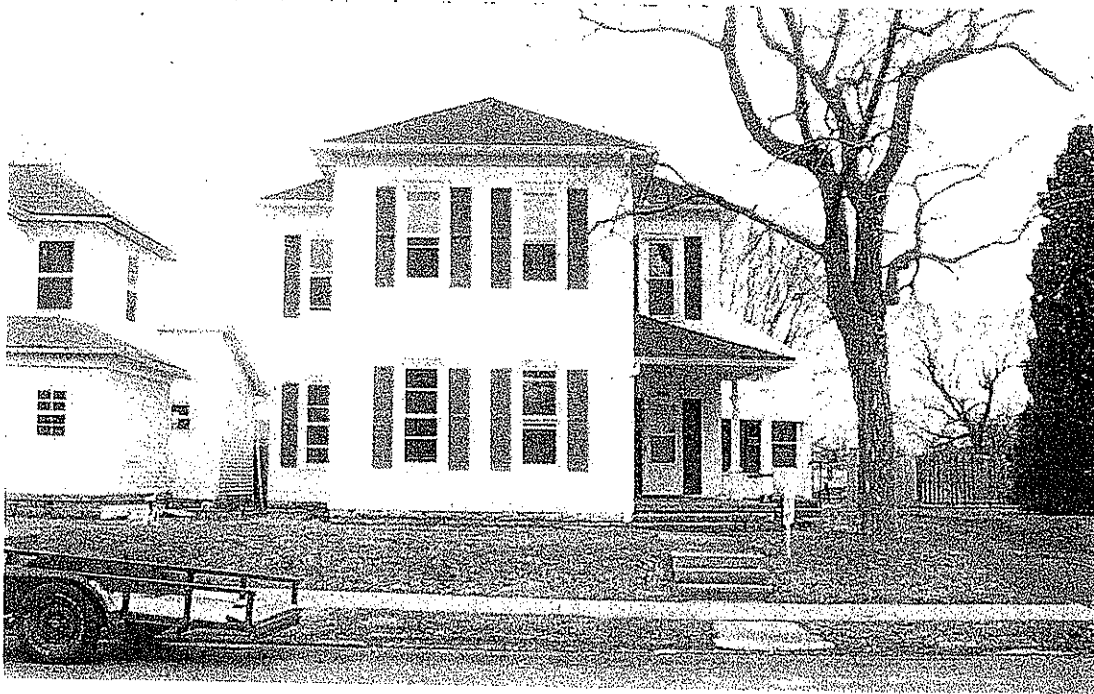
State: OHIO

Plat Name: CITY OF PIQUA

Plat Lot #: 280 (Pt. Lot)

Plat Book:

Page:



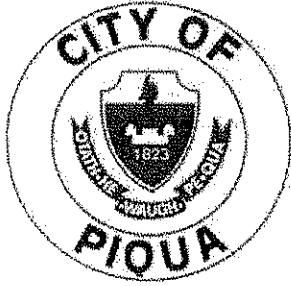
Mortgage Location Survey made for and at the insistence of:

TitleQuest Agency, Inc. & Preferred Mortgage

I hereby certify that this Mortgage Location Survey shows the primary improvements as located on the premises described; the buildings, if any, are contained within the boundaries as shown; there are no apparent encroachments or visible easements unless shown. This Mortgage Location Survey was prepared in accordance with Chapter 4733-38 of the Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code, nor is it an ALTA/ACSM Land Title Survey. This inspection was prepared for identification purposes for the mortgagee in connection with a new mortgage. No corners were set. Do not use for establishing fence or building lines. No responsibility is extended to the landowner or occupant.

By: Everett E. Roach

Everett E. Roach, Ohio Registered Surveyor No. S-7542



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

August 22, 2008

*** MEETING NOTICE ***

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

TIME: **5:00 P.M.**

DATE: **Tuesday, September 2, 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 an agenda item that will 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 visit this office.

This is your opportunity to speak in favor of, or object to, the item requested. If you desire to state your opinion concerning this matter and will be 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
City Planner

Enc.

SEPTEMBER 2, 2008
PLANNING COMMISSION
MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD		
PC 35-08	HYLTON ALBERT L & DORIS J	8625 N HETZLER RD	PIQUA, OH 45356
PC 35-08	SCHULZ BRANDON	8450 N DIXIE DR	PIQUA, OH 45356
PC 35-08	ED LIETTE REALTY INC	8470 N CO RD 25-A	PIQUA, OH 45356
PC 35-08	MAXWELL MARTIN CRAIG	6940 ST RT 589	FLETCHER OH 45326
PC 35-08	SCHILLER PERRY J & ELIZABETH M	920 SCENIC KNOLL	TIPP CITY OH 45371
PC 35-08	CARMACK CAMERON D & ERNESTINE C	1231-1237 CAMARO CT	PIQUA, OH 45356
PC 35-08	PENCE PROPERTIES LLC	1075 SHOOP RD	TIPP CITY OH 45371
PC 35-08	SPIRIT LIFE CHURCH	8527 N CO RD 25A	PIQUA, OH 45356
PC 37-08	MAINSTREET PIQUA	PO BOX 1703	PIQUA, OH 45356
PC 37-08	BAG CONCESSIONS	833 PLUMWOOD DRIVE	NEW CARLISE, OH 45344
PC 38-08	JEFFERY YOUNG	1011 BROADWAY	PIQUA, OH 45356
PC 38-08	WILLIAMS RITCHIE L	1006 CALDWELL	PIQUA, OH 45356
PC 38-08	HELTON DAVID	1013 BROADWAY	PIQUA, OH 45356
PC 38-08	PENROD THOR T	1152 FISHER DR	PIQUA, OH 45356
PC 38-08	STRAIT SHANON B & NICOLE L	1005 BROADWAY	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 WALL	EMAIL	
	TOM ZECHMAN	EMAIL	
	WAYNE WILLCOX	EMAIL	
	PIQUA DAILY CALL	EMAIL	
	DAYTON DAILY NEWS	EMAIL	
	WPTW	EMAIL	
	PIQUA TV5	EMAIL	