

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, FEBRUARY 3, 2009
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 January 6, 2009 Meeting Minutes |
|--------------------|---|

NEW BUSINESS

- | | |
|------------------------|--|
| 4. Resolution PC 06-09 | Request to authorize an Animal Grooming special use to be located at 445 E. Ash Street. |
| 5. Resolution PC 07-09 | Request to authorize a multi-family dwelling unit special use to be located at 124 W. Greene Street. |
| 6. Resolution PC 08-09 | Request to nominate PC appointment to the Housing Council (Added to agenda 1-27-08) |

OTHER BUSINESS

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

ADJOURNMENT

- | | |
|----------------|-------------------------|
| 8. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

WORK SESSION

- | | |
|------------------------------------|--------------|
| 9. Land Use Code Update Initiative | Work Session |
|------------------------------------|--------------|

**PLANNING COMMISSION AGENDA
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6:00 P.M. - TUESDAY, FEBRUARY 3, 2009
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OTHER BUSINESS

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ADJOURNMENT

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WORK SESSION

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| 8. Land Use Code Update Initiative | Work Session |
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CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 6, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

CALL TO ORDER

6:00 P.M. – Vice Chairman Oda called the meeting to order. Mr. Oda 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: Mike Taylor, Jim Oda, Jean Franz, and Brad Bubp
Members Absent: Mark Spoltman
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Dave Saneholtz and Dave McGiwtty

Mrs. Franz made a motion to excuse Chairman Spoltman from the January 6, 2009 Planning Commission Meeting, and Mr. Bubp seconded the motion. Mr. Bubp, Aye; Mrs. Franz, Aye; Mr. Oda, Aye; Mr. Taylor, Aye. A roll call vote resulted in a 4-0 vote in support of the motion to excuse Chairman Spoltman from the meeting.

MEETING MINUTES

Vice Chairman Oda asked if there were additions, deletions or corrections to be made to the December 2, 2008 meeting minutes included in the agenda packet. Mrs. Franz made a motion to approve the December 2, 2008 meeting minutes as submitted, and Mr. Taylor seconded the motion. Mr. Oda, Aye; Mr. Bubp, Aye; Mrs. Franz, Aye; and Mr. Taylor, Aye. A roll call vote resulted in a 4 -0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

1. PC-01-09

A Resolution nominating and electing the Planning Commission Chairperson and Vice Chairperson for the 2009 calendar year.

Mr. Schmiesing stated the purpose of this resolution is to nominate a Chairperson and a Vice Chairperson to the Planning Commission for the year 2009 and asked for nominations.

Motion was made by Mr. Bubp, seconded by Mr. Taylor to nominate Mark Spoltman as Chairman and Jim Oda as Vice Chairman of the Piqua Planning Commission. Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. Voice vote resulted in a 4-0 vote in support of the nominations.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 6, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

Motion was made by Mrs. Franz and seconded by Mr. Bubp, to close the nominations for Chairperson and Vice Chairperson of the Planning Commission for 2009 Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay. None. Voice vote resulted in a 4-0 vote in support of the motion.

Mr. Bubp moved to approve the nominations for Chairperson and Vice Chairperson of the Planning Commission, and Mrs. Franz seconded the motion. Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A roll call vote resulted in a 4-0 vote to approve the nominations.

2. PC-02-09

A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2009 calendar year.

Motion was made by Mr. Oda to insert the name of Jean Franz in the blank to serve as the representative on the Board of Zoning Appeals and to adopt the resolution, seconded by Mr. Taylor. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; and Mrs. Franz, Aye. Nay, None. A voice vote resulted in a 4-0 vote to approve the nomination and resolution.

3. PC-03-09

A request to authorize an alteration/expansion of a nursing home special use located at 275 Kienle Drive.

Mr. Schmiesing stated this is the first of two items related this project. This request is to authorize the alteration/expansion of the public entrance to the principal structure. The existing entrance includes a portico that extends from the main building towards the parking area. The proposed improvements would extend the portico to a newly created drop off/pick-up area within the parking facility. The eight parking spaces being displaced by the newly created drop-off/pick-up will be relocated to a new parking area to be created along a service drive to the north of the nursing home facility. Because the current nursing home use, being a special use in the district was previously authorized there needs to be a special use in order to change any of the previous approved usage. The first part is for the expansion of the building, and the next resolution will be to authorize the expansion of the parking area. Staff recommends the approval of this request.

Public Comment

Dave Saneholtz of Poggemeyer Designs stated he felt Mr. Schmiesing summarized their request reasonably well, and said this would provide covered access for entrance to the facility from the parking area. This would also remove eight parking spaces and relocate them to the north side of the facility, and add landscaping to the front of the building.

Dave McGiwtly of HCR Manor Care stated by redesigning this area it will provide covered access for residents arriving in wheelchairs in vans to be able to drive up to the facility and still be under cover when being dropped off.

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 6, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

Mr. Bubp moved to approve the request, and Mrs. Franz seconded the motion. Roll call, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A roll call vote resulted in a 4-0 vote to approve the request.

4. PC-04-09

A request to authorize an alteration/expansion of a parking lot nonstandard use located at 275 Kienle Drive.

Mr. Schmiesing stated this request is to authorize the alteration/expansion of the parking facility at this location. The existing parking facility as is and as proposed provides the minimum number of parking spaces required for this use. However, both the existing and proposed portions of the parking facility lack boundary control, i.e. curbing. Therefore, prior to any alteration/enlargement of the nonstandard use condition, the planned improvements must be approved by the Planning Commission. The eight parking spaces being removed will be relocated to the north side of the facility. Staff recommends approval of this request.

Public Comment

No one came forward to speak for or against this resolution.

Mr. Taylor moved to approve the request, and Mrs., Franz seconded the motion. Roll call, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A roll call vote resulted in a 4-0 vote to approve the request.

Mr. Oda made a motion, seconded by Mrs. Franz to add PC-05-09 to the agenda. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye, Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. A voice vote resulted in a 4-0 vote to add PC 05-09 to the agenda.

5. PC-05-09

A resolution recommending the Planning Commission appointment to the Storm Water Advisory Council.

Moved by Mr. Oda, seconded by Mrs. Franz to nominate Mr. Spoltman to the Storm Water Advisory Council. Voice vote, Aye. Mr. Oda, Aye; Mr. Bubp, Aye, Mr. Taylor, Aye; Mrs. Franz, Aye. Nay, None. Nominations were closed.

Moved by Mrs. Franz, seconded by Mr. Bubp, to recommend Mr. Spoltman be appointed to the Storm Water Advisory Council. Voice vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye. Nay; None. A 4-0 vote resulted in the approval of the appointment.

OTHER BUSINESS

Monthly Report

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 6, 2009 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

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 two months.

Mr. Oda thanked Mr. Schmiesing for his commitment to serve on the Habitat for Humanity Board and the other community boards and programs he is involved with.

There was discussion of the I-75/US 36 beatification project during which Mr. Schmiesing explained the status of the project at this time.

There was discussion of the status of the demolition of the old Piqua Memorial Hospital buildings. Mr. Schmiesing explained how the demolition was being done, and further stated the demolition has been stopped by the Regional Air Pollution Control at this time, and is not sure when it will begin again.

ADJOURNMENT

With no further business to conduct it was moved and seconded that the regular meeting be adjourned. With all those present in favor the regular meeting was adjourned at 6:40 p.m. and a Zoning Code Update workshop began.

RESOLUTION No. PC 06-09

WHEREAS, Michael and Ada Tucker, on behalf of the owner, Bonnie Berger, of the subject location in the city of Piqua, Ohio, being in a district zoned B (General Business), has submitted a request to authorize an Animal Grooming special use to be located at 445 E. Ash Street; and,

WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing the special use of a premises; and,

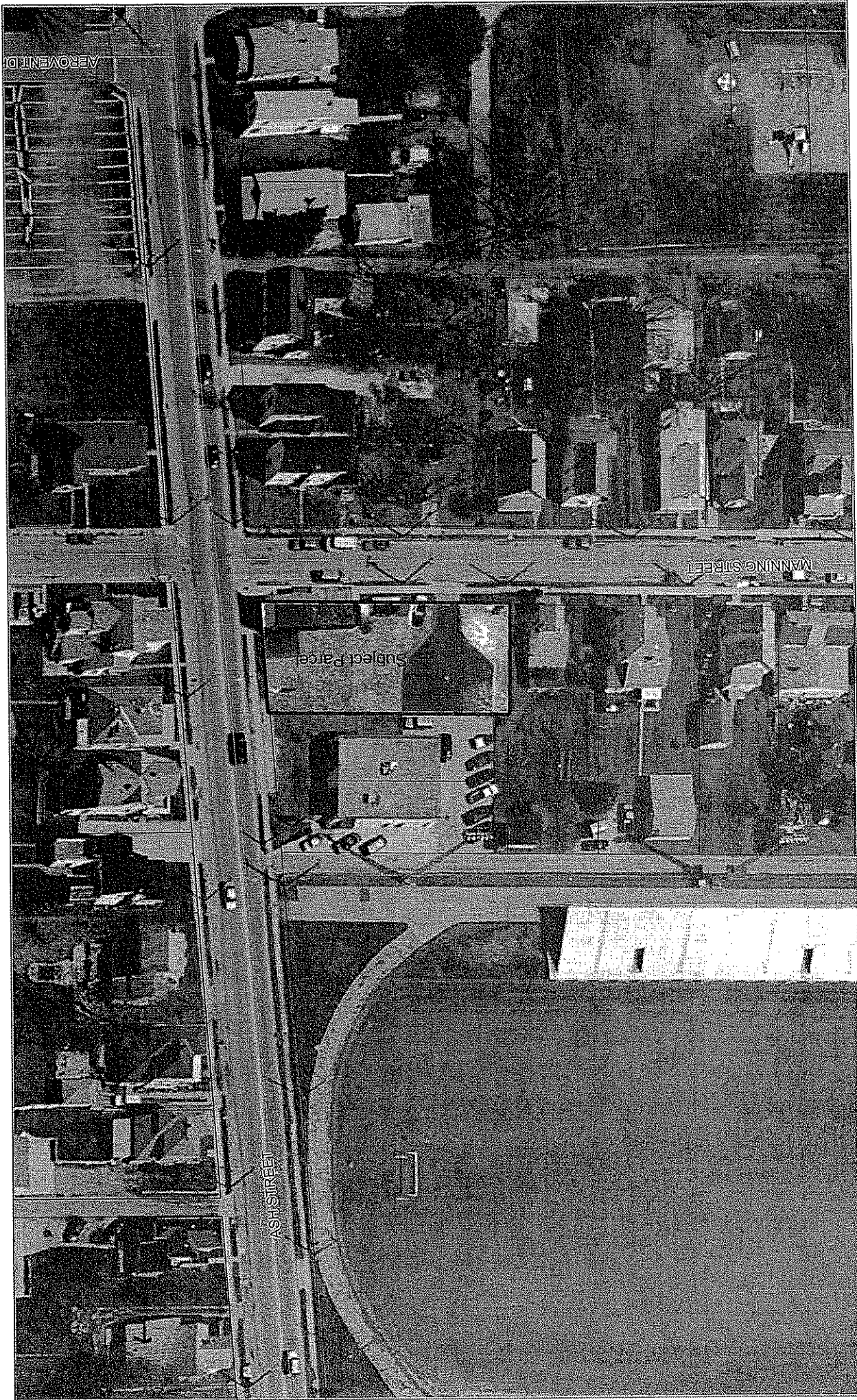
WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

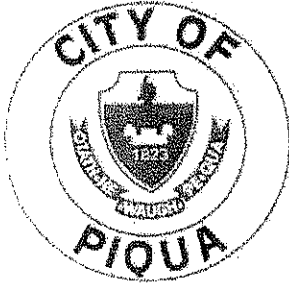
- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.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

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ 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"/>

PC 08-09






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: January 21, 2009
To: Planning Commission Members
From: Chris Schmiesing, City Planner 
Subject: PC Resolution 06-09

GENERAL INFORMATION

Applicant: Michael and Ada Tucker
Owner: Bonnie Berger
Location: 445 E. Ash Street
Zoning: B – General Business
Land Use
Existing: Specialty Retail
Proposed: Animal Grooming
Request: Authorization of animal grooming special use of premises.

DISCUSSION/FINDINGS

This request is to authorize an animal grooming special use of the subject premises. The applicant has indicated that all of the business activities will be confined to the indoors, there will be no outdoor use of space to support the animal grooming operation, and there will be no overnight accommodations. Two off-street parking spaces currently exist at this location and the applicant indicates these two spaces, along with available on-street parking, will provide for needs of their employees and customers. The applicant also has stated that the types of animals to be groomed will be limited to dogs and cats; and, while there will be pet supplies sold incidental to the animal grooming business, there will be no animal (pet) sales or veterinary services.

The zoning code includes criteria to be given specific consideration when determining whether to authorize a special use. The following highlights the criteria described in the code and provides staff's analysis of how this request measures up to those standards.

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

Staff Analysis: The stated intent of the B General zoning district discusses providing an integrated collection of uses and structures that supply the majority of the daily needs of city residents.

STAFF REPORT

Date: January 21, 2009
Subject: PC Resolution 06-09

Page 2

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 proposed special use is minimal in scale and will likely have little or no effect on the surrounding uses. However, the limited availability of off-street parking assigned to this use may result in an increase to the existing demand for nearby on-street parking. If this were to occur, it will adversely affect 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: The improvements will be subject to compliance with all applicable zoning and building code requirements.

COMPREHENSIVE PLAN

The goals, principles, objectives and strategies described in the Comprehensive Plan are supportive of the adaptive reuse of existing structures provided the use contributes positively to the community.

CONCLUSION

The proposed special use, if operated entirely indoors and as described herein, is not likely to threaten the general health, welfare, or safety of the community or negatively affect the value of the surrounding properties.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** this request with the following conditions:

- All of the business activities will be confined to the indoors; there will be no outdoor use of space to support the animal grooming operation, except for the use of the existing off-street parking improvements for the parking of vehicles incidental to the business use of this location.
- There will be no overnight accommodations provided at this location.
- Domesticated dogs and cats will be the only type of animals groomed at this location.
- Pet supplies may be sold incidental to the animal grooming business use of this location.
- There will be no animal (pet) sales or veterinary services provided from this location.

CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name Michael & Ada Tucker Phone 498-1173
Applicant's Address 12635 Kirkwood Rd. Sidney OH 45365
2. Owner's Name Bonnie Berger Phone 419 308-1633
Owner's Address 640 Pine Valley Dr. Bowling Green Oh 43402
3. Type of legal interest held by applicant wants to lease property
4. Location of Special Use Permit request
 - A. Legal description (Inlot No. or attach legal description) 445 E. Ash St Piqua Ohio
 - B. Address _____
5. Existing zoning _____
6. Existing usage variety store
7. Proposed usage Dog Grooming & Pet Supplies
8. Proposed special usage Dog Grooming & Pet Supplies
9. No. of plot plans submitted (16 required UNLESS waived) _____
10. Describe the reason for the requested special use:
Dog Grooming & Pet Supplies

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 Michael & Ada Tucker Date 12/23/08

Signature of Owner Bonnie A. Berger Date 12/28/08

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 PAID | Date Fee Paid 1-2-09

Receipt No. 186238 | P.C. Res. No. _____

RESOLUTION No. PC 07-09

WHEREAS, Mona Taylor, on behalf of the owner, Board of Education/Piqua Public Library, of the subject location in the city of Piqua, Ohio, being in a district zoned CBD (Central Business District), has submitted a request to authorize a multi-family dwelling unit special use to be located at 124 W. Greene Street; and,

WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing the special use of a premises; and,

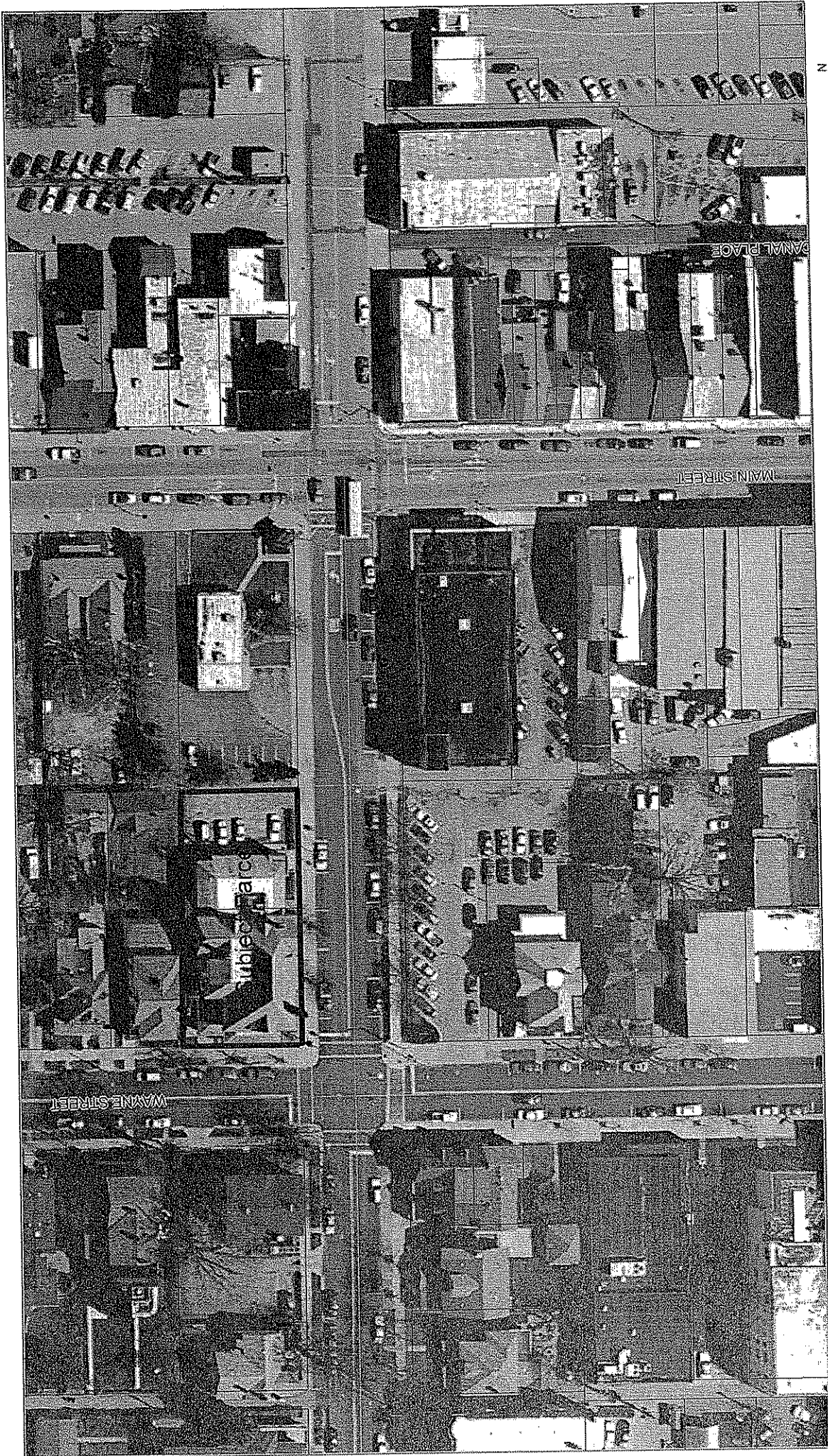
WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

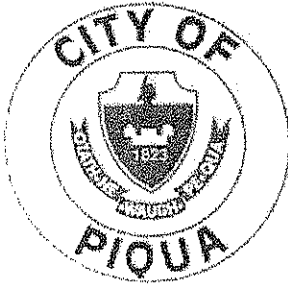
- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.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

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ 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"/>

PC C7-09






PLANNING AND ZONING

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

STAFF REPORT

Date: January 21, 2009
To: Planning Commission Members
From: Chris Schmiesing, City Planner 
Subject: PC Resolution 07-09

GENERAL INFORMATION

Applicant: Mona Taylor
Owner: Board of Education/Piqua Public Library
Location: 124 W. Greene Street
Zoning: CBD Central Business District
Land Use
Existing: Library
Proposed: Mixed Use; Dwellings, Business Office, Specialty Retail, Specialty Food Store, and Restaurant-(Standard).
Request: Authorization of multi-family unit special use component of the proposed mixed use of premises.

DISCUSSION/FINDINGS

This request is to authorize a multi-family dwelling unit special use of the subject premises. While the dwelling unit use will be a major portion of the use of this premise it will not be the only use at this location. Also planned for the proposed mixed use of this facility are an art studio/gallery, a café, a business office, and perhaps a fine dining establishment. The applicant has indicated the proposed uses will be phased in over time with the dwelling unit use being the starting point for the redevelopment of this building. As the name "The Gardens on Greene" suggest, the stated intent of the developer is to incorporate "green" or sustainable design principles into the redevelopment of this property. In doing so, the developer hopes to develop a product that appeals to individuals attracted to the "healthy living" lifestyle and the conveniences of living downtown. Given that the building is located in the Central Business District, only the dwelling unit uses are subject to the off-street parking regulations. With 10 off-street parking spaces available at this location, the minimum off-street parking requirements are satisfied.

The zoning code includes criteria to be given specific consideration when determining whether to authorize a special use. The following highlights the criteria described in the code and provides staff's analysis of how this request measures up to those standards.

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

STAFF REPORT

Date: January 21, 2009
Subject: PC Resolution 07-09

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Staff Analysis: The CBD Central Business District zoning designation "...is intended to be the dominant multi-use district within the city and the key focus of business, social, and cultural activity within the urban area."

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 proposed special use is consistent and compatible with the surrounding use activity. Recognizing the potential for the proposed mix of uses to contribute positively to the downtown, and with reference to building code requirements will limit the total possible number of dwelling units and property maintenance codes that prescribe the minimum acceptable maintenance of the property, it is unlikely that the proposed special use (in particular if developed along with mix of other uses proposed) will adversely affect 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: The improvements will be subject to compliance with all applicable zoning and building code requirements.

COMPREHENSIVE PLAN

The goals, principles, objectives and strategies described in the Comprehensive Plan are supportive of the adaptive reuse of existing structures and the redevelopment of vacant sites, in particular when the proposed project supports and contributes positively to the surrounding land use and the community in general.

CONCLUSION

The proposed special use, if developed along with the other proposed mix of uses described by the applicant, is not likely to threaten the general health, welfare, or safety of the community or negatively affect the value of the surrounding properties. Rather, if this project is completely developed as proposed, it likely will breathe new life into a prominent property that is rich with architectural character and a significant part of the community's history.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** this request with the following conditions:

- No more than 5 dwelling units shall exist at this location post development.
- No less than one of the proposed non-residential uses described in The Gardens on Greene project plan document dated January 2, 2009 shall be fully developed (occupied and operating) within 3 months of the initial occupancy of the any one of the dwelling units.

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Mona Taylor Phone 216-4303
Applicant's Address 333 W. Hufford Rd, Casstown, Ohio 45312
- 2. Owner's Name Piqua Public Library AKA First Library Phone 773-6753
Owner's Address 124 W Greene St, Piqua, Ohio 45356
- 3. Type of legal interest held by applicant Contract to Purchase
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) Lot #154
B. Address 124 W Greene St, Piqua, Ohio 45356
- 5. Existing zoning Central Business District
- 6. Existing usage Prior Library
- 7. Proposed usage Multi-use
- 8. Proposed special usage Apartment Units, Wine Bar
- 9. No. of plot plans submitted (~~10~~ ¹⁰ required UNLESS waived) _____
- 10. Describe the reason for the requested special use:

Apartment Units
Wine Bar

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 M Taylor Date 1/13/09

Signature of Owner M Taylor for Piqua Library Board of Trustees Date 1/13/09
(See attached)

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 1-14-09

Receipt No. 186239 P.C. Res. No. _____

CITY OF PIQUA
PLANNING COMMISSION

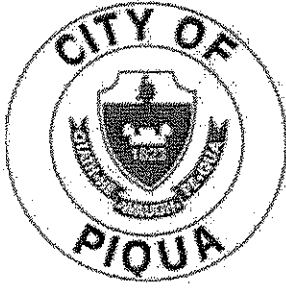
RESOLUTION PC 08-09

PURSUANT TO, section 3735.69 of the Ohio Revised Code, the Planning Commission recommends a member of the Planning Commission to be appointed to the Housing Council; and,

WHEREAS, _____ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission to a 3 year term expiring January 11, 2012;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ the nomination 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

January 23, 2009

*** 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 3, 2009**

LOCATION: **2nd Floor Conference Room, Municipal Government Complex
201 W. Water Street**

This letter serves to notify those persons who may have an interest in an agenda item to be discussed at this meeting. 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, any 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.

FEBRUARY 3, 2009 PLANNING COMMISSION MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD		
RES 06-09	MICHAEL AND ADA TUCKER	12635 KIRKWOOD RD	SIDNEY OH 45365
RES 06-09	BONNIE BERGER GROSS	640 PINE VALLEY DR	DAYTON OH 45403
RES 06-09	BAYMAN DAVID & TED	334 MANNING ST	PIQUA OH 45356
RES 06-09	SULLENBERGER RENTALS LLC	9829 N SPIKER	PIQUA OH 45356
RES 06-09	FIRST AMERICAN	8435 STEMMONS FREEWAY	DALLAS TX 75247
RES 06-09	KINSELLA DOUGLAS E & CONNIE E	P O BOX 419	PIQUA OH 45356
RES 06-09	PFENNING MIRIAM C	822 ADAMS CT	WAPAKONETA OH 45895
RES 06-09	STARRETT CHARLES O TRUSTEE	4244 W DEMMING RD	PIQUA OH 45356
RES 07-09	MONA TAYLOR	333 N HUFFORD RD	CASSTOWN OH 45312
RES 07-09	PIQUA LIBRARY	116 W HIGH ST	PIQUA OH 45356
RES 07-09	LANGE FRANK N	509 N WAYNE ST	PIQUA OH 45356
RES 07-09	HOLTGREVEN DONALD E	715 VINE ST	PIQUA OH 45356
RES 07-09	REED-MOTE-STALEY INS	500 N WAYNE ST	PIQUA OH 45356
RES 07-09	FIRST AMERICAN	8435 STEMMONS FREEWAY	DALLAS TX 75247
RES 07-09	FINCEL ROBERT W (LE)	P.O. BOX 205	PIQUA OH 45356
RES 07-09	HEITZMAN JOANNA HILL TRS OF JOANNA HEIT	9 MARYMONT DR	PIQUA OH 45356
RES 07-09	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA OH 45801
RES 07-09	PREFERRED MORTGAGE INC	423 N WAYNE ST	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	
	AMY HAVENAR	EMAIL	
	BRUCE JAMISON	EMAIL	
	PIQUA DAILY CALL	EMAIL	
	DAYTON DAILY NEWS	EMAIL	
	WPTW	EMAIL	
	PIQUA CHANNEL 5	EMAIL	
	MIAMI COUNTY HOME BUILDERS ASSOCIAT	EMAIL	