

**PLANNING COMMISSION AGENDA**  
**\* SPECIAL MEETING \***  
**CITY OF PIQUA, OHIO**  
**6:00 P.M. - TUESDAY, APRIL 21, 2009**  
**ADMINISTRATIVE CONFERENCE ROOM 2<sup>ND</sup> FLOOR**  
**201 W. WATER STREET**

CALL TO ORDER

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

OLD BUSINESS

- |                    |                               |
|--------------------|-------------------------------|
| 3. Meeting Minutes | March 3, 2009 Meeting Minutes |
|--------------------|-------------------------------|

NEW BUSINESS

- |                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| 4. Resolution PC 09-09 | Request to authorize an Automobile Washing/Repair special use at 8750 N. CO RD 25-A.                   |
| 5. Resolution PC 10-09 | Request to authorize an enlargement of an existing non-standard Parking Lot use at 8750 N. CO RD 25-A. |

OTHER BUSINESS

- |                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| 6. Monthly Report | General Information, Legislative Update, Special Projects, Permits |
|-------------------|--------------------------------------------------------------------|

ADJOURNMENT

- |                |                         |
|----------------|-------------------------|
| 7. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

WORK SESSION

- |                                    |              |
|------------------------------------|--------------|
| 8. Land Use Code Update Initiative | Work Session |
|------------------------------------|--------------|

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 3, 2009 - 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, Brad Bubp, Mike Taylor, Jim Oda, and Jean Franz |
| Members Absent:  | None                                                           |
| Staff Members:   | Chris Schmiesing, Becky Cool<br>Amy Havenar, Bob Graeser       |
| Attendees:       | Gary Sierschula and Mark Sierschula                            |

**MEETING MINUTES**

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the February 3, 2009 meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the February 3, 2009 meeting minutes as submitted, and Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mrs. Franz, Aye: Mr. Taylor, Aye and Mr. Spoltman. A roll call vote resulted in a 5 -0 vote in supporting the motion to approve the meeting minutes as submitted.

**NEW BUSINESS**

None

**OTHER BUSINESS**

**Presentation - US36/I-75 Beautification Project**

Chris Schmiesing gave a brief overview of the background leading up to the US 36/I-75 Beautification Project. Gary Sierschula, President of Envision Works, the Landscape Architect for the project presented three alternative plans they have submitted for consideration on this project.

Mr. Sierschula stated the \$250,000 grant for this project is not a large amount for a project of this scope.

There was a lengthy discussion on each of the three concepts, the placement of the signage, the visibility of the sign from the interstate and the off ramp, the type of plants and trees that would be used, possibility of having the sign lit, and the type of materials to be used for the wall.

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 3, 2009 – 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS

Mr. Schmiesing stated the purpose of presenting this item to the Planning Commission is to solicit input and guidance from the group on what details the final design should include.

See exhibit 'A' for Planning Commission comments noted by the design consultant.

**Presentation – East Ash Street Improvement Project**

Chris Schmiesing gave a brief overview of the proposed East Ash Street corridor improvements. Mr. Schmiesing also reviewed the content of a letter of support to be endorsed by the Planning Commission and mailed to the Ohio Department of Transportation as a show of support for the proposed construction improvement project. Mr. Schmiesing stated similar letters of support have also been requested from the Chamber of Commerce, Grow Piqua Now, Mainstreet Piqua, and the Piqua Improvement Corporation.

There was discussion regarding the funding available for the project. City Engineer Amy Havenar explained they hope to receive about one million from federal funds, and a half million from the Ohio Department of Transportation for this project. Total cost of the project is expected to be two and half to three million.

Mr. Schmiesing stated the letter is an effective way for the Planning Commission and other community organizations to voice their support of the community's stated vision for the project as expressed through the comprehensive plan.

Mr. Oda stated he would like to a significant piece or statute or monument significant to the Piqua Community incorporated into the improvements. Mr. Schmiesing pointed out this is roadway project and that as gateway to the community streetscape and landscape features would be appropriate elements to include in the scope of the project. There was also discussion regarding both the current and possible future uses of surrounding properties.

Mr. Schmiesing and Ms. Havenar gave a brief overview of the history of the project explaining the number of traffic lanes that are being considered, and the possibility of adding a boulevard, and the type of boulevard. It was also noted a public meeting was held on February 24, 2009 and that the meeting was very well attended by citizens with a general interest and residents who live in the project area.

There was discussion on the proposed alternatives and the positive and negative impact of each.

Mr. Oda moved to endorse the letter as presented (noting a spelling error to be corrected), and the motion was seconded by Mr. Bubp. Voice vote, Mr. Spoltman, Aye; Mr. Taylor, Aye; Mr. Oda, Aye; Mr. Bubp, Aye; and Mrs. Franz, Aye. Nay: None.

**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 7:45 p.m.

CITY OF PIQUA, OHIO  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 3, 2009 - 6:00 P.M.  
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

EXHIBIT 'A'

Meeting Notes from City Commission Meeting on February 3, 2009

The overall theme of Alternate B will be pursued with the simple large individual letters of PIQUA as the center piece on the rounded wall. The placement of the wall and signage shall be placed to be viewed by vehicles exiting and continuing along the highway 75. At a minimum, electrical conduit will be installed for future connections to provide up-lighting for the 'Piqua' letters and the use of a center piece holiday tree. Monotone wildflowers with an edging pattern will be implemented to encourage thoughtful mowing routes. Landscaping to capture four season appeal including evergreens, ornamental grasses, and red-twig dogwoods will be specified. The maintenance of the entire interchange will be presented and approved through the city of Piqua prior to the submittal of any bidding documents.

The outcome of the commission meeting has given us the ability to move forward confidently, resulting in our belief of a successful meeting. The open forum was enjoyable. We hope you weren't there too long after us. We appreciate all your assistance with the project and we look forward to finalize a design already-in-place.

Thank you for your time last night!

Mark Sierschula, ASLA  
*Landscape Designer*

Envision-Works  
[www.envision-works.com](http://www.envision-works.com)  
Landscape Architects and Planners  
5600 Kentshire Drive, Suite 2  
Dayton, OH 45440  
(937) 396-1134 Office  
(937) 396-1135 Fax

**RESOLUTION No. PC 09-09**

WHEREAS, Finkes Building Co. LTD, on behalf of the owner, KFLP Properties, of the subject location in the city of Piqua, Ohio, being in a district zoned B (General Business District), has submitted a request to authorize an automobile washing/repair special use to be located at 8750 N Co Rd 25-A; 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.

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|                   | 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"/> |

CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name Math Finkes Phone 614-561-4703  
Applicant's Address 8761 Sherry Dr.
2. Owner's Name KFLP Properties Phone 937-418-7816  
Owner's Address 8750 N. Co Rd. 25-A
3. Type of legal interest held by applicant General Contractor
4. Location of Special Use Permit request  
A. Legal description (Inlot No. or attach legal description) \_\_\_\_\_  
B. Address 8750 N-Co Rd. 25-A.
5. Existing zoning B.
6. Existing usage Office Space
7. Proposed usage Auto detailing / washing / repair
8. Proposed special usage \_\_\_\_\_
9. No. of plot plans submitted (16 required UNLESS waived) \_\_\_\_\_
10. Describe the reason for the requested special use:  
\_\_\_\_\_  
\_\_\_\_\_

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 3/25/08  
Signature of Owner [Signature] Date 3/25/07

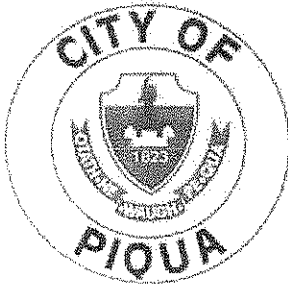
Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

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

\$100.00 Fee Paid 100.00 Date Fee Paid 4-2-09

Receipt No. 186272 P.C. Res. No. \_\_\_\_\_

RECEIVED  
APR 02 2009  
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: April 7, 2009  
To: Planning Commission Members  
From: Chris Schmiesing, City Planner  
Subject: Resolution PC 09-09

### **GENERAL INFORMATION**

Applicant: Finkes Building Co. LTD  
Owner: KFLP Properties  
Location: 8750 N Co Rd 25-A  
Zoning: B General Business District  
Land Use  
Existing: Business Office; Vehicle Sales and Service; Parking Lot; Vacant  
Proposed: Business Office; Vehicle Sales and Service; Parking Lot; Vacant;  
Automobile Washing and Repair  
Request: Authorization of automobile repair and washing special use of the premises.

### **DISCUSSION/FINDINGS**

This request is to authorize an automobile repair and automobile washing facility from a proposed 1800 square foot building that is to be constructed if this request is approved. The proposed building and use activity will essentially be an expansion of the existing uses of the facilities previously constructed on the subject property. A parking lot facility will also be constructed around the proposed building to accommodate traffic circulation and provide additional parking spaces to support the expanded use activities. The parking lot construction is an expansion of a non-standard use that will be considered under a separate resolution.

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 proposed uses are consistent with the description of the use definitions for these activities or are similar to the use types ordinarily considered as principal permitted or special uses in this zoning district.*

## STAFF REPORT

Date: April 7, 2009  
Subject: Resolution PC 09-09

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 improvements will result in the development of vacant land that currently has no productive use.*

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

*Staff Analysis: The development of platted building lots with productive use activities that contribute positively to the community is consistent with the general economic development policies of the city.*

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

*Staff Analysis: All submittals presented conform or will be required to be revised to conform to all applicable codes and regulations of the city before a zoning permit will be issued.*

## COMPREHENSIVE PLAN

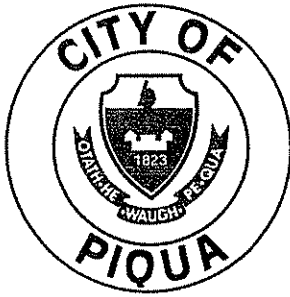
The proposed road service type use activities are consistent with the existing and projected land use development types identified by the Comprehensive Plan Conservation and Development Map as being appropriate for this corridor.

## CONCLUSION

Within the Comprehensive Plan there is much discussion about the importance of the aesthetics of the built environment throughout the community, in particular along the primary entrances into the city. With this property being located on a primary entrance to the community some may question whether the architecture and finishes of the proposed building contribute positively to the aesthetics of the built environment of this corridor. The proposed use would appear to be compatible and consistent with the surrounding land uses found in this area, and will result in new construction that will potentially contribute positively to the economic development of the community. An initial plan review by the Development Office revealed several concerns with the site plan submittal provided for your consideration that must be addressed by the applicant prior to approval of a zoning permit subsequent to and contingent upon the action taken by the Planning Commission. A copy of the plan review findings letter is included with this staff report for your reference.

## RECOMMENDATION

Staff recommends that the Planning Commission **approve** this request provided the Commission finds the proposed use of and improvements to the premises to be satisfactorily consistent with the stated goals and principles of the community outlined in the Plan It Piqua 2007 Comprehensive Plan Update document.



## PLANNING AND ZONING

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

March 24, 2009

Finkes Building Co. LTD  
8761 Sherry Drive  
Piqua, OH 45356

Re: Zoning Permit Application Z 14-09

Dear Matt:

The above referenced zoning permit application has been reviewed to determine the appropriateness of the proposed improvements/uses as they relate to the adopted community standards. The review findings requiring your attention include the following:

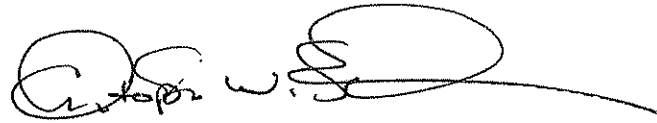
- An illegal trailer/portable sign currently exist at this location. This violation must be abated before any permits will be issued for the proposed improvements.
- The proposed project includes the enlargement of a non-standard parking lot use. A proposed enlargement of a non-standard use must be authorized by Planning Commission approval of a special use permit before a zoning or building permit can be issued for this project.
- The subject property is located in a B (General Business) zoning district. The intended automobile repair and automobile detailing (cleaning) use of the proposed improvements are listed as special uses in the B (General Business) zoning designation. A proposed special use of the premises must be authorized by the Planning Commission before a zoning or building permit can be issued for this project.
- The construction documents provided lack the following information and or the following items do not satisfy the adopted community standards:
  - Pavement markings (Parking spaces, circulation patterns). The parking spaces shown along the south elevation of the proposed building will obstruct vehicular access to the entrances to the 3 service bays located within the proposed building. Six off-street parking spaces are required for the proposed use/improvements. Please relocate the spaces shown along the south elevation to eliminate the obstruction. Show a minimum of 6 off-street parking spaces on the construction document to support of the proposed building use/improvements.
  - Plantings plan (Trees, bushes, planting beds and lawns). Show proposed plantings on the construction documents.
  - Boundary control. Provide detail of temporary curb (boundary control) indicated along west perimeter of parking facility.
  - Photo-metrics plan (Lighting calculations). An average of 2 foot-candles with not less than 0.5 foot-candles is required at the parking lot surface.
  - Storm water calculations (see enclosed memo).
  - Erosion control plan (see enclosed memo).
  - Topography details (see enclosed memo).
  - Water service. The location of the water service to the proposed building is not shown on the construction documents provided. Please provide this information.

March 24, 2009

Re: Zoning Permit Application Z 14-09

Please apply for the necessary special use permits and provide the information requested to allow for the processing of the above referenced permit request to continue.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher W. Schmiesing", with a long horizontal flourish extending to the right.

Christopher W. Schmiesing  
City Planner

Enc.

# interoffice memo

**Date:** March 20, 2009

**To:** Chris Schmiesing

**From:** Amy Havenar

**RE: SITE PLAN REVIEW FOR QUICK CREDIT AUTO SALES**

---

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

- Please submit storm water detention calculations for the proposed site.
- Please include on the plans any erosion control methods that will be undertaken as part of the construction.
- Please provide spot elevations and edge of pavement grades for both the proposed pavement and the existing pavement.

**RESOLUTION No. PC 10-09**

WHEREAS, Finkes Building Co. LTD, on behalf of the owner, KFLP Properties, of the subject location in the city of Piqua, Ohio, being in a district zoned B (General Business District), has submitted a request to authorize an enlargement of an existing non-standard parking lot use located at 8750 N Co Rd 25-A; and,

WHEREAS, section 154.066 of the City of Piqua Code of Ordinances provides the procedure for authorizing the enlargement of a nonstandard use of a premises by approval of a special use permit request; 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 Bubb     | <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 Matt Finkes Phone 614-561-4703  
Applicant's Address 8761 Sherry Dr.
2. Owner's Name KFLP Properties Phone 937-418-7816  
Owner's Address 8750 W. G Rd. 25-A
3. Type of legal interest held by applicant General Contractor
4. Location of Special Use Permit request  
A. Legal description (Inlot No. or attach legal description) \_\_\_\_\_  
B. Address 8750 N. G Rd. 25-A
5. Existing zoning B
6. Existing usage \_\_\_\_\_
7. Proposed usage ENLARGEMENT OF NON-STANDARD PARKING LOT
8. Proposed special usage \_\_\_\_\_
9. No. of plot plans submitted (16 required UNLESS waived) \_\_\_\_\_
10. Describe the reason for the requested special use:  
\_\_\_\_\_  
\_\_\_\_\_

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 3/25/09

Signature of Owner [Signature] Date 3/25/09

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

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

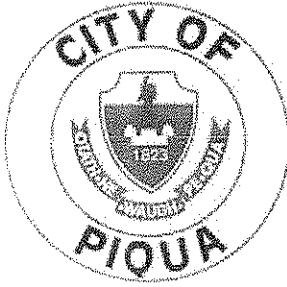
\$100.00 Fee Paid 100.00 Date Fee Paid 4-2-09

Receipt No. 186272 P.C. Res. No. \_\_\_\_\_

RECEIVED

APR 02 2009

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: April 7, 2009  
To: Planning Commission Members  
From: Chris Schmiesing, City Planner  
Subject: Resolution PC 10-09

### **GENERAL INFORMATION**

Applicant: Finkes Building Co. LTD  
Owner: KFLP Properties  
Location: 8750 N Co Rd 25-A  
Zoning: B General Business District  
Land Use  
Existing: Business Office; Vehicle Sales and Service; Parking Lot; Vacant  
Proposed: Business Office; Vehicle Sales and Service; Parking Lot; Vacant;  
Automobile Washing and Repair  
Request: Authorization of an expansion of a non-standard parking lot use.

### **DISCUSSION/FINDINGS**

This request is to authorize an expansion of a non-standard parking lot use. The proposed parking lot expansion will essentially double the area of the existing parking facility previously constructed at this property. The parking lot facility will be constructed around a proposed building to accommodate traffic circulation and provide additional parking spaces to support the expanded automobile repair and automobile washing use activities. The plan submittal provided indicates a temporary boundary control along the west perimeter of the proposed parking lot and shows no plantings to be included with this improvement. The building improvements are an expansion of special use activity that will be considered under a separate resolution.

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 proposed uses are consistent with the description of the use definitions for these activities or are similar to the use types ordinarily considered as principal permitted or special uses in this zoning district.*

## **STAFF REPORT**

Date: April 7, 2009  
Subject: Resolution PC 09-09

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 improvements will result in the development of vacant land that currently has no productive use with a large expanse of pavement surface with little or no plantings included in the parking lot design to mitigate concerns common to large areas of pavement, such as heat island effect, stormwater runoff, stormwater quality, and negative impact on the aesthetics of the built environment.*

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

*Staff Analysis: The development of platted building lots with productive use activities that contribute positively to the community is consistent with the general economic development policies of the city.*

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

*Staff Analysis: All submittals presented conform or will be required to be revised to conform to all applicable codes and regulations of the city before a zoning permit will be issued.*

## **COMPREHENSIVE PLAN**

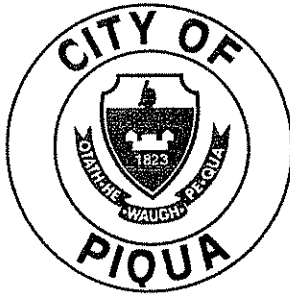
The use of the property for a parking lot accessory use incidental to the principal use of this premises is consistent with the existing and projected land use development types identified by the Comprehensive Plan Conservation and Development Map as being appropriate for this corridor.

## **CONCLUSION**

Within the Comprehensive Plan there is much discussion about the importance of the aesthetics of the built environment throughout the community, in particular along the primary entrances into the city. With this property being located on a primary entrance to the community some may question whether the proposed large expanse of pavement with little or no plantings will contribute positively to the aesthetics of the built environment of this corridor. It appears the only design parameter used to layout the proposed parking facility was to stay within the required setbacks. As a result much of the proposed pavement area appears to serve no clear purpose. An initial plan review by the Development Office revealed several concerns with the site plan submittal provided for your consideration that must be addressed by the applicant prior to approval of a zoning permit subsequent to and contingent upon the action taken by the Planning Commission. A copy of the plan review findings letter is included with this staff report for your reference.

## **RECOMMENDATION**

Staff recommends that the Planning Commission **table** this request and provide the applicant with suggestions for modifying the site plan so that it satisfies the stated goals and principles of the community as outlined in the Plan It Piqua 2007 Comprehensive Plan Update document.



## PLANNING AND ZONING

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

March 24, 2009

Finkes Building Co. LTD  
8761 Sherry Drive  
Piqua, OH 45356

Re: Zoning Permit Application Z 14-09

Dear Matt:

The above referenced zoning permit application has been reviewed to determine the appropriateness of the proposed improvements/uses as they relate to the adopted community standards. The review findings requiring your attention include the following:

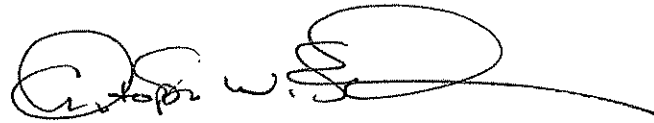
- An illegal trailer/portable sign currently exist at this location. This violation must be abated before any permits will be issued for the proposed improvements.
- The proposed project includes the enlargement of a non-standard parking lot use. A proposed enlargement of a non-standard use must be authorized by Planning Commission approval of a special use permit before a zoning or building permit can be issued for this project.
- The subject property is located in a B (General Business) zoning district. The intended automobile repair and automobile detailing (cleaning) use of the proposed improvements are listed as special uses in the B (General Business) zoning designation. A proposed special use of the premises must be authorized by the Planning Commission before a zoning or building permit can be issued for this project.
- The construction documents provided lack the following information and or the following items do not satisfy the adopted community standards:
  - Pavement markings (Parking spaces, circulation patterns). The parking spaces shown along the south elevation of the proposed building will obstruct vehicular access to the entrances to the 3 service bays located within the proposed building. Six off-street parking spaces are required for the proposed use/improvements. Please relocate the spaces shown along the south elevation to eliminate the obstruction. Show a minimum of 6 off-street parking spaces on the construction document to support of the proposed building use/improvements.
  - Plantings plan (Trees, bushes, planting beds and lawns). Show proposed plantings on the construction documents.
  - Boundary control. Provide detail of temporary curb (boundary control) indicated along west perimeter of parking facility.
  - Photo-metrics plan (Lighting calculations). An average of 2 foot-candles with not less than 0.5 foot-candles is required at the parking lot surface.
  - Storm water calculations (see enclosed memo).
  - Erosion control plan (see enclosed memo).
  - Topography details (see enclosed memo).
  - Water service. The location of the water service to the proposed building is not shown on the construction documents provided. Please provide this information.

March 24, 2009

Re: Zoning Permit Application Z 14-09

Please apply for the necessary special use permits and provide the information requested to allow for the processing of the above referenced permit request to continue.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher W. Schmiesing", with a long horizontal flourish extending to the right.

Christopher W. Schmiesing  
City Planner

Enc.

# interoffice memo

**Date:** March 20, 2009

**To:** Chris Schmiesing

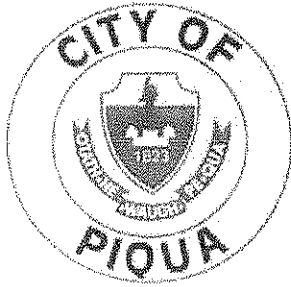
**From:** Amy Havenar

**RE: SITE PLAN REVIEW FOR QUICK CREDIT AUTO SALES**

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

- Please submit storm water detention calculations for the proposed site.
- Please include on the plans any erosion control methods that will be undertaken as part of the construction.
- Please provide spot elevations and edge of pavement grades for both the proposed pavement and the existing pavement.



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**DEVELOPMENT OFFICE**

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

April 6, 2009

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**\*\*\* MEETING NOTICE \*\*\***

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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, April 21, 2009**  
LOCATION: **Administrative Conference Room - 2<sup>nd</sup> Floor**  
**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](http://www.piquaoh.org/agenda_plan_comm.htm) or stop by the Development Office.

This is your opportunity to speak in favor of, or object to, an item to be considered. 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.

# MARCH 3, 2009 PLANNING COMMISSION MAILING LIST

| RESOLUTION                    | NAME                                               | MAILING ADDRESS   | CITY STATE ZIP |
|-------------------------------|----------------------------------------------------|-------------------|----------------|
| MEETING NOTICE AND AGENDA TO: |                                                    |                   |                |
|                               | MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD |                   |                |
| PC 09-09; PC 10-09            | FINKES BUILDING CO LTD.                            | 8761 SHERRY DRIVE | PIQUA OH 45356 |
| PC 09-09; PC 10-09            | KFLP                                               | 8750 N CO RD 25A  | PIQUA OH 45356 |
| PC 09-09; PC 10-09            | SCARBROUGH LIMITED                                 | PO BOX 605        | PIQUA OH 45356 |
| PC 09-09; PC 10-09            | CHANEY GRAEF POST                                  | P O BOX 572       | PIQUA OH 45356 |
| PC 09-09; PC 10-09            | SHERTEL COMPANY                                    | 8715 N CO RD 25A  | 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             |                |