

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, JULY 7, 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 June 2, 2009 Meeting Minutes |
|--------------------|--|

NEW BUSINESS

- | | |
|------------------------|---|
| 4. Resolution PC 14-09 | A resolution requesting authorization of a vehicle sales special use to be located at 336 S. Main Street. |
| 5. Resolution PC 15-09 | Request to authorize a dwelling unit special use to be located at 124 W. Greene Street. |
| 6. Resolution PC 16-09 | Request to authorize a banquet facility special use to be located at 124 W. Greene Street. |

OTHER BUSINESS

- | | |
|-------------------|--|
| 7. Annexation | Zoning designation of 4243 W. U.S. Rt. 36. |
| 8. MONTHLY REPORT | General Information, Legislative Update, Special Projects, Permits |

ADJOURNMENT

- | | |
|----------------|-------------------------|
| 9. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 2, 2009 P.M.
MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

6:00 P.M. - Vice Chairman Jim 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: Brad Bulp, Mike Taylor, Jim Oda, and Jean Franz
Members Absent: Chairman Mark Spoltman
Staff Members: Chris Schmiesing, Becky Cool
Attendees: Tom Fay, Rob Cooper, Jim Kruse, Brad Ulbrich

MEETING MINUTES

Vice Chairman Oda asked if there were additions, deletions or corrections to be made to the May 12, 2009 meeting minutes included in the agenda packet. Mr. Oda stated on the third page of the minutes, the appointment of Mr. Spoltman to the Board of Zoning Appeals was repeated and asked that one of them be removed. Mrs. Franz made a motion to approve the May 12, 2009 meeting minutes as submitted with corrections noted, and Mr. Bulp seconded the motion. Mr. Oda, Aye: Mr. Bulp, Aye: Mrs. Franz, Aye: and Mr. Taylor, Aye. A voice vote resulted in a 4-0 vote in supporting the motion to approve the meeting minutes with corrections noted as submitted.

It was noted for the record that Chairman Spoltman is out of town and excused from the meeting.

NEW BUSINESS

1. PC-13-09

A resolution requesting authorization of a vehicle sales special use to be located at 337 S. Main Street

Mr. Schmiesing stated this request is to authorize a vehicle sales special use of the subject premises. The proposed use includes occupying the existing building with a small sales office and utilizing the existing parking lot area for the display of vehicles and for customer parking. They currently propose to have nine vehicles displayed for sale, and have two customer vehicles parked on the lot at any one time. The applicant indicated the exterior of the building will be painted and the site will be generally cleaned-up. The submittals provided indicate no other site improvements as part of this project as this was to be a temporary use.

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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. The proposed display of vehicles on the drawing provided show vehicles extending all the way to the front lot line with little or no setback from the front lot line and the public right of way; and, there are no off-street maneuvering lanes providing access to or from the proposed off-street customer parking spaces forcing the vehicles utilizing the spaces to back into the public street to exit the lot.

Mr. Schmiesing stated he received a letter from Jim Vetter, President of the Southview Neighborhood Association expressing concerns they would like to have addressed. This letter was given to the Planning Commission members at the meeting.

Rob Cooper, Hopewood Drive, the applicant came forward and stated he would like to utilize this area as a temporary location for his vehicle sales. Mr. Cooper further stated he has a vehicle sales lot located in Sidney, Ohio, but due to the road closing near his business he would like to open a lot in Piqua on a temporary basis. If this location would not be suitable as a permanent location in the future, he would look for a more suitable location, as he would like to possibly stay in Piqua.

Jim Kruse, Lockington Road, property owner came forward stating the property in question has been in his family, and used as a vehicle business for over fifty years. Mr. Kruse is currently utilizing a portion of the building for storage. The plan is to continue to use a portion of the building, and Mr. Cooper would be using a small portion of the building in the front area on a temporary basis, said Mr. Kruse.

No one else came forward to speak for or against PC 13-09 at this time.

There was discussion concerning the temporary use of the property, a timeframe for the use, and the use of landscaping. Mrs. Franz voiced the concerns of the Southview Neighborhood Association. (See letter attached). Mr. Cooper stated they would continue to keep their service department open in Sidney to service the vehicles before coming to the Piqua lot, so no work would be done on site. There is a security system in the building that will be utilized, and we plan to blacktop the entire lot, said Mr. Cooper. Mrs. Franz inquired as to how vehicles would enter and exit from the street to the lot. There was also discussion of a small grassy area located at the south end of the building, and off street parking in the area.

Mr. Schmiesing explained the code requirements concerning parking lots and off-street parking.

Tom Fay, Elmwood Circle, partner with Mr. Cooper, stated they are excited about the opportunity of starting a business in Piqua. They are looking at utilizing this small area to start with in Piqua, and hope to grow as time goes on. Customers would be able to pull in and

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drive through the lot, and exit back out onto Main Street very easily, said Mr. Fay. The plan is to paint and clean up the building, and blacktop the parking lot as stated previously.

Mr. Oda asked if a specific ending date for the temporary use were to be implemented would that be a problem for the business. Mr. Fay stated he had no problem with the Planning Commission implementing a specific ending date for the temporary use. It was recommended that December 31, 2009 be the specific ending date for the temporary use.

Mrs. Franz stated she would like to see the property cleaned up, and she knows the Southview Neighborhood Association would be thrilled to see the improvements take place on the property also.

Public Comment

No one came forward to speak for or against PC 13-09.

Mr. Bubp moved to approve the request and set a specific ending date for the allowance of the temporary use as December 31, 2009, as agreed to by the applicant, and Mrs. Franz seconded the motion. Roll Call vote, Mr. Oda, Aye; Mr. Bubp, Aye; Mr. Taylor, Aye; and Mrs. Franz, Aye. Nay, None. A Roll Call vote resulted in a 4-0 vote to approve the request for the temporary use as agreed to by the applicant.

Mr. Oda asked Mr. Schmiesing to respond to the Southview Neighborhood Association stating the Planning Commission appreciates their input on PC 13-09, and to notify them of the approval of PC 13-09. Mr. Schmiesing stated he would follow up with Jim Vetter, President of the Southview Neighborhood Association.

OTHER

Monthly Reports were noted as received.

Mrs. Franz inquired about the activity at the Church of Jesus. Mr. Schmiesing explained the reason for the permit.

Mr. Oda noted the new addition being added to Precision Plastics listed on the Zoning Permit List.

Mrs. Franz inquired about the Verizon Wireless cell tower permit. Mr. Schmiesing updated the commission on the status of the permit.

Mr. Oda inquired about Vectren Gas Company and the work being completed in the downtown area. Mr. Schmiesing explained what they are doing, and the concerns that have been raised with regards to the work not being completed in accordance with right of way and historic district standards. Mr. Schmiesing noted that a letter was sent to Vectren Gas Company by the Law Director regarding these concerns, and to date no repose has been received. Mr. Oda asked the commission if they would consider adopting a resolution to express the Planning Commissions' concern for community aesthetics and the general health and safety of the public regarding the gas regulators Vectren has placed in public sidewalk in the downtown area. A motion was made by

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Mrs. Franz and seconded by Mr. Bubp to adopt such a resolution and to have Mr. Schmiesing forward these concerns to the appropriate parties. Voice vote, Aye: Mr. Oda, Aye; Mr. Taylor, Aye; Mr. Bubp, Aye; and Mrs. Franz, Aye.

There was a question asked regarding why the Planning Commission was not being afforded an opportunity to offer input on certain land use matters related to public infrastructure improvements. Specifically the Commission cited the Riverside Drive and Ash Street reconstruction projects as improvements they felt should have been brought before the Planning Commission for comments. The Commission noted that their role includes promoting public health and safety and the general welfare of the community in accordance with the adopted comprehensive plan and other planning studies through the provisions of the land use chapters of the Piqua Code. Mr. Schmiesing described how the public improvement project review process has traditionally occurred, and stated that he agreed with the observation that the Planning Commission should be included in the plan development phase of public infrastructure improvement projects. Mr. Schmiesing stated he would discuss this concern with the appropriate city staff persons and do what is necessary to make this happen in the future.

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 6:55 p.m.

RESOLUTION No. PC 14-09

WHEREAS, Bernie DeMange, on behalf of the owner, Ulbrich's Inc. 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 a vehicle sales special use to be located at 336 S. Main Street; and,

WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a special use 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 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"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name BERNIE DEMANEE Phone 937-216-9508
Applicant's Address 70 FOX HARBOR TROY OH 45373
- 2. Owner's Name ULBRICH'S INC. Phone 773-4073
Owner's Address PO BOX 1494- 407 SWAYNE ST PIQUA, OH 45356
- 3. Type of legal interest held by applicant renter
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) _____
B. Address 336 S MAIN ST - PIQUA, OH 45356
- 5. Existing zoning B
- 6. Existing usage AUTO
- 7. Proposed usage VEH/SALES
- 8. Proposed special usage "
- 9. No. of plot plans submitted (16 required UNLESS waived) _____

10. Describe the reason for the requested special use:

To sell used vehicles and have MRDD recipients work as salesmen and auto detailers. We are funded by The State of Ohio MRDD to employ handicapped people to work for us.

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 Bernie Demanee Date 5-26-09

Signature of Owner Brad Ulbrich Date 5/26/09

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

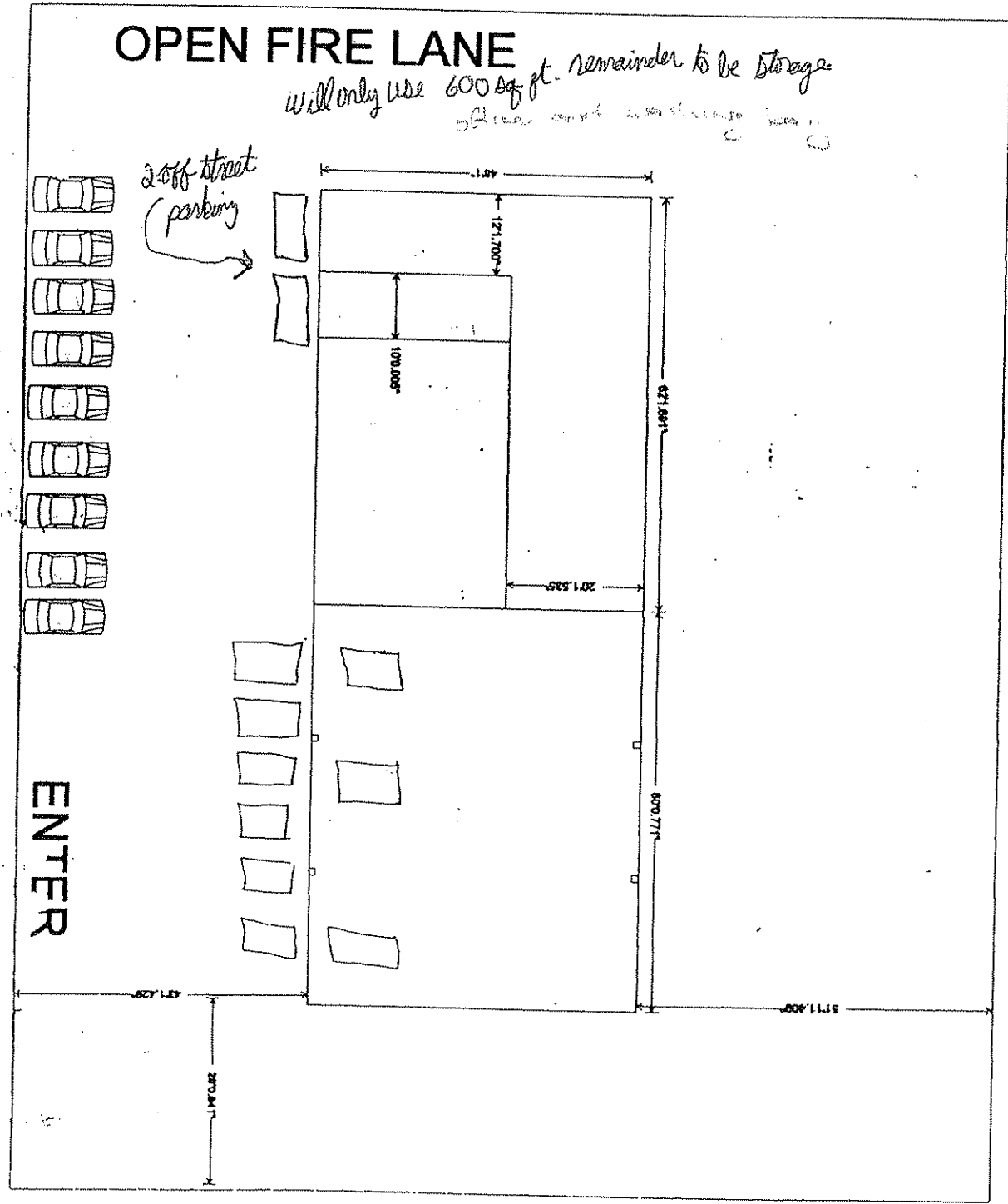
***** OFFICE USE ONLY *****

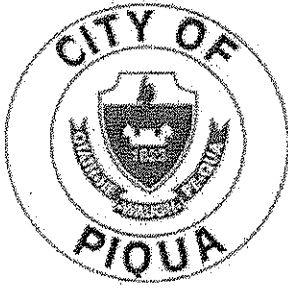
\$100.00 Fee Paid 5-26-09 | Date Fee Paid 5-26-09

Receipt No. 186303 P.C. Res. No. _____

SPACE PER 3000 SF VEHICLE LOT
1 SPACE PER 600 SF DRIVE ALLEY

BERNIE S. DEMANGE
PROPERTY - 336 S MAIN ST
PIQUA





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 24, 2009
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: Resolution PC 14-09

GENERAL INFORMATION

Applicant: Bernie DeMange
Owner: Ulbrich's Inc.
Location: 336 S. Main Street
Zoning: B General Business District
Land Use
Existing: Contractor's Office/Shop; Auto Repair; Parking Lot
Proposed: Vehicle Sales; Auto Detailing; Storage; Parking Lot
Request: Authorization of a vehicle sales and auto detailing special use

DISCUSSION/FINDINGS

This request is to authorize a vehicle sales and auto detailing special use of the subject premises. The proposed use includes occupying the existing building with a small sales office and an auto detailing shop. The existing parking area will be utilized for the display of vehicles and two off-street customer parking spaces. As currently proposed, there will be nine vehicles displayed for sale and up to two customer vehicles will be parked on the lot at any one time. The spaces identified as customer parking are shown as parallel parking adjacent to the face of the existing building and the vehicle display spaces are shown as being perpendicular and immediately adjacent to the back of the public sidewalk. The parking standards provided in the zoning code require a parking lot to maintain a minimum setback of 5 feet from all lot lines (less points of ingress and egress), and require all areas of the parking lot surface to be illuminated with a minimum of 0.5 foot-candles, with the overall average of the illumination to be not less than 2 foot-candles. The distance from the face of the building to the back of the public sidewalk is approximately 40 feet. The parking standards require a perpendicular parking stalls to be at a minimum 9 ½ feet wide by 20 feet deep, with a maneuvering lane immediately adjacent to the parking stalls that is a minimum of 25 feet in width for one-way traffic or 26 feet for two-way traffic. The minimum stall dimensions for a parallel space is 8 ½ feet wide by 25 feet long, with a maneuvering lane immediately adjacent to the parking stalls that is a minimum of 11 feet in width for one-way traffic or 18 feet for two-way traffic.

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: June 24, 2009
Subject: Resolution PC 14-09

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Staff Analysis: The stated intent of the B General Business chapter is to "...provide an integrated collection of structures and uses designed to supply a majority of the daily needs of city residents".

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 vehicle sales occupancy of the premises will significantly increase the use intensity of the lot.

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

Staff Analysis: The productive use of a premise in compliance with adopted community standards 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: All submittals presented conform, or will be required to conform, to all applicable codes and regulations of the City, less any exceptions noted herein, before a zoning permit will be issued.

COMPREHENSIVE PLAN

The area in which the subject property is located is identified as a Neighborhood Conservation area by the Land Use Conservation and Development Map. Neighborhood Conservation is defined by the Plan as being, "Preservation of existing neighborhood character and continued maintenance of buildings and infrastructure."

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. It is debatable whether the proposed vehicle sales use of the lot provides the type of distinctive character the Comprehensive Plan notes as being desirable for the reuse of underutilized sites found within established neighborhoods. The proposed display of vehicles and customer parking will utilize all of the existing pavement surface area and encroaches into the prescribed setback area, and will result in parking stalls and maneuvering lanes dimensions that do not conform to the adopted community standards. The proposed display of vehicles on the drawing provided show vehicles extending all the way to the front lot line, with no setback or buffer being provided between the public sidewalk and the vehicle display area. Therefore, it is staff's conclusion that the proposed use of the premises may result in a use intensity that exceeds the capacity of the existing improvements and may have an adverse affect on the surrounding neighborhood and adjacent public right of way.

STAFF REPORT

Date: June 24, 2009
Subject: Resolution PC 14-09

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RECOMMENDATION

If the Planning Commission chooses to approve this request, staff recommends that the following conditions be imposed (as stated below and shown in the illustrated provided):

1. No more than seven (9) display vehicles may occupy the lot at any given time.
2. The display vehicles shall be setback a minimum of five (5) feet from the front lot line.
3. A concrete barrier curb shall be installed at the 5 foot minimum setback line. The curb shall extend the entire length of the vehicle display area and return into the back of the public sidewalk at either end. The existing pavement in that area between the proposed curb and the front lot line (more or less the back of the public sidewalk) shall be excavated and restored with landscaping.
4. A minimum drive opening width of 30 feet shall be maintained for the drive located at the north end of the lot.
5. A minimum of three (3) off-street parking spaces shall be provided at the north end of the lot.
6. The vehicles sales special use authorization shall automatically terminate upon any discontinuance of the vehicle sales use of the subject premises.



STAFF REPORT

Date: June 24, 2009
Subject: Resolution PC 14-09

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VICINITY MAP



RESOLUTION No. PC 15-09

WHEREAS, Derek W. Scharsch, owner 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 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 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"/>

RESOLUTION No. PC 16-09

WHEREAS, Derek W. Scharsch, owner 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 banquet facility 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 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"/>

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Derek W. Scharsch Phone 931-797-8351
Applicant's Address 124 W. Greene St. Piqua, OH 45356
- 2. Owner's Name Derek W. Scharsch Phone 931-797-8351
Owner's Address 124 W. Greene St. Piqua, OH. 45356
- 3. Type of legal interest held by applicant Owner / Land Contract
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) _____
B. Address 124 W. Greene St. Piqua, OH, 45356
- 5. Existing zoning CBD Multi use
- 6. Existing usage MULTI USE
- 7. Proposed usage Primary Residence / Basement Antique Retail
- 8. Proposed special usage Weddings occasionally
- 9. No. of plot plans submitted (16 required UNLESS waived) _____

10. Describe the reason for the requested special use:
Use of property as primary residence / occasional
weddings & reception / Low impact on parking

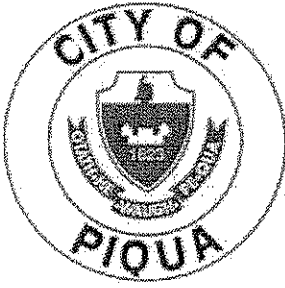
I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant [Signature] Date 6-13-2009
 Signature of Owner [Signature] Date 6-13-2009

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 6-17-09
 Receipt No. 186315 | P.C. Res. No. PC 15-09



PLANNING AND ZONING

Christopher W. Schmiesing -- City Planner
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E-Mail: cschmiesing@piquaoh.org

STAFF REPORT

Date: June 24, 2009
To: Planning Commission Members
From: Chris Schmiesing, City Planner 
Subject: PC Resolution 15-09 & 16-09

GENERAL INFORMATION

Applicant: Derek Scharsch
Owner: Derek Scharsch
Location: 124 W. Greene Street
Zoning: CBD Central Business District
Land Use
Existing: Library; Parking Lot
Proposed: Dwelling Unit; Specialty Retail; Banquet Facility; Parking Lot.
Request: Authorization of dwelling unit and banquet facility special uses of the premises.

DISCUSSION/FINDINGS

This request is to authorize a one-family dwelling unit and banquet facility special use of the subject premises. The premises will also be occupied by a specialty retail use and a parking lot use, both of which are permissible principal permitted or accessory uses in the Central Business District zoning designation. Two off-street parking spaces are required for the dwelling unit use, with the location of the property being in CBD exempting all other uses from the off-street parking requirements. There are currently 10 off-street parking spaces available at this location and additional public parking spaces available immediately across the street.

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 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 REPORT

Date: June 24, 2009
Subject: PC Resolution 15-09 & 16-09

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Staff Analysis: The proposed special use is consistent and compatible with the surrounding use activity.

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 does not seem likely to threaten the general health, welfare, or safety of the community or negatively affect the value of the surrounding properties. The banquet facility use may contribute to parking congestion in this neighborhood. However, the parking demands for the banquet facility are likely to occur at a different time of the day than the parking demands of the surrounding land uses, and the frequency and intensity of the banquet facility use is not expected to generate parking demands that will result in a nuisance to the neighborhood. Likewise, with reference to the nearby residential properties, the banquet facility use activity will be subject to the disturbing the peace code section and other ordinances designed to protect the general health safety and welfare of the community.

RECOMMENDATION

- Staff recommends that the Planning Commission **approve** this request.

STAFF REPORT

Date: June 24, 2009
Subject: PC Resolution 15-09 & 16-09

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VICINITY MAP



JULY 7, 2009
 PLANNING COMMISSION
 MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD		
PC 14-09	BERNIE DEMANGE	70 FOX HARBOR	TROY, OH 45373
PC 14-09	ULBRICH'S INC.	P O BOX 1494	PIQUA, OH 45356
PC 14-09	JAMES KRUSE	8638 N PIQUA LOCKINGTON	PIQUA, OH 45356
PC 14-09	COOPER AUTO SALES	935 VANDEMARK RD	SIDNEY, OH 45365
PC 14-09	SOUTHVIEW NEIGHBORHOOD ASSOICAION	714 S. DOWNING ST.	PIQUA, OH 45356
PC 15-09	DEREK W. SCHARSCH	124 W. GREENE ST.	PIQUA, OH 45356
PC 15-09 & 16-09	LANGE FRANK N	509 N WAYNE ST.	PIQUA, OH 45356
PC 15-09 & 16-09	HOLTGREVEN DONALD E	715 VINE ST.	PIQUA, OH 45356
PC 15-09 & 16-09	REED-MOTE-STALEY INS.	500 N WAYNE	PIQUA, OH 45356
PC 15-09 & 16-09	FIRST AMERICAN	8435 STEMMONS FREEWAY	DALLAS, TX 75247
PC 15-09 & 16-09	FINCEL ROBERT W (LE)	P O BOX 205	PIQUA, OH 45356
PC 15-09 & 16-09	HEITZMAN JOANNA HILL TRS OF JOANNA H	9 MARYMONT DR	PIQUA, OH 45356
PC 15-09 & 16-09	FOUR B S REAL ESTATE	217 FLANDERS AVE.	LIMA, OH 45801
PC 15-09 & 16-09	PREFERRED MORTGAGE	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	
	BILL MURPHY	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	