

PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, NOVEMBER 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 October 6, 2009 Meeting Minutes |
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NEW BUSINESS

- | | |
|------------------------|---|
| 4. Resolution PC 21-09 | A resolution authorizing a dwelling unit special use of a structure located at 101 S. Wayne Street in a B General Business zoning district. |
|------------------------|---|

OTHER BUSINESS

- | | |
|-------------------|--|
| 5. MONTHLY REPORT | General Information, Legislative Update, Special Projects, Permits |
|-------------------|--|

ADJOURNMENT

- | | |
|----------------|-------------------------|
| 6. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

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

CALL TO ORDER

6:00 P.M. – Chairman Mark 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
Attendees: Greg Brookhart

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the September 1, 2009 meeting minutes included in the agenda packet. Mr. Oda made a motion to approve the September 1, 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, Aye. A voice vote resulted in a 5-0 vote in supporting the motion to approve the meeting minutes as submitted.

NEW BUSINESS

PC-20-09

A Resolution authorizing a private garage special use of a vacant lot located at 528 Gray Street
Mr. Schmiesing explained this is a request for special use to allow the construction of a private garage on an undeveloped lot that currently does not include a principal structure. The setbacks of the 16' x 12' garage meet the requirements for this type of improvement under the circumstances, and a concrete driveway will be constructed from the garage to the public street for accessibility. Staff analysis is that the proposed special use is consistent and compatible with the surrounding use of the neighborhood and recommends the Planning Commission approve the request.

Public Comment

Greg Brookhart came forward to represent his brother Mike Brookhart, the applicant who was unable to attend the meeting. Mr. Brookhart gave a brief overview of what the proposed use is for the garage. Mr. Brookhart stated his brother has a hobby that consists of cutting limestone rocks and making lawn and garden display pieces. He plans to store some of the limestone and a small trailer he uses to move the rocks from place to place, along with some lawn equipment in the garage. Mr. Brookhart will not be doing any work in the garage, and it will not be used for any type of business just storage. His plans include establishing landscaping beds in the front yard at this time, and possibly building a house at a later date.

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There was discussion concerning the usage of the garage, and if it would be consistent with a home on the lot, the relationship with the adjoining neighbors, and the type of landscaping to be completed in the front yard. Mr. Schmiesing stated letters were sent out to the contiguous neighbors and to the Southwest Neighborhood Association, and did not receive any comments. Mr. Schmiesing indicated he spoke briefly with a representative of the Southwest Neighborhood Association and he indicated it was ok with them.

Mr. Spoltman stated he looked at the lot in question and sees no problem with the intended use, and if a home is placed on the lot in the future he feels it will be consistent with the other properties in the area. The lot has several commercial neighbors and has been vacant for a number of years. With the addition of the garage on the lot it will fit very well, and look like it belongs there, said Mr. Spoltman.

Mr. Oda stated he agrees with Mr. Spoltman, and feels it is good utilization of vacant space in an older established neighborhood, and it will work well with the surrounding properties.

Mr. Schmiesing stated there has been minimal interest in the vacant lot for years. Mr. Brookhart purchased the lot at a Sheriff's sale, and his plans are to make an improvement on the property at this time with the garage and to add the landscaping beds. Mr. Schmiesing further stated the conversation he had with the applicant supports his work is just a hobby and not a business and understand this is a residential area.

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

OTHER

Monthly Report

Mr. Schmiesing gave a brief overview of some of the various activities in the monthly report that the Planning & Zoning Department has been working on.

Mr. Schmiesing stated he accepted two proclamations on behalf of the Planning and Zoning Department from the City Commission on Monday evening. Proclamations include: Community Planning Month in the City of Piqua and International Walk to School Day in the City of Piqua.

Mr. Schmiesing stated he sent out a press release on the regulations of Political Signage in the City of Piqua.

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 6:45 p.m.

RESOLUTION No. PC 21-09

WHEREAS, Damon Wilson, on behalf of Dan and Rebecca Harrison, owners of the subject location in the city of Piqua, Ohio, being in a district zoned B (General Business), has submitted a request to authorize a dwelling unit use to be located at 101 S. Wayne Street; and,

WHEREAS, section 154.025 of the City of Piqua Code of Ordinances allows the proposed dwelling unit use as a special use; 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 WM. DAMON WILSON Phone 847.942.2727
Applicant's Address 608 ALGONQUIN RD FOX RIVER GROVE, IL 60021
- 2. Owner's Name DAN/BECKY HARRISON Phone 937.773.2124
Owner's Address PIQUA - OHIO
- 3. Type of legal interest held by applicant POTENTIAL BUYER
- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) N44-001930
B. Address 1016 WAYNE PIQUA OHIO
- 5. Existing zoning B - GENERAL BUSINESS
- 6. Existing usage WAREHOUSE
- 7. Proposed usage LOFT CONDO - RETAIL
- 8. Proposed special usage RESIDENTIAL / RETAIL
- 9. No. of plot plans submitted (16 required UNLESS waived) EMAIL SUBMISSION

10. Describe the reason for the requested special use:

UNDER CURRENT ZONING NEED SPECIAL USE PERMIT TO DEVELOP PROPOSED 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 Will Damon Wilson Date 10.20.2009

Signature of Owner Becky A Harrison Date 10-21-2009
Zollinger Jane

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

TARGET COMPLETION DATE MAY 2012

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

\$100.00 Fee Paid Date Fee Paid 10-21-09

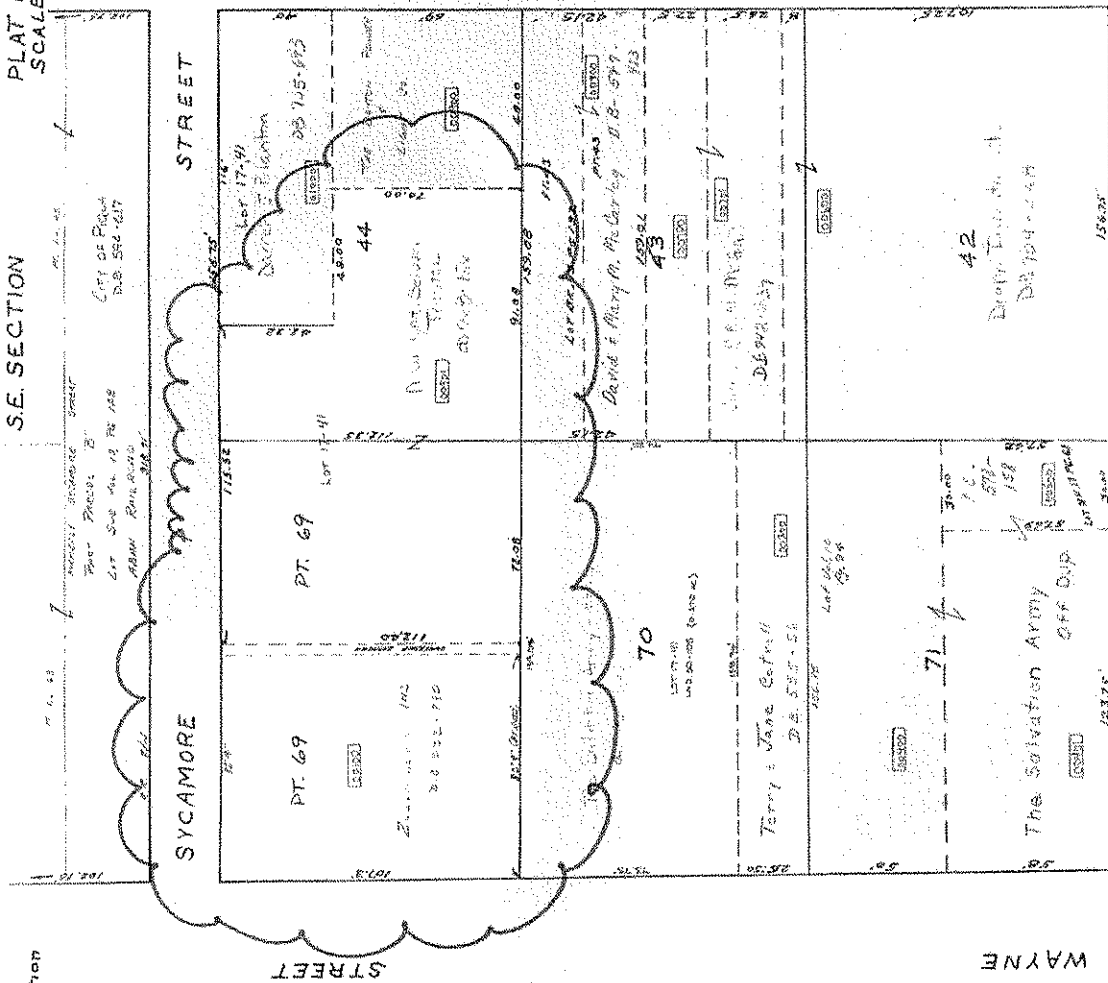
Receipt No. 186358 P.C. Res. No. _____

PIQUA Corporation

S.E. SECTION

PLAT NO. 41
SCALE 1-INCH=30 FEET

PLAT NO. 41
SCALE 1-INCH=30 FEET
CITY OF Piqua
DE. 554-617



STREET

MAIN STREET

SYCAMORE STREET

STREET

WAYNE STREET

WOOD ST.

SMOK NUMBER
M44-SECT. 1

SMOK NUMBER
M44-SECT. 1

The Zollinger Building....Our View

The Zollinger Building is an important building for the development of Piqua's downtown area. It's in great structural condition and has been altered very little since it was completed in 1917. The importance of its significance to the area's history of commerce, (it housed a wholesale grocery outlet for nearly 100 years) and as you'll see below, its architectural significance, poses a few questions. Is this building designated in any way as a **Historic Building** by the City of Piqua? Miami County? The State of Ohio? Is it covered under the design ordinance by the Downtown Design District Review Board?

The Architect, William Earl Russ is of some renown. He had offices in Dayton and Indianapolis. Of his Miami Valley designs, he is best known for designing Dayton's Memorial Hall. In Indianapolis he designed WPA apartments, which are now listed on the National Register of Historic Places.

The Zollinger Building bears a striking resemblance to the Medieval era City Hall of Florence Italy – the Palazzo Vecchio (Italian for “Old Palace”). Early in Mr. Russ' career he was sent to Europe by a client to do some research. We feel confident that he visited Florence and toured the Palazzo Vecchio. The Romanesque arches, the medieval shields, and the battlements of the Old Palace, were no doubt imprinted in his memory and later he produced a version of it for the Zollinger commission.

The Palazzo Vecchio was constructed largely between 1299 and 1302. It's one of the most outstanding city halls in the entire Tuscany region. For centuries, it was at the heart of political and social life of Florence. To this day, it is still the seat of the municipal government of the City of Florence.

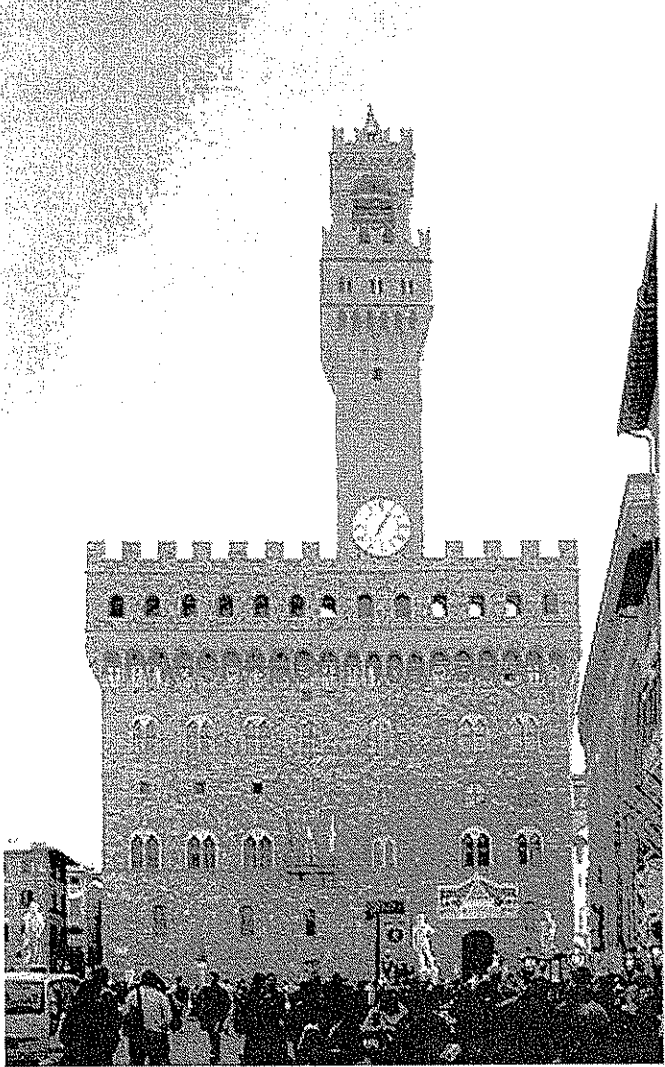
It's more than just remarkable that Piqua is home to a structure so closely tied to the style of a famous Renaissance palace. It's like finding a rare gem – a gem of brick and terra cotta.

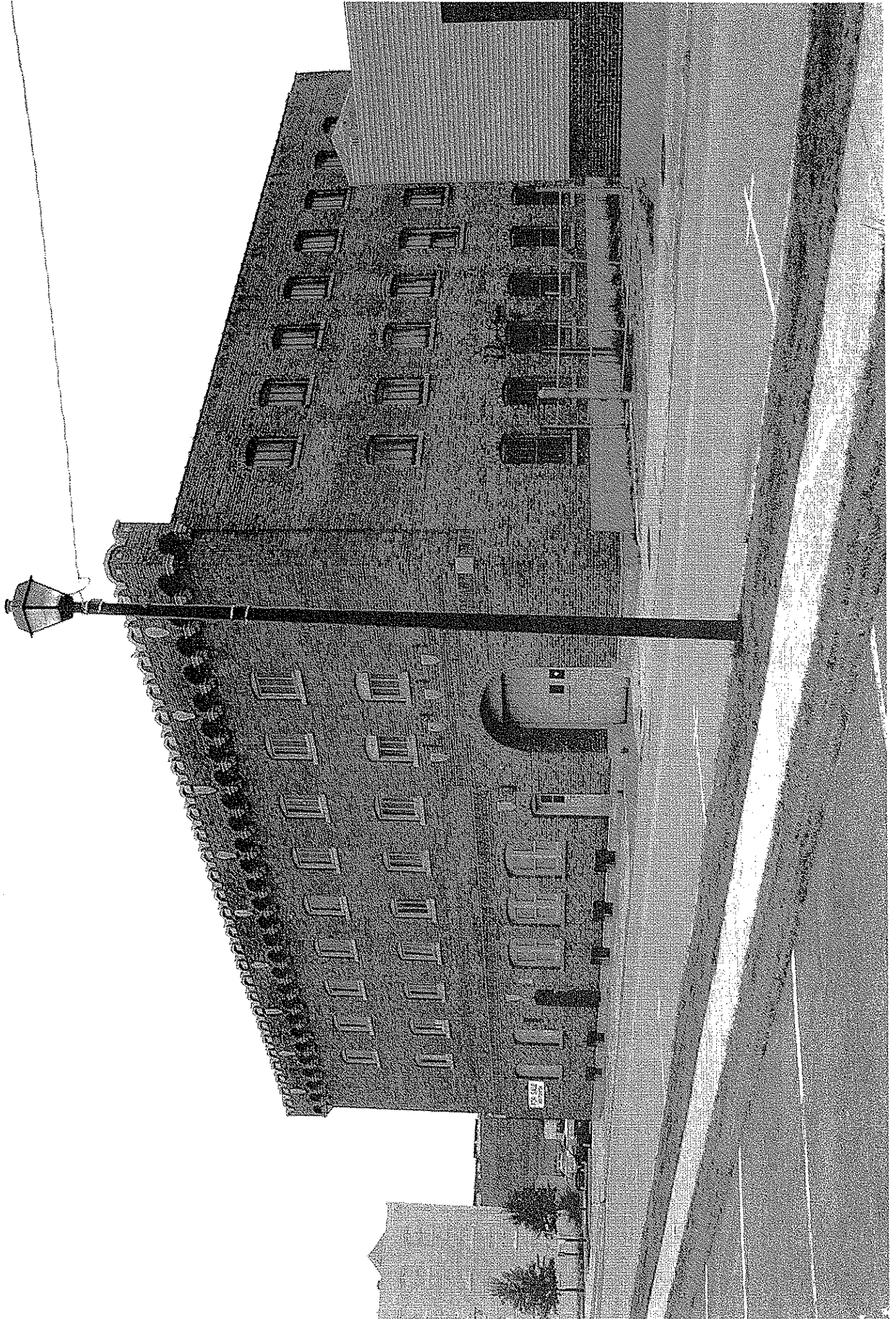
In a July 2009 column picked up by The Los Angeles Times, writer Mike Hennessey lamented times gone by when he visited the old building for an auction. His father worked there for Zollinger's Wholesale Grocers for over 50 years. You can find this column at www.thefrontpageonline.com/articles1-6263/TheAuction. It's worth the read and Mr. Hennessey concludes with the below poignant observation.

“The property is for sale. It appears to me to have a lot of life left. I hope someone purchases it soon and puts it to good use because an empty building deteriorates quickly.”

We couldn't agree more.







PARKWAY PLANTING

SYCAMORE STREET

82'-9"

115'-66"

42'-37"

48'

70'-0"

ZOLLINGER
BUILDING
101 S. WAYNE ST.

PARKING

LOWER LEVEL ENTRY

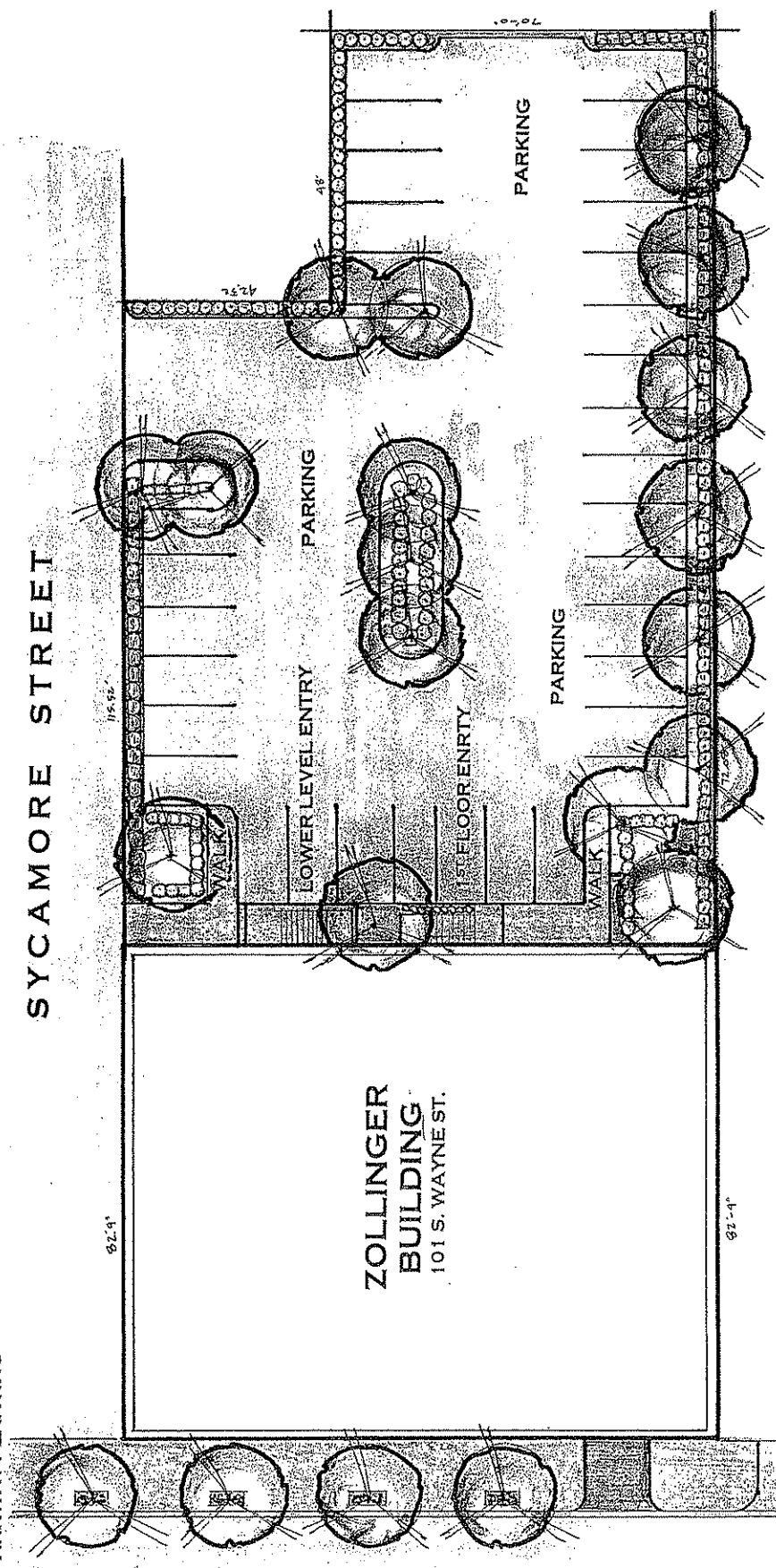
FIRST FLOOR ENTRY

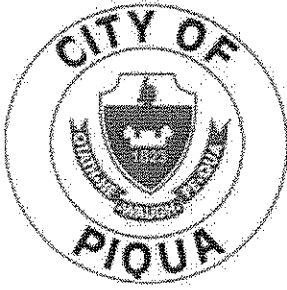
PARKING

PARKING

PRELIMINARY SITE PLAN

SCALE 1"=20'-0" NORTH





PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

STAFF REPORT

Date: October 21, 2009
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: 101 S. Wayne Street

GENERAL INFORMATION

Applicant: Damon Wilson
Owner: Dan and Rebecca Harrison
Location: 101 S. Wayne Street
Zoning: B (General Business)
Land Use
Existing: Wholesaling and storage facility; loading space
Proposed: Dwelling units; retail sales; off-street parking; loading space
Request: Authorization of a dwelling unit use component and continuation of nonconforming loading space.

DISCUSSION/FINDINGS

This request is to authorize a special use to allow the conversion of the existing structure into loft style dwelling units and retail sales spaces. The proposal includes the construction of approximately 16 dwelling unit spaces on the basement through 3rd floors with 4 retail spaces located on the 1st floor. The improvements will include extensive modifications to the mechanical and electrical systems with changes to the fire protection and elevator system also part of the project. A well landscape and secure off-street parking area will be constructed to the east of the building and an ADA compliant entrance will be created on the east building elevation. The existing nonconforming loading space situated along the north elevation of the building will remain and serve the retail spaces located within the building.

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 mixed dwelling unit and retail use of this structure provides a seamless transition between the nearby residential neighborhood and the commercial use types situated around the subject location. The B zoning district supports this type of use activity.

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: October 21, 2009
Subject: 101 S. Wayne Street

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Staff Analysis: The proposed special use is consistent and compatible with the surrounding use activity and the proposed improvements are likely to have a positive impact on property valuations in this area.

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. This project provides for a productive reuse of this structure that is consistent with the stated desires of the community as captured in 2007 Comprehensive Plan Update.

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 code requirements.

COMPREHENSIVE PLAN

The goals, principles, objectives and strategies described in the Comprehensive Plan are supportive of redevelopment projects that contribute positively to the surrounding land use and the community in general. The Plan cites the need to diversify housing options within the community and suggest that the development of downtown living units would contribute positively to the diversification of the local housing stock.

CONCLUSION

The proposed use is identified as a desirable redevelopment of the subject structure and the proposed landscaped parking facility will greatly enhance the appearance of the area east of the building currently occupied by a gravel lot. The proposed dwelling unit density is appropriate for the subject location and will not exceed the capacity of the available infrastructure. Increases in the number of downtown residents generate increased foot traffic and expand the customer base frequenting downtown business establishments. Considering the adjacency of the site to the Central Business District and the availability of on-street and other off-street parking areas, the proposed off-street parking should be adequate for the use types and development density proposed for the site.

RECOMMENDATION

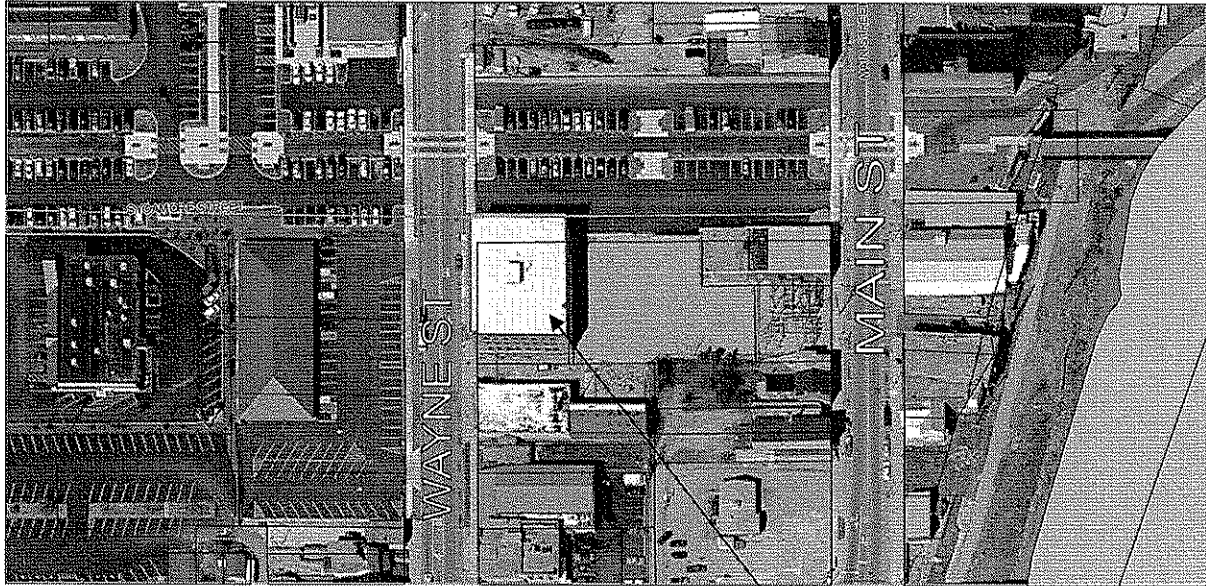
Staff recommends that the Planning Commission **approve** this request.

STAFF REPORT

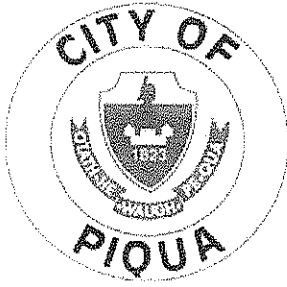
Date: October 21, 2009
Subject: 101 S. Wayne Street

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VICINITY MAP



101 S. WAYNE STREET



DEVELOPMENT OFFICE

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

October 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, November 3, 2009
LOCATION: Commission Chambers
Municipal Government Complex
201 W. Water Street

To view the Planning Commission packet in its entirety, visit http://www.piquaoh.org/agenda_plan_comm.htm, or stop by the Development Office.

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

Chris Schmiesing

Christopher W. Schmiesing
City Planner

PLANNING COMMISSION MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD		
PC 21-09	WM. DAMON WILSON	608 ALGONQUIN RD.	FOX RIVER GROVE, IL 60021
PC 21-09	DAN AND BECKY HARRISON	3201 SIOUX DRIVE	PIQUA, OHIO 45356
PC 21-09	SALVATION ARMY	123 S. WAYNE STREET	PIQUA, OHIO 45356
PC 21-09	TERRY COTTREL (LC)@3	415 N. DOWNING STREET	PIQUA, OHIO 45356
PC 21-09	DAVID & MARY MCCARLEY	112 S. MAIN STREET	PIQUA, OHIO 45356
PC 21-09	KNIGHTS OF ST. GEORGE COMMANDERY	P. O. BOX 554	PIQUA, OHIO 45356
PC 21-09	DARREN J. BLANTON	102 S. MAIN STREET	PIQUA, OHIO 45356
PC 21-09	DAYTON POWER & LIGHT CO.	1065 WOODMAN DRIVE	DAYTON, OHIO 45432
PC 21-09	DRAPP INVESTMENTS	128 S. MAIN STREET	PIQUA, OHIO 45356
PC 21-09	JIM VETTER- SOUTHVIEW NEIGHBORHOOD	714 S. DOWNING STREET	PIQUA, OHIO 45356
PC 21-09	MAINSTREET PIQUA- LORNA SWISHER	326 M. MAIN STREET	PIQUA, OHIO 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	