

June 4, 2024

***** MEETING NOTICE *****

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, June 11, 2024 at 6:00 PM** at 201 W. Water St. in the Commission Chambers.

Residents and others with interest in the agenda topics may attend the meeting or submit public comment on an item until noon on the day of the meeting by emailing piquapermits@piquaoh.gov . Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The full agenda packet may be accessed by visiting the City's website using this link <https://piquaoh.gov/AgendaCenter>

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



Chad Henry
City Planner

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, JUNE 11, 2024
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – May 14, 2024

OLD BUSINESS

1. RESOLUTION PC 13-24

A resolution to consider a Special Use Permit for a group home at 634 S. Wayne St. Piqua.

NEW BUSINESS

2. RESOLUTION PC 17-24

A resolution to consider a Special Use Permit for a low impact, industrial use at 660 N. Main Street.

OTHER BUSINESS/ADJOURNMENT

HOW TO APPLY FOR A SPECIAL USE AUTHORIZATION

1. To have an item placed on the agenda, site plans and application materials may be submitted to piguapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include following:
 - Completed application form with the name of person or persons requesting the Special Use, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Special Use Permit (including proposed date construction will be Completed);
 - \$150.00 Application Fee to be paid at time of submittal.
2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

<input type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings (If applicable)	<input type="checkbox"/> \$150 Fee (Cash or Check)
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Pd. Cash 4.26.24

APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name: <i>Chance Smith</i>		
Contact Person First Last Name: <i>Chance Smith</i>		
Mailing Address: <i>987 E Ash St Ste A2, Piqua, OH 45356</i>		
Phone Number: <i>(937) 543-2275</i>	Email: <i>Chance.Smith1823@gmail.com</i>	
Type of legal interest held by applicant:		
OWNER INFORMATION		
First Last Name: <i>Chance Smith</i>		
Mailing Address: <i>313 S Wayne St Piqua, OH 45356</i>		
Phone Number: <i>(937) 543-2275</i>	Email: <i>Chance.Smith1823@gmail.com</i>	



Special Use Authorization
Application

LOCATION DETAILS	
Street Address: 634 Swayne St	Parcel ID Number:
Existing Zoning District:	Existing Use: RESIDENTIAL
Proposed Special Use: GROUP HOME	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested special use: Providing Housing for A fair life home (Treatment center)

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Chance Smith	4/25/2024
Applicant Name	Date
	Owner
Applicant Signature	Title

RESOLUTION No. PC 13-24

WHEREAS, Chance Smith, has applied for a Special Use Authorization to authorize a Special Use for a group home to be located at Parcel N44-012730, zoned T-RL Traditional Residential Low Density; and,

WHEREAS, the Development Code Section 7.2.3 provides the procedure for Planning Commission to approve a requested Special Use; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed expansion:

- Will be compatible with the intended use of the real property.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate the needs of the community for economic development or other important needs.
- Conforms to all other applicable plans, policies and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve 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. Bradley Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HOW TO APPLY FOR A SPECIAL USE AUTHORIZATION

- To have an item placed on the agenda, site plans and application materials may be submitted to bharp@piquaoh.org no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:
 - Completed application form with the name of person or persons requesting the Special Use, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Special Use Permit (including proposed date construction will be Completed);
 - \$100.00 Application Fee to be paid at time of submittal.
- Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
- All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings (If applicable)	<input type="checkbox"/> \$100 Fee (Cash or Check)
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APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
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First Last Name: *Thomas Allmann*

Contact Person First Last Name: *Thomas*

Mailing Address: *660 N. Main St. Piqua Ohio 45356*

Phone Number: *937-451-1412*

Email: *TomAllmannTrucking@yahoo.com*

Type of legal interest held by applicant:

OWNER INFORMATION

First Last Name: *Thomas Allmann*

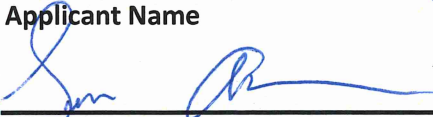
Mailing Address: *511 Beal Ave Piqua Ohio 45356*

Phone Number: *937-451-1412*

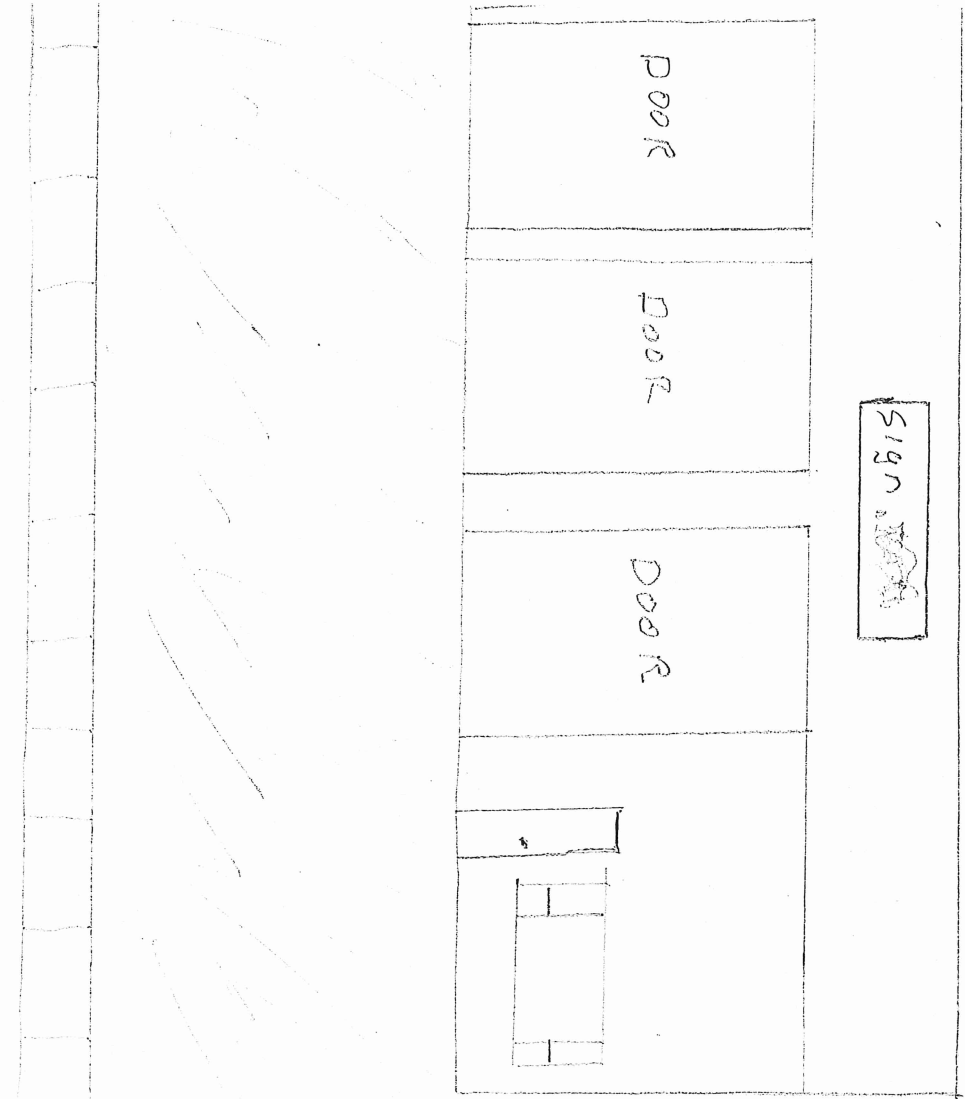
Email: *TomAllmannTrucking@yahoo.com*

LOCATION DETAILS	
Street Address: 660 N. Main St.	Parcel ID Number:
Existing Zoning District:	Existing Use:
Proposed Special Use: Automotive window tinting, detailing & customizing	

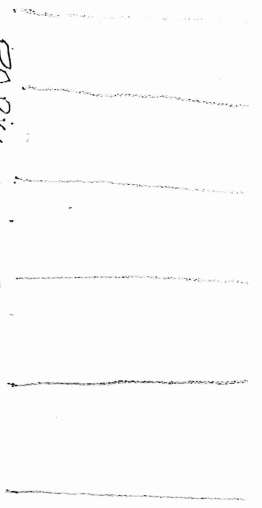
PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested special use: to have the ability to do window tint, detailing and customize vehicles

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Thomas Allmann	5/28/24
Applicant Name	Date
	owner CEO
Applicant Signature	Title

MAIN ST



PARKING SPOTS



(11)

River side

RESOLUTION No. PC 17-24

WHEREAS, Thomas Allmann, has applied for a Special Use Authorization to operate a low-impact industrial use to be located at 660 North Main Street, zoned Downtown General Mixed Use (D-GX); and,

WHEREAS, Code Piqua sections 3.2.1 Primary Use Table and 3.5.5 Use Standards; provides the procedure for Planning Commission to approve a requested Special Use; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed expansion:

- Will be compatible with the intended use of the real property.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate the needs of the community for economic development or other important needs.
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Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>