

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, JANUARY 14, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – December 11, 2024

Adoption of the Planning Commission Rules and Regulations - 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 01-25
A resolution to recommend the major subdivision w/ dedication of 9801 State Route 66, Parcel ID #N44-250148.
2. RESOLUTION PC 02-25
A resolution to recommend the rezoning of the newly created parcel from Resolution PC 01-25 to "IH – Industrial Heavy".
3. RESOLUTION PC 03-25
A resolution to recommend the rezoning of Parcel ID #C06-032810 to "IH - Industrial Heavy".
4. RESOLUTION PC 04-25
A resolution to recommend approval of a proposed ordinance to permit "backyard chickens".

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – WEDNESDAY, DECEMBER 11 2024
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Chairman Bubp called the meeting to order and welcomed all in attendance.

ROLL CALL

Members Present: Mr. Brad Bubp, Mr. Terry Wright, Mr. Adam Seas, Mr. Micah Underwood

Absent: Mr. Eddie Harvey

APPROVAL OF MINUTES

The minutes of November 18, 2024, Planning Commission Meeting were approved by voice vote after a couple changes were discussed.

NEW BUSINESS

Resolution PC 28-24

Nichole Norvell, 7829 Wetzel Farm Rd Clayton, OH, applicant came forward to speak on the matter. She states that Horizon Health care has occupied the 423 N Wayne St since 2013. She has experience following guidelines and regulations for these facilities. She stated that she heard the things the Mr. Henry required in the staff report if the resolution is approved. Ms. Norvell stated that this facility will not be for drug or alcohol dependencies. It will be mostly for veterans or adults- some with mental health diagnosis. She stated that it will be staffed 24/7 and staff will be able to secure the residence at all times.

Mr. Bubp asked how the residents are kept inside the home. Ms. Norvell stated when an individual is looking at their facility and are being interviewed their needs are reviewed. Mr. Bubp asked if residents are allowed to openly leave the facility and go for walks. Ken Bolzman who works with Ms. Norvell stated that this facility is in between a nursing home and independent living. He states if individuals have mental impairments or physical impairments, they have staff that are specialized to help with them.

Mr. Bolzman stated that he and Ms. Norvell are not primary residents of Piqua but appreciate the opportunity to be heard and the possibility of bringing the group home here.

Mr. Seas states that there were or possibly are group home(s) in the community already. Mr. Seas states they are pre nursing home style.

Mr. Wright asked how individuals will be given medication. Ms. Norvell states medicine will be in a locked area, patients will be handed medication from staff to take and then the medication is locked again. Staff will be trained in handing out medication. Mr. Wright asked if there would be a counselor in the building.

Ms. Norvell stated that if someone needed those services they would be taken to their appointments for those needs. She also stated there is a counselor on their staff but will not be in the building at all times.

Lisa Baker, 417 S Wayne St, Director YWCA stated concerns for parking and maximum number of residences. She asked how many specialists, staff and professionals will be in and out each day. Norvell stated there should minimal number of traffic disruptions.

Joe Wilson, 211 W, Green lives around the corner. He stated there is a current issue with possibly homeless individuals in front of the old library. He is wondering if there will be people loitering with other individuals from the group home. Mr. Wilson also asked if there is a sex offender or criminal background check before residents are checked in. Mr. Wilson states he lives in a primary residential area where a lot of people walk, and he has safety concerns for those individuals. Mr. Bulp asked if the loitering has been mentioned to the city. Mr. Wilson stated it is and is being watched by the city. Mr. Wilson stated not only are they loitering, but they are also leaving trash on the street and sidewalks as well. Mr. Bulp would like Mr. Henry to bring the loitering and trash back up to the city.

Mr. Bolzman came forward to address Mr. Wilson's questions. He states that if our mentality is negative to begin with, then if/when someone is sitting on a bench negative things will be assumed. Mr. Bolzman states that he gets handed an information packet of each applicant that includes background such as sex offenders and criminal backgrounds and they have the ability to turn them away. He states this will be a residence for these individuals. Mr. Wilson asked if sex offenders or criminals would be denied. Mr. Bolzman said they would be denied because they have to keep other residents in the home, staff and the community safe. Mr. Seas asked if there was an age range in the home. Mr. Bolzman stated they would be senior citizens. Mr. Wilson asked as far as criminals what their guidelines are. Mr. Bolzman stated there are timelines involved with when crimes occurred. They have the discretion to deny or approve individuals. Mr. Wilson asked if a resident wants to go outside how that is handled. Mr. Bolzman stated they residents are humans and individuals and they will be able to access outside.

Mr. Underwood stated they are veterans and seniors, not prisoners. Mr. Bulp asked if there is a sign out sheet or if they know the residents are gone. Mr. Bolzman stated there is a procedure and they would know where they are. Ms. Norvell stated that if individuals are not able to be alone due to Alzheimer's or dementia they would have a staff person that goes with them.

Mr. Baker asked what is the maximum residents allowed? Ms. Norvell stated 13-15 residents. Ms. Baker also asked if it is a men or women facility. Ms. Norvell stated they aren't completely sure but she thinks it will be men only.

Mr. Seas stated that Piqua has a habit of turning away good things. If we want to thrive as a community, we have to let more in. He states that he understands why citizens are concerned. But we must ask ourselves if want the City of Piqua to grow. He asked the applicant if there is private parking for that building. Ms. Norvell stated she believes it is all public parking and won't take up any more parking that it currently does. He stated we have a shortage of homes in general and definitely homes for veterans. Mr. Seas states that he thinks it will help the community if we approve it.

Mr. Adam Seas made a motion to approve the resolution. Mr. Terry Wright seconded the motion. It was approved with a 4-0 vote.

OTHER BUSINESS

Mr. Henry stated the next meeting is scheduled for January and there are already agenda items that have been submitted. January 14th is the next meeting if it doesn't intervene with the City Commission. He also stated that the department will be providing a calendar with all 2025 meetings. Mr. Henry also reminded board members that they should plan on attending every meeting unless they hear otherwise from our department.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission all members agreed by voice to adjourn, the meeting was adjourned at approximately 6:55 P.M.

The meeting minutes provided herein were prepared by Emily McCulla, City of Piqua Development Department. Comments requesting corrections, additions, or deletions to the content of this record should be directed to Ms. McCulla at emcculla@piquaoh.gov

STAFF REPORT

Planning Commission

Date: January 14, 2025
Re: PC 01-25 – Major Subdivision w/ Dedication

Applicant: AES Ohio
Owner: City of Piqua

Address: 9801 SR 66
Parcel #: N44-250148

Zoning: Presently not zoned

Request: AES Ohio wishes to subdivide a 5.079 ac. tract from the City's Water Treatment Plant Property

Staff Comments and Recommendations:

Overview

The WTP property is identified as Parcel Number N44-250148.

The applicant, AES Ohio, has requested approval for the subdivision of a 5.079-acre tract from the City's Water Treatment Plant (WTP) property, which spans 42.14 acres in total. The proposal also includes the dedication of access easements, which require final approval by the City Commission. Access to the subdivided property will be from the Hardin Road cul-de-sac.

Staff Analysis

1. Compliance with Setbacks:
 - The subdivision does not violate any setback requirements. The distance between the south property line of the subdivided tract and the northernmost feature of the WTP ensures compliance.
 - The southeast corner of the tract is sufficiently distanced from the WTP's leach field, ensuring no interference with its operation.
2. Access and Infrastructure:
 - The dedicated access easements from Hardin Road provide suitable ingress and egress for the subdivided property. These easements align with the City's requirements for utility and maintenance access.
 - No additional infrastructure improvements are required as part of this

STAFF REPORT

subdivision.

3. Impact on WTP Operations:

- The proposed subdivision and easements will not negatively impact the functionality or operation of the WTP. The remaining 37.061 acres will continue to serve the City's utility needs without compromise.

4. Future Development Potential:

- The proposed subdivision creates a viable tract for AES Ohio without hindering the potential for future development or expansion of the WTP.

Recommendation

Based on the analysis above, staff recommends that the Planning Commission forward a **FAVORABLE** recommendation to the City Commission for approval of the proposed subdivision and the dedication of access easements. The subdivision complies with applicable City regulations and poses no adverse impacts on existing municipal operations or infrastructure.

Conditions of Approval:

1. The final plat for the subdivision must be recorded with the County Recorder's Office upon approval by the City Commission.
2. The applicant must ensure the access easements are maintained and remain accessible to the City for utility and emergency purposes.
3. Any future development on the subdivided tract must adhere to applicable zoning and land use regulations.

REPLAT FEE SCHEDULE	
Review Type	Fee
Administrative Review without dedication - Replat of 5 or fewer lots with no dedication of right-of-way or public easements - Assembly of lots together with no dedication of right-of way or public easements	Final Plat: \$100
Major Subdivision (requires public hearing) - Subdivision of 6 or more lots - Any plat including a dedication of right-of-way or easements Major subdivision plats that include preparation of lots for sale, or planning of utility extension or roadway dedication, also require a preliminary plat. Fees for preliminary and final review are the same, paid once at each step	Subdivision with 5 or more buildable lots: \$250 4 or fewer buildable lots: \$150
Construction Documents A review for the design of infrastructure that will be dedicated and maintained by the public or is otherwise located within the public right-of-way, includes all associated costs for inspection during construction	\$450
Link to payment portal - https://swipesimple.com/links/lnk_b5f8e6e9 - <i>If you are unsure of what amount is appropriate to pay, please seek assistance prior to submitting payment by emailing piquapermits@piquaoh.gov</i>	

APPLICANT INFORMATION		☐ Primary Contact	☐ Billing Contact
Company Name: City of Piqua			
Contact Person First Last Name: Kevin Krejny			
Mailing Address: 8620 N. County Road 25A			
Phone Number: (937) 778-2018		Email: kkrejny@piquaoh.gov	
PROPERTY OWNER INFORMATION			
First Last Name: City of Piqua			
Mailing Address:			
Phone Number:		Email:	

PROPERTY LOCATION

Location where change is being made, please list all Parcel IDs included

Street Address: 9801 SR 66, Piqua OH

Parcel ID Number: N44-250148

Zoning District: N/A

Current Use: Industrial

DESCRIPTION OF REQUEST

Please give a narrative description of what the owner would like to accomplish with this replat or construction document

AES Ohio wishes to subdivide a 5.079 ac. tract from the City's Water Treatment Plant property

ACKNOWLEDGMENT AND AUTHORIZATION

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

Applicant Name

Date

Applicant Signature

Title

REFERENCES:

FLOOD STATEMENT:
ACCORDING TO F.E.M.A. MAP NO. 39109C0042F, DATED JUNE 5, 2020, NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

DEED RECORDS AS SHOWN

NOTES:

* THIS IS A PRELIMINARY SURVEY EXHIBIT FOR REVIEW BY THE PIQUA PLANNING COMMISSION.

* ACCESS TO THE NEW PARCEL IS TO BE GAINED FROM THE SOUTHEASTERN END OF HARDIN ROAD ALTERNATE (PRESENTLY A CUL-DE-SAC), THROUGH A JOINT ACCESS EASEMENT SHARED WITH THE CITY OF PIQUA.

* BASIS FOR BEARINGS: BEARINGS AND DISTANCES, SHOWN HEREON, WERE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), U.S. SURVEY FEET.

* OCCUPATION LINES GENERALLY AGREE WITH THE BOUNDARY LINES AS SHOWN.

* SURVEY MONUMENTS WERE FOUND IN GOOD CONDITION, FLUSH WITH GRADE UNLESS OTHERWISE NOTED.

* THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

* THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED IN NOVEMBER OF 2024 IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS INDICATED IN OHIO REVISED CODE RULE 4733-37-05. SAID SURVEY WAS OVERSEEN BY STEVEN L. SEESE, OHIO PROFESSIONAL SURVEYOR NUMBER 8895.

Preliminary

11/22/2024 4:08:46 PM

STEVEN L. SEESE
PROFESSIONAL SURVEYOR NO. 8895

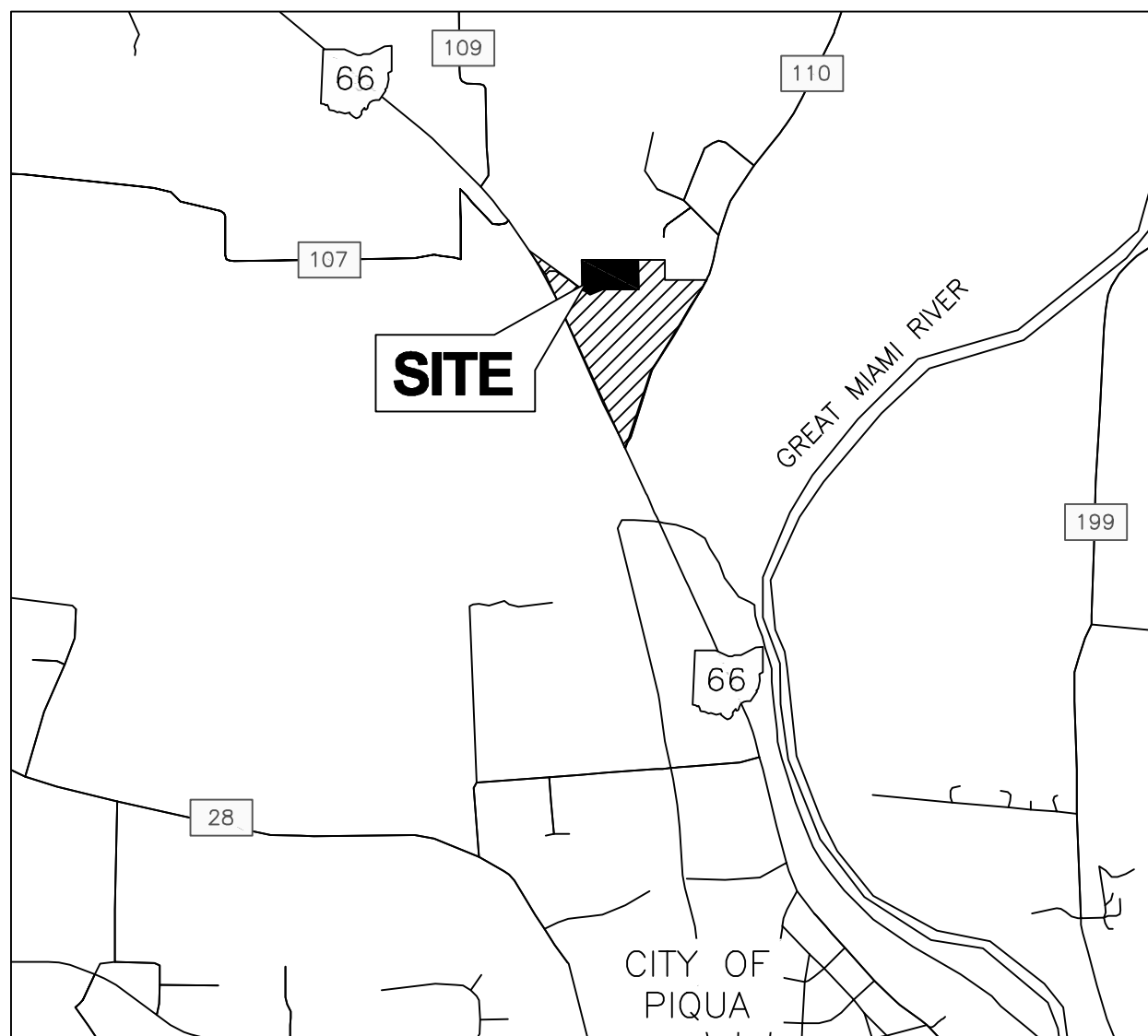
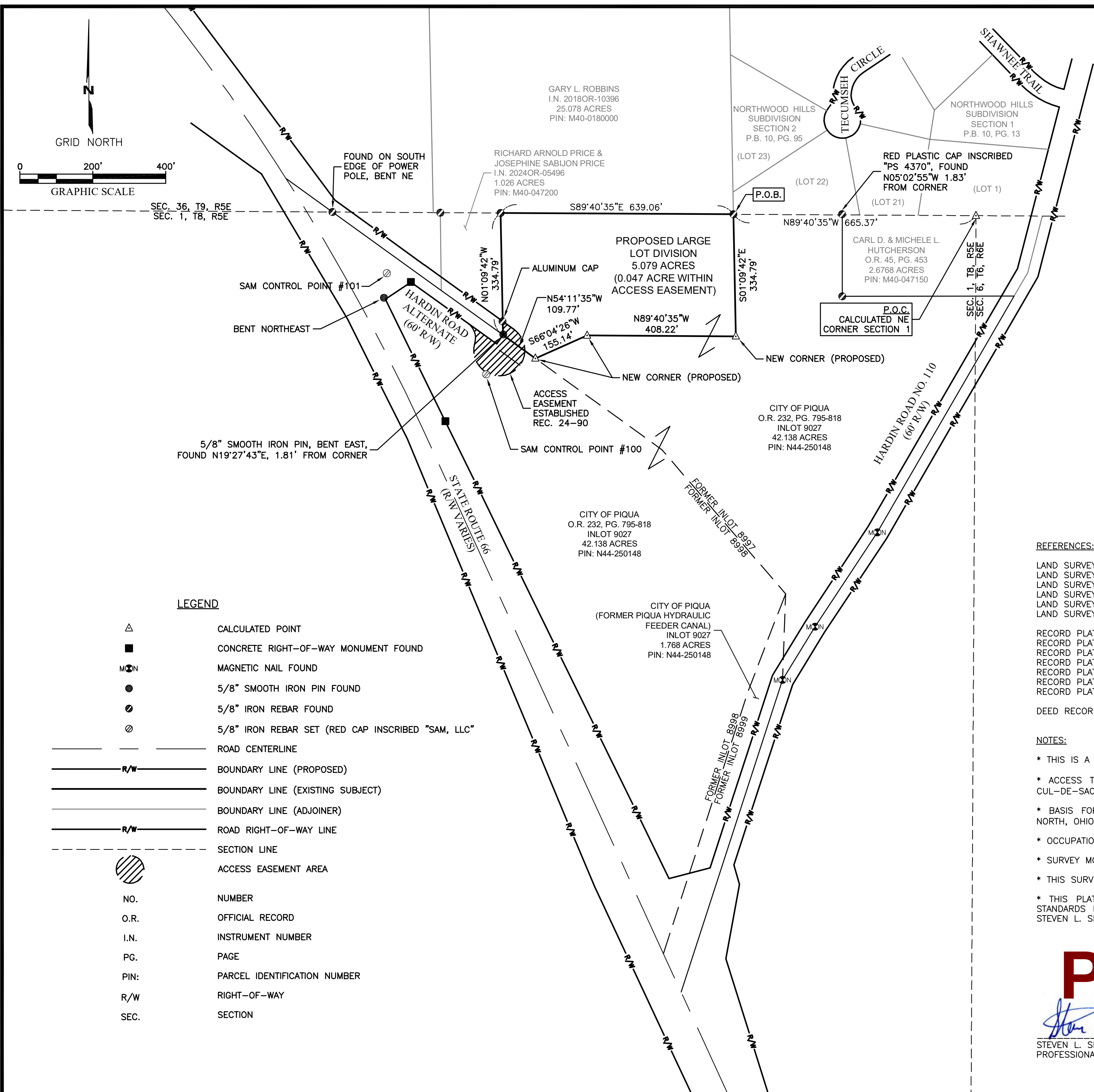


PRELIMINARY BOUNDARY SURVEY
CITY OF PIQUA, OHIO
LARGE LOT DIVISION FOR AES OHIO
SECTION 1, TOWNSHIP 8, RANGE 5 EAST
CITY OF PIQUA, MIAMI COUNTY, OHIO

SHEET 1
OF 1



929 Eastwind Drive, Suite 201
Westerville, Ohio 43081
Ofc: 614.899.0079
Fax: 614.899.3175
email: info@sam.biz



VICINITY MAP (NOT TO SCALE)

LEGEND

△	CALCULATED POINT
■	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
MON	MAGNETIC NAIL FOUND
●	5/8" SMOOTH IRON PIN FOUND
⊗	5/8" IRON REBAR FOUND
⊗	5/8" IRON REBAR SET (RED CAP INSCRIBED "SAM, LLC")
—	ROAD CENTERLINE
R/W	BOUNDARY LINE (PROPOSED)
—	BOUNDARY LINE (EXISTING SUBJECT)
—	BOUNDARY LINE (ADJOINER)
R/W	ROAD RIGHT-OF-WAY LINE
---	SECTION LINE
▨	ACCESS EASEMENT AREA
NO.	NUMBER
O.R.	OFFICIAL RECORD
I.N.	INSTRUMENT NUMBER
PG.	PAGE
PIN:	PARCEL IDENTIFICATION NUMBER
R/W	RIGHT-OF-WAY
SEC.	SECTION

REFERENCES:

LAND SURVEY RECORD VOLUME 53, PAGE 121
LAND SURVEY RECORD VOLUME 53, PAGE 120
LAND SURVEY RECORD VOLUME 39, PAGE 165
LAND SURVEY RECORD VOLUME 35, PAGE 112
LAND SURVEY RECORD VOLUME 32, PAGE 107
LAND SURVEY RECORD VOLUME 53, PAGE 121

RECORD PLAT VOLUME 25, PAGE 41
RECORD PLAT VOLUME 24, PAGE 90
RECORD PLAT VOLUME 24, PAGE 89
RECORD PLAT VOLUME 24, PAGE 62
RECORD PLAT VOLUME 17, PAGE 144
RECORD PLAT VOLUME 10, PAGE 95
RECORD PLAT VOLUME 10, PAGE 13

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Preliminary

11/22/2024 4:08:08 PM

STEVEN L. SEESE
PROFESSIONAL SURVEYOR NO. 8895

DATE



929 Eastwind Drive, Suite 201
Westerville, Ohio 43081
Ofc: 614.899.0079
Fax: 614.899.3175
email: info@sam.biz

PROJECT: AES OHIO
CITY OF PIQUA LLD
JOB NUMBER: 93322
DATE: 11-22-2024
SCALE: 1"=200'
SURVEYOR: SLS
TECHNICIAN: SLS
DRAWING: 93322-BDY
TRACT ID: N44-250148
PARTYCHIEF: JSS
FIELDBOOKS:

PRELIMINARY BOUNDARY SURVEY
CITY OF PIQUA, OHIO
LARGE LOT DIVISION FOR AES OHIO
SECTION 1, TOWNSHIP 8, RANGE 5 EAST
CITY OF PIQUA, MIAMI COUNTY, OHIO

SHEET 1
OF 1



November 22, 2024

Legal Description – 5.079 acre parcel

Situated in the State of Ohio, County of Miami, City of Piqua, being located in Section 1, Township 8, Range 5 East, Congress Lands West of the Great Miami River, and being a portion of a 19.971 acre parcel granted to the City of Piqua by Official Record 232, Pages 795-818 (all references herein are to the records of the Miami County Recorder's office), also being part of a larger combined parcel defined as INLOT 9027 on Miami County Record Plat Volume 25, Page 41;

Commencing for reference at the Northeast corner of said Section 1 as defined in the aforesaid Official Records (a calculated point);

Thence **North 89° 40' 35" West**, along the North line of said Section 1, passing a 5/8 inch iron rebar with red cap inscribed "PS 4370" found 1.83 feet North 05° 02' 55" West of the Northwest corner of a 2.6768 acre parcel granted to Carl D. Hutcherson and Michele L. Hutcherson by Official Record 45, Page 453 (also being the northernmost Northeast corner of said 19.971 acre parcel) at a distance of 367.17 feet, a total distance of **665.37 feet** to a 5/8 inch iron rebar found on said section line at the Southwest corner of the Northwood Hills Subdivision, Section 2, also being the Southeast corner of a 25.078 acre parcel granted to Gary L. Robbins by Instrument Number 2018OR-10396, and being the true **Point of Beginning**;

Thence leaving said section line and along the following four (4) new division lines through said INLOT 9027;

- 1) **South 01° 09' 42" East**, a distance of **334.79 feet** to a calculated point;
- 2) **North 89° 40' 35" West**, a distance of **408.22 feet** to a calculated point;
- 3) **South 66° 04' 26" West**, a distance of **155.14 feet** to a calculated point on the southwesterly line of said 19.971 acre parcel;
- 4) **North 54° 11' 35" West**, along the southwesterly line of said 19.971 acre parcel, a distance of **109.77 feet** to a northerly interior corner of said 19.971 acre parcel, also being the southeast corner of a 1.026 acre parcel granted to Richard Arnold Price and Josephine Sabijon Price by Instrument Number 2024OR-05496, being referenced by a 5/8 inch smooth iron pin (bent east) found 1.81 feet North 19° 27' 43" East of said corner;

Thence **North 01° 09' 42" West**, along the easterly line of said 1.026 acre parcel, a distance of **334.79 feet** to the northeast corner of said parcel, being a northerly corner of said 19.971 acre parcel and on the North line of said Section 1;

Thence along the North line of said Section 1 and said 19.971 acre parcel, **South 89° 40' 35" East**, a distance of **639.06 feet** to the **Point of Beginning**;

Containing **5.079 acres**, more or less, of which 0.047 of an acre falls within a shared access easement at the end of Hardin Road Alternate, said parcel also being subject to all legal easements of record.

This legal description is based on an actual field survey completed by SAM in November of, 2024. Bearings and distances were derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, South Zone, NAD83 (2011), U.S. Survey Feet. All iron rebar set are 5/8 inch by 30 inches with cap inscribed "SAM LLC".



Steven L. Seese, Professional Surveyor No. 8895

SAM COMPANIES

929 Eastwind Drive / Suite 201 / Westerville, OH 43081
614-899-0079 Office / 614-899-3175 Fax

sam.biz

Chad Henry

From: Kevin Krejny
Sent: Monday, November 25, 2024 8:45 AM
To: Chad Henry; Kyle Hinkelman; Kenton Kiser; Todd Hone; Jon M. Stevens; Larry Mabbitt; Emily McCulla
Subject: Re: Preliminary Survey

Community Services Department,

Can you do what needs to be done for us to move forward with the planned sale of the attached property?

Planning commission or whatever else we need to do on Piqua end.

Thanks

Kevin T. Krejny
Utilities Director
Wastewater- Water- Underground- Stormwater
Office: (937) 778-2025
www.piquaoh.gov

From: Kevin Krejny
Sent: Sunday, November 24, 2024 10:20 AM
To: Chad Henry <chenry@piquaoh.gov>; Kyle Hinkelman <khinkelman@piquaoh.gov>; Kenton Kiser <kkiser@piquaoh.gov>; Todd Hone <thone@piquaoh.gov>; Jon M. Stevens <jmstevens@piquaoh.gov>; Larry Mabbitt <lmabbitt@piquaoh.gov>
Subject: Fwd: Preliminary Survey

Sent from my iPhone

Begin forwarded message:

From: "Ted Brewer (Aerotech)" <aerotech.tbrewer.c@aes.com>
Date: November 24, 2024 at 10:04:53 AM EST
To: Kevin Krejny <kkrejny@piquaoh.gov>
Subject: Preliminary Survey

Hi Kevin

I have attached the preliminary survey and Legal for your and Planning Commissions review.

Thanks

Ted Brewer

RESOLUTION No. PC 01-25

WHEREAS, the Planning Commission has received an application from the City of Piqua to replat a 5.079-acre tract from the City's Water Treatment Plant (WTP) property, identified as Parcel N44-250148, for the purpose of subdivision and dedication of access easements; and

WHEREAS, the proposed replat and subdivision provide for access to the tract via the Hardin Road cul-de-sac, and no setbacks or utility easements will be violated as a result of the replat; and

WHEREAS, the proposed subdivision maintains significant distance between its southern property line and the WTP's northernmost facilities, ensuring the southeast corner of the its property will protect the leech field's operation; and

WHEREAS, the Planning Commission finds that the proposed replat conforms to the City's subdivision regulations and ensures the efficient use of land without adverse impact on the operation of existing municipal facilities;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of 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	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

STAFF REPORT

Planning Commission

Date: January 14, 2025
Re: PC 02-25 – Rezoning a newly created Parcel

Applicant: AES Ohio
Owner: City of Piqua

Address: 9801 SR 66
Parcel #: N44-250148

Zoning: Presently not zoned

Request: AES Ohio wishes to zone a newly created 5.079 ac. tract to “IH – Heavy Industrial”

Staff Comments and Recommendations:

Overview

The applicant, AES Ohio, has requested IH-Heavy Industrial zoning for the 5.079-acre tract to be subdivided from the City’s Water Treatment Plant (WTP) property, identified as Parcel Number N44-250148. This tract will be accessed via the Hardin Road cul-de-sac and is intended for industrial use consistent with the City’s zoning ordinance.

Staff Analysis

1. Zoning Compatibility:
 - The IH-Heavy Industrial zoning designation aligns with the use described in the City’s zoning ordinance. This includes facilities involving the manufacturing or storage of dangerous, noxious, or offensive materials, or those associated with smoke, odor, noise, glare, fumes, gas, vibration, fire or explosion risk, emission of particulate matter, radiation, or other disruptive factors.
2. Impact on Adjacent Properties:
 - The proposed zoning is consistent with the area’s industrial character and does not adversely impact adjacent properties or municipal operations. Adequate buffering and distance from sensitive uses mitigate potential concerns.

STAFF REPORT

3. Access and Infrastructure:

- The property's access via Hardin Road ensures suitable ingress and egress for industrial use. Existing infrastructure can support the zoning and use without requiring significant upgrades.

4. Conformance with Comprehensive Plan:

- The proposed IH-Heavy Industrial zoning supports economic development goals outlined in the City's Comprehensive Plan, which encourages industrial uses in areas suited for such activities.

Recommendation:

Staff recommends that the Planning Commission forward a **FAVORABLE** recommendation to the City Commission for approval of the IH-Heavy Industrial zoning designation for the 5.079-acre tract. This zoning classification aligns with the intended industrial use and complies with the City's regulatory and planning standards.

Conditions of Approval:

1. Any future development on the tract must adhere to applicable zoning and land use regulations, including performance standards for industrial activities.
2. The applicant must provide any necessary mitigation measures to minimize potential impacts on adjacent properties and the environment.

RESOLUTION No. PC 02-25

WHEREAS, the City of Piqua Planning Commission has reviewed the application for rezoning a newly created 5.079-acre parcel (part of the Water Treatment Plant property identified as Parcel Number N44-250148) to IH (Heavy Industrial); and

WHEREAS, the applicant, AES Ohio, intends to utilize the rezoned parcel in a manner consistent with the uses outlined in the City's zoning ordinance for IH (Heavy Industrial); and

WHEREAS, the proposed rezoning aligns with the City's comprehensive plan by encouraging industrial development in appropriate areas, including parcels adjacent to existing utility and industrial uses; and

WHEREAS, the parcel is suitably located and adequately distanced from residential areas, ensuring minimal conflict between industrial uses and residential neighborhoods; and

WHEREAS, the Planning Commission finds that the rezoning application meets all applicable criteria and standards set forth in the City's zoning ordinance and is in the best interest of the City of Piqua.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of 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	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

STAFF REPORT

Planning Commission

Date: January 14, 2025
Re: PC 03-25 – Rezoning a newly annexed Parcel

Applicant: Bruns General Contracting
Owner: Bruns Upper Valley Development, LLC

Address: Co. Rd. 25A N.
Parcel #: C06-032810

Zoning: Presently not zoned

Request: Bruns General Contracting wishes to zone a newly annexed 38.66 ac. tract to “IH – Heavy Industrial”

Staff Comments and Recommendations:

Overview

The City of Piqua recently annexed a 38.66-acre tract located on the south side of the City and adjacent to Interstate 75. While there is currently no identified industrial interest in the parcel, the proposed IH-Heavy Industrial zoning designation will position the site for future industrial development consistent with the City’s long-term economic and land use planning goals.

Staff Analysis:

1. Zoning Compatibility:
 - IH-Heavy Industrial zoning is appropriate for the location given its adjacency to Interstate 75, which provides excellent access for industrial operations and logistics.
 - The designation aligns with the City’s zoning ordinance, which identifies IH zoning as suitable for areas intended for manufacturing, warehousing, and other intensive industrial uses.
2. Future Development Potential:
 - While no specific industrial interest has been identified at this time, assigning the IH zoning designation will create a ready environment

STAFF REPORT

for potential industrial development, attracting investment and facilitating economic growth.

3. Access and Infrastructure:

- The tract's proximity to Interstate 75 ensures excellent connectivity for transportation and logistics.
- Existing infrastructure in the surrounding area is capable of supporting future development, and any necessary improvements will be evaluated at the development stage.

4. Conformance with Comprehensive Plan:

- The IH zoning designation supports the goals outlined in the City's Comprehensive Plan, which emphasizes the strategic expansion of industrial zones to enhance the City's economic base and provide opportunities for job creation.

5. Impact on Adjacent Properties:

- The tract's location adjacent to I-75 and away from sensitive land uses minimizes potential conflicts. Future industrial development will be required to adhere to buffering and performance standards to mitigate any impacts on nearby properties.

Recommendation:

Staff recommends that the Planning Commission forward a ***FAVORABLE*** recommendation to the City Commission for approval of the IH-Heavy Industrial zoning designation for the 38.66-acre annexed tract. This zoning classification aligns with the City's economic development goals and prepares the site for future industrial use.

Conditions of Approval:

1. Any future development on the tract must comply with IH zoning standards, including performance criteria for industrial activities.
2. The City shall monitor infrastructure capacity and require appropriate improvements at the time of development.
3. Buffering and screening requirements must be implemented to minimize potential impacts on adjacent properties and maintain compliance with City standards.

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov 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 Zoning Change, 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 Zoning Change;
 - \$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

☐ **Application**

☐ **Lot Plan**
(Show existing and proposed zoning)

☐ **\$150 Fee**
(Cash or Check)

APPLICANT INFORMATION

☒ **Primary Contact**

☐ **Billing Contact**

First Last Name:

Contact Person First Last Name: *STEVE BRUNS*

Mailing Address: *3050 TIPP - COWLESVILLE RD TIPP CITY 45371*

Phone Number: *937-339-2300* **Email:** *sbruns@brunsgc.com*

Type of legal interest held by applicant:

OWNER INFORMATION

First Last Name: *BRUNS UPPER VALLEY DEVELOPMENT, LLC*

Mailing Address: *SAME*

Phone Number: *SAME* **Email:** *SAME*

LOCATION DETAILS	
Street Address:	Parcel ID Number:
Existing Zoning District:	Proposed Zoning District:

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change:

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<u>STEVE BRUNS</u>	
Applicant Name	Date
<u></u>	<u>MANAGER / OWNER</u>
Applicant Signature	Title

ANNEXATION TO THE CITY OF PIQUA

5 N 6 E
TOWN RANGE
FR. 5 CONCORD MIAMI, OHIO
SECTION TOWNSHIP COUNTY

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 20__.

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS _____ DAY OF _____, 20__, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIR CLERK

CITY OF PIQUA COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO HELD THIS _____ DAY OF _____, 20__, THIS PLAT WAS APPROVED BY ORDINANCE NO. _____, EFFECTIVE _____, 20__.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS _____ DAY OF _____, 20__.

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS _____ DAY OF _____, 20__.

GREGORY A. SIMMONS, PRESIDENT

TED S. MERCER, VICE PRESIDENT

WADE H. WESTFALL, MEMBER

CONTIGUITY NOTE:

TOTAL PERIMETER OF THE ANNEXATION AREA IS 6937.78 FEET

TOTAL OF 999.80 FEET CONTIGUOUS WITH THE EXISTING CITY OF TROY CORPORATION LINE OF RECORD.

14.41% CONTIGUITY OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF PIQUA CORPORATION LINE OF RECORD.

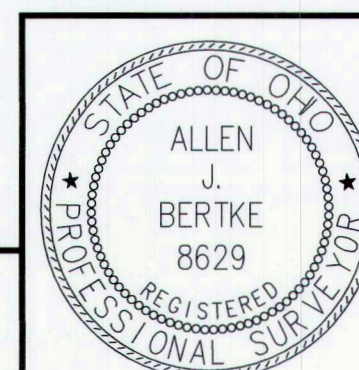
ANNEXATION PROCEEDINGS RECORDED
IN 20__ OR ____.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN MAY, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

11-21-24
DATE



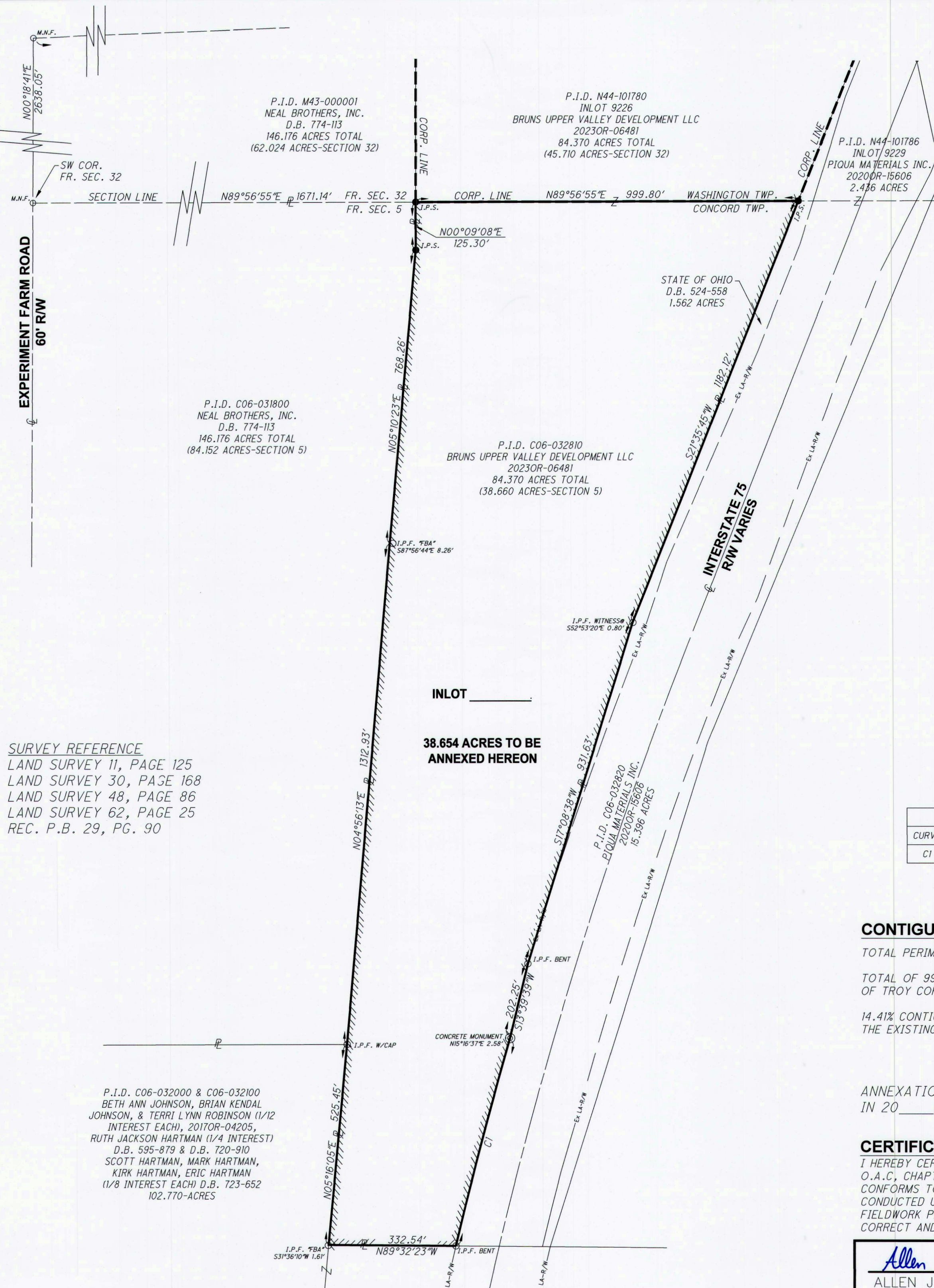
PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 08/27/2024
DRAWN BY: MBK
JOB NUMBER: MIA-PIQ-2412
SHEET NUMBER: 1 OF 1



SURVEY REFERENCE
LAND SURVEY 11, PAGE 125
LAND SURVEY 30, PAGE 168
LAND SURVEY 48, PAGE 86
LAND SURVEY 62, PAGE 25
REC. P.B. 29, PG. 90

P.I.D. C06-032000 & C06-032100
BETH ANN JOHNSON, BRIAN KENDAL
JOHNSON, & TERRI LYNN ROBINSON (1/12
INTEREST EACH), 2017OR-04205,
RUTH JACKSON HARTMAN (1/4 INTEREST)
D.B. 595-879 & D.B. 720-910
SCOTT HARTMAN, MARK HARTMAN,
KIRK HARTMAN, ERIC HARTMAN
(1/8 INTEREST EACH) D.B. 723-652
102.770-ACRES

P.I.D. C06-031800
NEAL BROTHERS, INC.
D.B. 774-113
146.176 ACRES TOTAL
(84.152 ACRES-SECTION 5)

P.I.D. M43-000001
NEAL BROTHERS, INC.
D.B. 774-113
146.176 ACRES TOTAL
(62.024 ACRES-SECTION 32)

P.I.D. N44-101780
INLOT 9226
BRUNS UPPER VALLEY DEVELOPMENT LLC
2023OR-06481
84.370 ACRES TOTAL
(45.710 ACRES-SECTION 32)

P.I.D. N44-101786
INLOT 9229
PIQUA MATERIALS INC.
2020OR-15606
2.436 ACRES

P.I.D. C06-032810
BRUNS UPPER VALLEY DEVELOPMENT LLC
2023OR-06481
84.370 ACRES TOTAL
(38.660 ACRES-SECTION 5)

P.I.D. C06-032820
PIQUA MATERIALS INC.
2020OR-15608
15.396 ACRES

INLOT _____
38.654 ACRES TO BE
ANNEXED HEREON

Chad Henry

From: Allen Bertke <ajb@choiceoneengineering.com>
Sent: Thursday, November 21, 2024 12:12 PM
To: Chad Henry
Subject: Bruns Annexation
Attachments: 2024-08-28_BrunsAnnexation.pdf

Chad,

Sounds like the attorney is ready to move forward with the petition so I will have someone drop off the mylar for signatures at some point tomorrow.

Thank you,

Allen J. Bertke

Professional Surveyor for **Choice One Engineering**
937.497.0200 **Office** | 937.489.9080 **Cell**



Go Green

RESOLUTION No. PC 03-25

WHEREAS, the property described as Parcel ID C06-032810, a 38.66-acre tract, has been annexed into the jurisdiction of the City; and

WHEREAS, the property owner has petitioned to rezone the parcel from its current zoning classification to "IH - Heavy Industrial" to accommodate future industrial development; and

WHEREAS, the City Planning Commission has reviewed the application for rezoning and conducted a public hearing, at which time interested parties were given an opportunity to express their opinions regarding the proposed rezoning; and

WHEREAS, the staff report and analysis recommend that the rezoning of the subject property to "IH - Heavy Industrial" is consistent with the City's comprehensive plan, zoning ordinances, and the goal of promoting industrial growth in appropriate areas; and

WHEREAS, the parcel is suitably located and adequately distanced from residential areas, ensuring minimal conflict between industrial uses and residential neighborhoods; and

WHEREAS, the Planning Commission finds that the rezoning application meets all applicable criteria and standards set forth in the City's zoning ordinance and is in the best interest of the City of Piqua.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of 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	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

STAFF REPORT

Planning Commission

Date: January 14, 2025
Re: PC 04-25 – Zoning Text Amendment

Applicant: Commissioner Paul Simmons
Owner: N/A

Address: N/A
Parcel #: N/A

Zoning: N/A

Request: Recommendation for City Commission to adopt an ordinance to permit “Backyard Chickens”

Staff Comments and Recommendations:

Overview

Commissioner Simmons has submitted a proposed ordinance to allow the keeping of backyard chickens on residential lots within the City of Piqua. The ordinance outlines specific regulations regarding the number of hens, coop requirements, waste management, and penalties for violations. The intent of the ordinance is to promote self-sufficiency and provide residents the opportunity to keep chickens for personal use.

Staff Analysis:

1. Permits, Fees, and Inspections:
 - The ordinance, as proposed, does not require permits, fees, or inspections. This absence hinders the City’s ability to enforce compliance, protect residents from potential nuisances, and ensure equitable application of the regulations.
 - Without a permitting system, the City has no formal mechanism to verify adherence to the ordinance or resolve disputes effectively, potentially leading to unregulated and inconsistent implementation.
2. Zoning and Land Use Considerations:
 - The proposed ordinance does not specify whether the keeping of chickens will be permitted in all residential zoning districts or if

STAFF REPORT

restrictions apply.

- Allowing chickens in high-density residential areas or near multi-family dwellings could lead to conflicts between neighbors, particularly regarding noise, odors, and waste management.

3. Operational Challenges:

- The lack of provisions for inspection limits staff's ability to address complaints or confirm ordinance violations. This creates enforcement challenges and could increase neighbor disputes.
- Excluding fees eliminates potential funding to support administration and oversight of the program, placing additional financial and operational burdens on City staff.

4. Community Impact:

- While the ordinance aims to support personal freedom and self-sufficiency, it may inadvertently lead to negative externalities, including nuisance complaints, public health concerns, and strained neighbor relations.
- The absence of visual barrier requirements could exacerbate tensions, as coops and associated activities may detract from the aesthetics of neighboring properties.

5. Precedent and Comparative Analysis:

- Other communities that allow backyard chickens often implement permits, fees, inspections, and zoning restrictions to balance resident interests and ensure program success.
- The proposed ordinance lacks these standard regulatory measures, which could result in challenges unique to Piqua.

Chad Henry

From: Frank Patrizio <F-Patrizio@mffg.net>
Sent: Friday, December 6, 2024 3:04 PM
To: Kyle Hinkelman; Chad Henry
Cc: Paul Simmons
Attachments: Ordinance_O_--_24 chicken ordinance.docx

Kyle,

At the request of Commissioner Simmons, please review the proposed chicken ordinance. If you would recommend any changes to it, please let me know. Otherwise, please present it to the planning commissioners for their recommendations.

Frank J. Patrizio
Attorney at Law
McCulloch, Felger, Fite and Gutmann Co., L.P.A.
P.O. Box 910
Piqua, Ohio 45356
937.773.3212
Fax 937.773.9672

ORDINANCE NO. O-##-24

AN ORDINANCE TO ADOPT TO PERMIT BACKYARD CHICKENS

WHEREAS, the City of Piqua has, from time to time, adopted various ordinances and regulations pertaining to administration of property and general ordinances in the City;

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected and appointed thereto concurring, that:

SEC. 1: The Piqua Code of Ordinances is hereby amended to permit backyard chickens on residential lots, as permitted by the terms described within the Ordinance.

- i. Under this Ordinance, poultry populations on properties should be limited to six (6) hens per residential lot.
- ii. Roosters or crowing hens are not permitted under the terms of this Ordinance. Any birds that create a crowing nuisance are to be removed immediately.
- iii. Under this Ordinance, poultry must be kept in a protected coop at all times.
- iv. Chicken coops are to be cleaned at a minimum of once a week. Waste may be disposed of through trash collection, or kept for the purpose of creating garden fertilizer. Any waste storage needs to be kept in a container that minimizes transference of odors to adjoining properties.
- v. Chicken coops may not be located within any easements on the property.
- vi. Chicken coops need to allow 15 sq. ft. per bird, with a maximum coop size of 90 square feet.
- vii. Chicken coop must be a stable structure, covered, and sealed against attacks by predatory animals.
- viii. Chicken coops shall only be located in the rear yard.
- ix. Sick or injured chickens must be treated or removed from the city by the owner.
- x. Feed Must be stored in rodent proof containers
- xi. Violation of any provision of this Ordinance, or amendments/supplements thereto, or failure to comply with any of the requirements of this Ordinance shall constitute a fourth degree

misdemeanor. Each day such violation continues shall be considered a separate offense.

- xii. All references in Chapter 90 of the Piqua City Code defining chickens as agricultural animals shall be deleted.

SEC. 2: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

1st Reading –

2nd Reading –

3rd Reading –

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by _____,
seconded by _____

Commissioner Vetter: _____

Commissioner Simmons: _____

Mayor Lee: _____

Commissioner Hohman: _____

Commissioner Debrosse: _____

Chad Henry

From: Kyle Hinkelman
Sent: Tuesday, December 10, 2024 8:13 AM
To: Paul Simmons; f-patrizio@mffg.net; Chad Henry
Cc: Kris Lee; Thomas Hohman; Jim Vetter; Frank DeBrosse; Paul Oberdorfer
Subject: RE: Chicken Ordinance

Commissioner Simmons,

I certainly understand your position; my concern is our staff's ability to manage the program and regulate it appropriately. The permits, fees, and inspections assure that the program is run equitably and that those who do not want the city to allow chickens in the community, are also protected from the impact of their neighbors now being allowed to have chickens. If someone doesn't meet the regulations, without having someone verify what they are doing, it is hard to hold them accountable to a regulation without clear confirmation of the situation. On the other side of that argument, it also protects those who are legally keeping chickens from someone when a question or concern arises. We can utilize the permit as validation of what they are doing and confirm for the complainant that the person is meeting the regulations. Again, permits and inspections allow for us to be transparent about the process and confirm to the public that those who wish to have chickens are meeting the expectations of the program.

With that said, we will present it to the Planning Commission as you have requested, without any changes. Our Staff Report for the Planning Commission will have to note the issues that we see with the process and our ability as the City to enforce this Ordinance and protect those who do not want to have chickens approved. The Planning Commission likely will also have opinions and can recommend changes to the City Commission. Whether they recommend approval, approval with modifications, or denial, the City Commission will always have the final say to accept that recommendation, or to make additional changes, etc. We must go through the public process (Planning Commission to City Commission) to assure that everyone on both sides of this potential ordinance have a right to state their side as they did last year on this topic. As it did then, I am sure this topic will garner supporters and detractors from our community.

The application will be filed by the City and will be placed on the January 14th PC Agenda, which will be heard on the January 21st CC Agenda, if the PC doesn't table the case. Once Chad has everything prepared for the meeting, I will make sure that we also send the Commissioners a copy of the PC Packet.

Please let me know if you would like anything additional from my Staff regarding this application.

Thank you.

Kyle A. Hinkelman, AICP
Community Services Director
937.778.2049 | www.piquaoh.gov



From: Paul Simmons <ward2comm@piquaoh.gov>

Sent: Monday, December 9, 2024 2:26 PM

To: Kyle Hinkelman <khinkelman@piquaoh.gov>; f-patrizio@mffg.net; Chad Henry <chenry@piquaoh.gov>

Cc: Kris Lee <ward3comm@piquaoh.gov>; Thomas Hohman <ward4comm@piquaoh.gov>; Jim Vetter <ward1comm@piquaoh.gov>; Frank DeBrosse <ward5comm@piquaoh.gov>

Subject: RE: Chicken Ordinance

I'm totally opposed to Permits, Fees, and Inspections! This is quintessential government overreach. The goal is give citizens freedom, and help them save money – not to replace one loss of freedom (no chickens) with loss of other freedoms and cost them more money (no chickens unless you **ask us** first, *give us money*, and **wait for us** to say okay, you can have chickens – BUT, you also have to *sign away your fourth amendment rights* so that we can come “inspect” your property). I don't care if I'm bringing this before the planning committee or not – if this measure contains language for that level of overreach and it comes before the City Commission, I'll vote against it...and I'll happily let my constituents know why I did so!

This should be limited to residential – we're allowing residents to do this, not businesses. The ordinance should allow for people to have chickens on their primary residence *only*. Rental properties, renters should get an approval from the home owner. If an HOA forbids it, then that's another story – people who purchase homes with an active HOA agree to their rules. If they want chickens, they'll have to bring that up in an HOA board meeting!

I'm not sure why Visual Barriers should be required. Doesn't the measure already call for fenced yard and a coop? Again, we're back to saving taxpayers money, not making them pay out more. There will *always* be “Karen” neighbors who report things, even when those things have either been dealt with, or when those things are permissible. Perhaps a good solution would be to tell the caller “I'm sorry you feel that this is something you do not wish to see. Unfortunately for you, your neighbor has every right to have a chicken coop in their yard. We will pay that home a visit, *to investigate this specific complaint* – but, if everything is in line with the ordinance and we see no violations, there's nothing we can do. If you treat them a little nicer, they may give you some eggs!”

Thanks for your input, but I want this presented *as is*.

Sincerely,

Paul Simmons

Paul Simmons

Commissioner, Ward 2

City of Piqua

Phone: **206-227-7248**

Email: ward2comm@piquaoh.gov

From: Kyle Hinkelman <khinkelman@piquaoh.gov>

Sent: Monday, December 9, 2024 11:48 AM

To: f-patrizio@mffg.net; Chad Henry <chenry@piquaoh.gov>

Cc: Paul Simmons <ward2comm@piquaoh.gov>

Subject: RE: Chicken Ordinance

Frank,

Thank you! My comments are below:

- **Permits.** As written, there is no requirement to get a permit. Most communities that permit chicken require a permit to assure that people follow the regulations and so that the City can clearly enforce these

rules set out by the regulation. A permit would allow for clear expectations to be followed and protect those people who are legally keeping chickens. We may want to be clear on the period of that permit (annually, etc.) as well.

- **Fees.** As with any permit, we need to have a fee (even if it is minimal), to help defray the cost of the program.
- **Inspections.** To make sure we are protected, we should consider having the language incorporate a right of the City to inspect any property that has chickens once a permit is issued, to assure they are meeting the requirements. This just makes it easier when we get complaints to confirm someone is meeting the regulations.
- **Zoning Restrictions.** Should we consider whether this is permitted on every lot in the city, or only certain zoning districts? Can commercial businesses do this?
- **Home Occupation.** We should likely have a clear provision about what a home occupation is – to assure that people who wish to sell eggs – understand the regulations regarding home occupations/businesses.
- **Visual Barriers.** Should there be a regulation requiring visual barriers like a fence if someone wishes to do this in their backyard, so they do not impact the neighbors as directly?

These are just some considerations that I wanted to be sure were discussed. If you do not wish to incorporate them, I completely understand. I know that there will be a strong group of people in the community that will have feelings both for and against the proposed Ordinance. Some of these rules help to clarify what is and isn't allowed in the city and could help to structure the program more effectively.

If you wish to see any changes incorporated, please let me know and we will make them prior to the meeting in January. We have a placeholder for the item on the January 14th, 2025 PC agenda.

Thank you.

Kyle A. Hinkelman, AICP
Community Services Director
937.778.2049 | www.piquaoh.gov



From: Frank Patrizio <F-Patrizio@mffg.net>
Sent: Friday, December 6, 2024 3:04 PM
To: Kyle Hinkelman <khinkelman@piquaoh.gov>; Chad Henry <chenry@piquaoh.gov>
Cc: Paul Simmons <ward2comm@piquaoh.gov>
Subject:

Kyle,

At the request of Commissioner Simmons, please review the proposed chicken ordinance. If you would recommend any changes to it, please let me know. Otherwise, please present it to the planning commissioners for their recommendations.

Frank J. Patrizio
Attorney at Law
McCulloch, Felger, Fite and Gutmann Co., L.P.A.
P.O. Box 910

Piqua, Ohio 45356
937.773.3212
Fax 937.773.9672

RESOLUTION No. PC 04-25

WHEREAS, a proposal regarding the regulation of backyard chickens has been submitted by a City Commissioner for review; and

WHEREAS, after careful consideration, the Planning Commission finds that the proposed ordinance is appropriate for further action;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends the proposed ordinance regarding backyard chickens as submitted by the City Commissioner.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of 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	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

RESOLUTION No. PC 04-25

WHEREAS, a proposal regarding the regulation of backyard chickens has been submitted by a City Commissioner for review; and

WHEREAS, after careful consideration, the Planning Commission finds that the proposed ordinance is not suitable for adoption at this time;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby denies the proposed ordinance regarding backyard chickens as submitted by the City Commissioner.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of 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	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

RESOLUTION No. PC 04-25

WHEREAS, a proposal regarding the regulation of backyard chickens has been submitted by a City Commissioner for review; and

WHEREAS, after careful consideration, the Planning Commission finds that the proposed ordinance can be supported with the inclusion of the following amendments:

1. Permits and Fees – Require an annual permit with a nominal fee to ensure compliance and fund program administration.
2. Inspections – Incorporate language allowing City staff to inspect properties with permits to verify compliance and address complaints effectively.
3. Zoning Restrictions – Limit backyard chickens to specific residential zones and prohibit them on commercial properties or rental units without owner approval.
4. Visual Barriers – Require screening or fencing to minimize aesthetic impacts and enhance neighborhood compatibility.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves the proposed ordinance regarding backyard chickens, contingent upon the above-mentioned amendments being incorporated into the ordinance.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of 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	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

PC 01-25	PRICE RICHARD ARNOLD & JOSEPHINE SABIJC	9911 HARDIN RD N	PIQUA	OH	45356
PC 01-25	HUTTON RANDY P (TR) & DEBRA G (TR)	10079 SR 66	PIQUA	OH	45356
PC 01-25	HUTCHERSON MICHELE (TR)	3100 W TECUMSEH CR	PIQUA	OH	45356
PC 01-25	BROWN BRITTANY A & NICHOLAS	9937 N HARDIN RD	PIQUA	OH	45356
PC 01-25	SAFREED MARK J & MELISSA J	3111 TECUMSEH CR	PIQUA	OH	45356
PC 01-25	TODD MARY L & RYAN A	3105 TECUMSEH CR	PIQUA	OH	45356
PC 01-25	STATE OF OHIO	9839 HARDIN RD	PIQUA	OH	45356
PC 01-25	HUTCHERSON CARL D & MICHELE L	9990 HARDIN RD N	PIQUA	OH	45356
PC 01-25	ROBBINS GARY L (TOD)	SR 66	PIQUA	OH	45356
PC 01-25	STEPHENS GREGORY K (TR)	4008 W DEMMING RD	PIQUA	OH	45356
PC 01-25	STATE OF OHIO	HARDIN RD R/W	PIQUA	OH	45356
PC 01-25	ROBBINS GARY L (TOD)	11255 PASCO MONTRA RD	MAPLEWOOD	OH	45340
PC 03-25	HARTMAN RUTH JACKSON	3495 EXPERIMENT F RD	PIQUA	OH	45356
PC 03-25	PIQUA MATERIALS INC	N CO RD 25A	PIQUA	OH	45356
PC 03-25	UPPER VALLEY MEDICAL CENTER	N CO RD 25A	PIQUA	OH	45356
PC 03-25	NEAL BROTHERS INC	4015 EXPERIMENT F RD	PIQUA	OH	45356
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	N CO RD 25A	PIQUA	OH	45356
PC 03-25	PIQUA MATERIALS INC	11641 MOSTELLER RD	CINCINNATI	OH	45241
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	3050 TIPP-COWLESVILLE RD	TIPP CITY	OH	45371
PC 03-25	HARTMAN RUTH JACKSON	225 KISER LN	TROY	OH	45373
PC 03-25	NEAL BROTHERS INC	1920 W ELDEAN RD	TROY	OH	45373
PC 03-25	UPPER VALLEY MEDICAL CENTER	110 N MAIN ST STE 1250	DAYTON	OH	45402
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	3050 TIPP-COWLESVILLE RD	TIPP CITY	OH	45371