

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, NOVEMBER 18, 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. Mr. Bubp outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Brad Bubp, Eddie Harvey, Terry Wright

Members Absent: Adam Seas, Micah Underwood

APPROVAL OF MINUTES

The minutes of October 8, 2024 were approved by a voice vote.

OLD BUSINESS

NEW BUSINESS

Resolution PC 25-24

Mr. Henry was present and gave the staff report which included a recommendation of approval. With carefully consideration of the relatively small apartment sizes. The applicant provide additional information on design.

Applicant Michael Routson 2980 Shawnee Trail was present to speak on the item.

Mr. Bubp asked if was willing to provide the additional information staff is recommending. Mr. Routson stated he didn't have a problem with that and would be happy to supply it.

Mr. Harvey made a motion to approve the resolution with the applicant providing additional information requested by the city. Mr. Wright seconded the motion. It was approved with a 3-0 vote.

Mr. Henry let the applicant know that he will be heard December 3rd at City Commission.

Resolution PC 26-24

Mr. Henry was present and gave the staff report which included a recommendation of approval. Mr. Henry explained that when the new zoning district took affect this lot of land was not zoned. After discovering this, it was brought to the city to be zoned.

Mr. Henry has asked for the area to be zoned as CX Corridor Mixed Use.

Mr. Harvey made a motion to approve the resolution. Mr. Wright seconded the motion. The resolution was approved with a 3-0 vote.

Resolution PC 27-24

Mr. Henry was present and gave the staff report which included a recommendation of approval.

The applicant Brian Stone applicant from Columbus, Ohio was here to speak on the item. He states that their goal is to create an area in Piqua to create high paying jobs. After looking at the entire state of Ohio they picked Piqua as the most likeable for developing an economic development.

Mr. Wright asked how many jobs he would bring. Mr. Stone states that a decision isn't known at this time. This step is to rezone the land. The applicant stated they sometimes bring

Keith Shower 57 concerns about what this will look like. He also is concerned about how it told to him. He states the letter he got in the mail this week and it was the first time they heard anything.

Mr. Hinkleman stated tonight is a zoning designation request and that it deals with land that is annexed into the city. An annexation is done by the landowners. They are requesting the land be taken into the city and when that happens the city must zone it when it becomes part of the city. Mr. Bubp reminded him that the end goal for this is a long way away.

Mr. Shower has concerns of property values and tax values.

If/When development would come to the la

1820 Eagles Lake Rd asked if any city employee has signed a non-disclosure agreement in regard to this annexation and agenda item. He feels the city knows more than they are letting on. The applicant states they are looking at options for the area but right now there is no specific plan in place.

4474 West Brown Road asked if property owners in the area would have to take city water and sewer. Mr. Hinkleman said there would be no obligation, but it could be an option if the property owners would want it.

Dottie 5748 She states there is IH land that isn't developed and she wants to know why people are coming in and taking agricultural land instead of land that is already zoned IH. The applicant states that he can't speak to other properties. But when they were looking into the Greater Dayton area and Piqua he states it jumps off the page for tech manufacturers that they specialize.

Mike Kiser 5615 Drake Rd He thinks this is a good move for Piqua but the land comes 50 feet from his back door. He states that people have bought several properties. He would like to know who he can talk to about possibly buying more land around him or selling more of his land. The applicant stated he was happy to talk to him a

Becky 5900 Drake Road states there are deer in her yard everyday. She says there is a lot of water that comes into her yard when it rains hard. She would like to know what happens when they start digging or building will the water affect her property worse. Mr. Bubp stated developers aren't allowed to do

something to worsen the property. She stated that she feels the city knows what is going there and feels the city isn't telling. She recommends not approving and she does not support.

5811 N Washington Rd. almost at the corner of Drake and Washington. She states the road is busy and she would like to know how much traffic is going to be there. Mr. Bubp stated they don't know what it is going to be yet so it's hard to determine what the traffic would be. She would like to know how much more traffic is going to be there. She states she bought her house in the country for a reason and doesn't want to feel like she's living in the city again. She states that she is against this asks that it not be approved.

Mr. Bubp states that he doesn't feel the zoning affects things without development plans. Becky came back and asked why we would rezone property if we didn't know what is going there. Mr. Bubp states if a developer can't get property zoned as they need, they would go elsewhere. Once the developer knows they have land that can be developed, then they can move forward with development. She states there are no workers in Piqua. Mr. Bubp states he hopes with the development of Piqua that people will want to move and work here. Mr. Wright seconded the motion. The resolution was passed with a 3-0 vote. Mr. Hinkleman stated that it will be recommended to the City Commission meeting on December 3.

Mr. Henry states that all the road studies happen that include water running.

Mr. Hinkleman also stated there will likely be changes to the code coming in the new year. He states with the code being new, when we use it we see there are items that might need adjusted.

OTHER BUSINESS

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Mr. Harvey to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:44 P.M.

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