City of PIQUA

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, applicant came forward to speak on the matter. Horizon Health care has occupied the space since 2013. Have experience following guidelines and regulations. She stated that she heard the things the Mr. Henry required in the staff report if the resolution is approved. Ms. Norvell stated that it will not be drug or alcohol dependencies. It will be veterans or adults 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 in the home. Ms. Norvell stated when an individual is looking at their facility and are being interviewed. Mr. Bubp asked if residents are allowed to openly leave the facility and go for walks. Mr. Bozeman 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 helped with them.

Ken Bolzman stated that they are not primary residents of Piqua but appreciates the opportunity to be heard and the possibility of bringing the group home here.

Mr. Seas states that there were or possibly are a group home in the community already. Mr. Seas states they are pre nursing home

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 medication is locked again. Staff will be trained in handing out medication. Mr. Wright asked if there will be a counselor in the building. Ms.

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

417 YWCA concerns for parking and maximum number of residence, how many specialists will be in and out each day. Wondering how many staff and professionals will be in and out each day. Ms. Norvell stated there should minimal number of traffic disruptions. Possibly 2 staff members

Citizen asked about transportation. She is wondering if there it is a company vehicle that stays parked at the business or if it's a car that comes and goes. Ms. Norvell states there should be enough parking spots

Joe Wilson 211 W Green lives around the corner. States 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 the other individuals. 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 primarily residential where a lot of people walk and has safety concerns. Mr. Bubp asked if the loitering has been mentioned to the city. Mr. Wilson stated it is and is being watch 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. Bubp would like for Mr. Henry to bring the loitering and trash back up to the city.

Mr. Bozeman 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. Bozeman 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. Bozeman 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. Bozeman stated they would be seniors. Mr. Wilson asked as far as criminals what are their guidelines. Mr. Bozeman stated there are timelines involved with crimes. They have the discretion to deny or approve individuals. Mr. Wilson asked if a residents wants to go outside how that is handled. Mr. Bozeman 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. Bubp asked if there is a sign out sheet or if they know they are gone. Mr. Bozeman 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.

YWCA lady what is the maximum residents allowed? Ms. Norvell stated 13-15 residents. Ms. YWCA 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 that we must ask ourself 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 mad 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 as long as 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